

**AVAILABLE
FOR LEASE**

**RETAIL
SPACE**

1,820 SF

KING'S BAY SHOPPING CENTER

ABOUT THE PROPERTY

Located at the SEC of South Dixie Highway (US-1) and SW 144th Street, join this very popular neighborhood shopping center in Palmetto Bay, near the Falls without the hassle of a mall. Ample parking with great storefront & signage that is visible to thousands traveling on US-1. Hundreds of patrons visit this center monthly for some of the area's most known services and restaurants.



Ana Vega-Garcia

DIRECTOR OF LEASING
BROKER ASSOCIATE



305-345-6562



ANA@SUCHMANGROUP.COM



1,820 SF AVAILABLE FOR LEASE

Property Features:

- Fully Built Out with High End Finishes
- Move-in ready
- New impact windows
- Easy access at signalized intersection (US-1 & SW 144th Street)
- Just South of the Falls with over 74,500 VPD driving past this site.
- Ample parking with great co-retailers



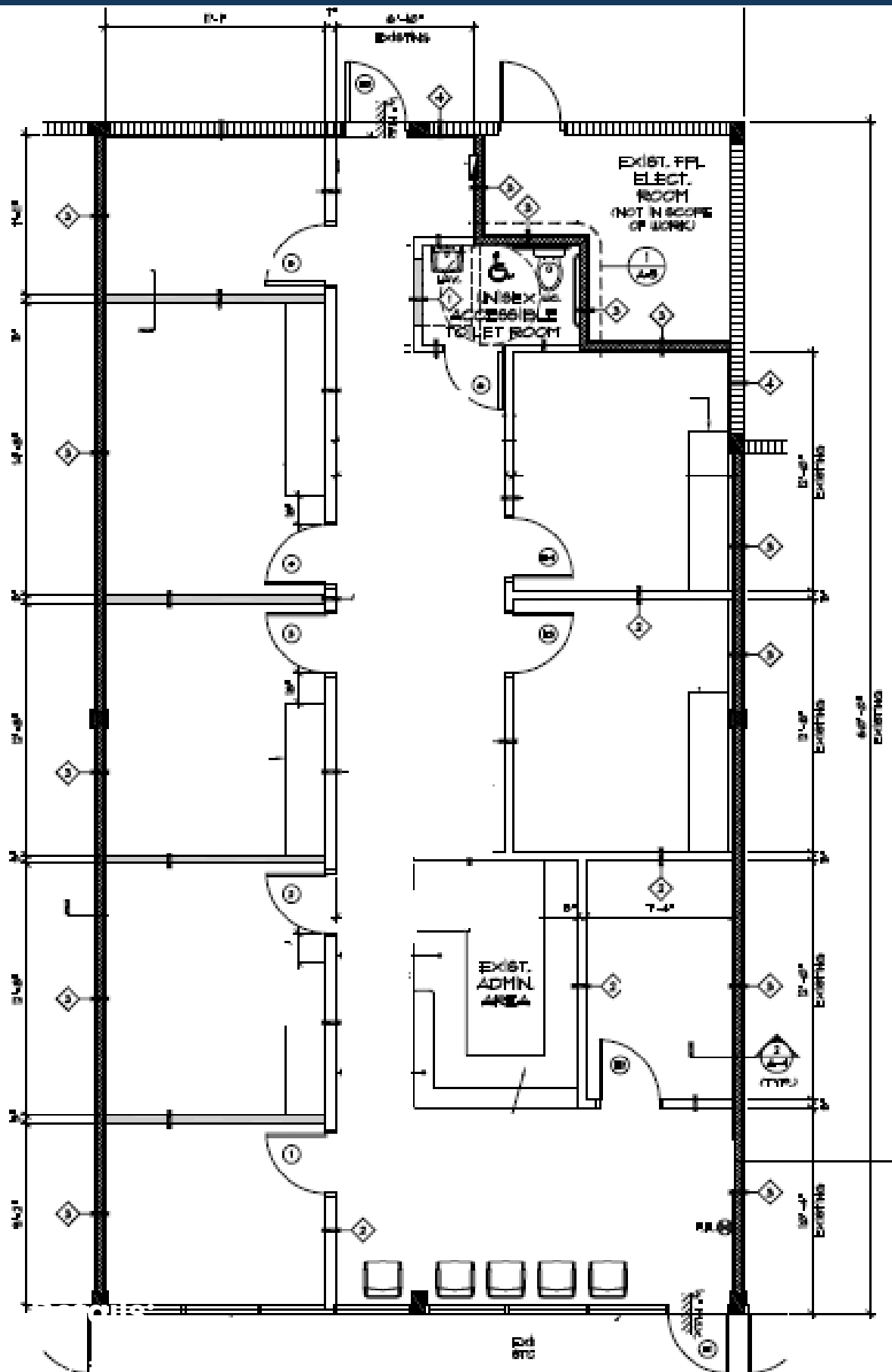
Ana Vega-Garcia
DIRECTOR OF LEASING
BROKER ASSOCIATE

📞 305-345-6562

✉️ ANA@SUCHMANGROUP.COM

📞 305-667-6461 . 211

LAYOUT - FLOOR PLAN



LOCATION



DEMOGRAPHIC DATA	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	10,703	93,860	276,578
HOUSEHOLDS	4,127	31,110	98,675
MEDIAN HOUSEHOLD INCOME	\$112,914	\$135,586	\$106,847
TOTAL EMPLOYEES	10,359	44,513	145,650
TOTAL ESTABLISHMENTS	2,035	9,560	29,321

Join McDonald's, Smoothie King, Sushi Maki,
Giardino's Salads, Hole in the Wall,
Shahs of Kabob, Stretch Zone, and more!



Ana Vega-Garcia
DIRECTOR OF LEASING
BROKER ASSOCIATE

📞 305-345-6562

✉️ ANA@SUCHMANGROUP.COM

📞 305-667-6461 . 211

1 SITE PLAN

SCALE: 1"=30'-0"

S.W. 144th STREET (MITCHELL DRIVE)

U.S. HIGHWAY No. 1 (S.W. 144th STREET)

NORTHBOUND LANES

SOUTHBOUND

EXISTING OUT PARCEL (N.C.)

EXISTING PARKING AREA

EXISTING SIDEWALK

EXISTING CONCRETE SIDEWALK

oneblood

KIA

clarineyecare

Dental

PROS Miami

Salon & Spa

HOUSE of BAGELS

GIARDINO

MATHNASIUM

STRETCH ZONE

SHOOTING KING

Nail Salon

sushi maki

McDonald's

PINCH-A-PENNY POOL-PATIO-SPA

TYP. VEHICLE

TYP. TRUCK