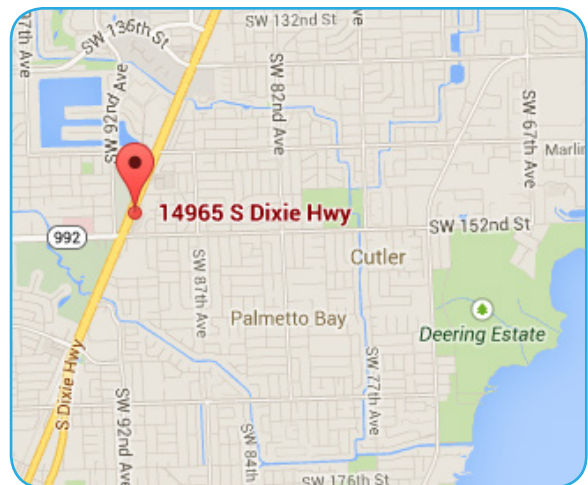




PROPERTY OVERVIEW

Coral Reef Shopping Center is a regional shopping center located at the northeast corner of US Highway-1 and 152nd Street, an arterial throughfare through the trade area of South Miami and Palmetto Bay. The center is home to a host of national retailers and benefits from 70,000+ cars per day on US Highway-1!



Owned and managed by:



LEASING INQUIRIES:
Ashley H. Thornburg
305.726.8431 • Ashley@ElevatedCRE.com • www.elevatedCRE.com

FEATURES

PROPERTY SIZE 74,680 sq. ft.

GPS COORDINATES
Lat. 25.6312/Long. -80.3399

DAILY TRAFFIC COUNT
70,500 AADT (S. Dixie Highway)
38,000 AADT (Coral Reef Drive)

DAYTIME POPULATION
193,829 (5 miles)

DEMOGRAPHICS

2012 ESTIMATES - SITES USA

POPULATION
1 MILE: 12,913
3 MILES: 97,657
5 MILES: 278,276

NUMBER OF HOUSEHOLDS
1 MILE: 4,670
3 MILES: 32,347
5 MILES: 96,801

AVERAGE HOUSEHOLD INCOME
1 MILE: \$102,568
3 MILES: \$106,691
5 MILES: \$90,495

UNITS HIGHLIGHTED IN GRAY ARE CURRENTLY AVAILABLE.



UNIT #	CURRENT TENANT	SQ. FT.
01	AVAILABLE	2,789
02	AVAILABLE	1,000
03	Galaxy Nails	1,428
04	Ultima Medspa	1,350
05	Coral Reef Dental Center	1,858
05-A	Liberty Tax Service	895
06	One Low Price Cleaners	1,879
07	Manacas Barbershop	942
08	The Original Lots of Lox	2,781
09	ALDI Food Market	25,203
10-11	Walgreens 11304	18,800
12	New Look Beauty Salon	3,120
13	Chicken Kitchen	1,600
14	Gold China Restaurant	3,567
15	Subway 818	1,400
16	Pizza Hut 12408	1,127
17	Pediatric Associates	4,941

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