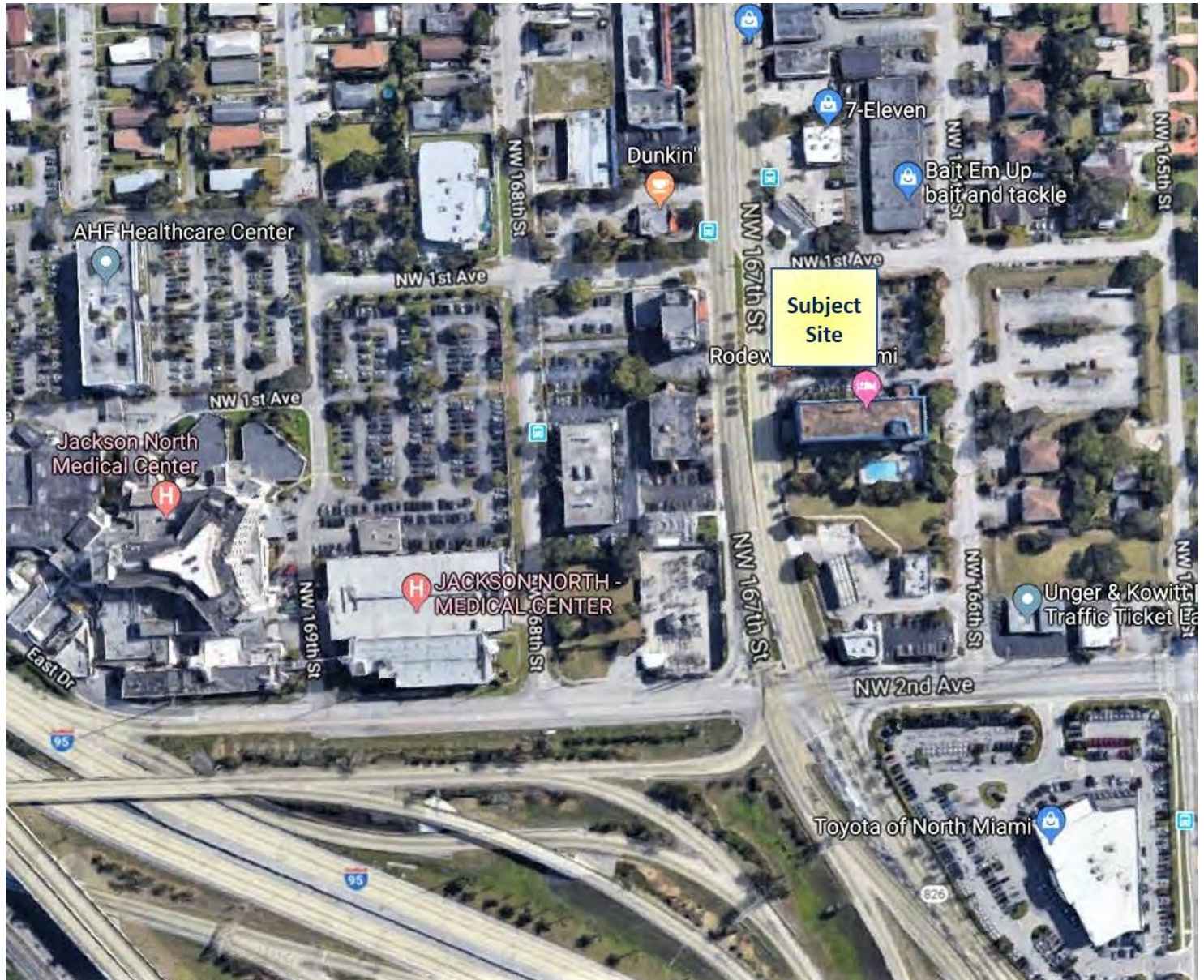


# Golden Glades Retail Pad

100 NW 167th Street, Miami, FL 33169



FOR MORE INFORMATION, PLEASE CONTACT:

**Tony Ulloa** Director Private Real Estate Investments / C: 305.790.5511 / [tonyulloa@keyes.com](mailto:tonyulloa@keyes.com)

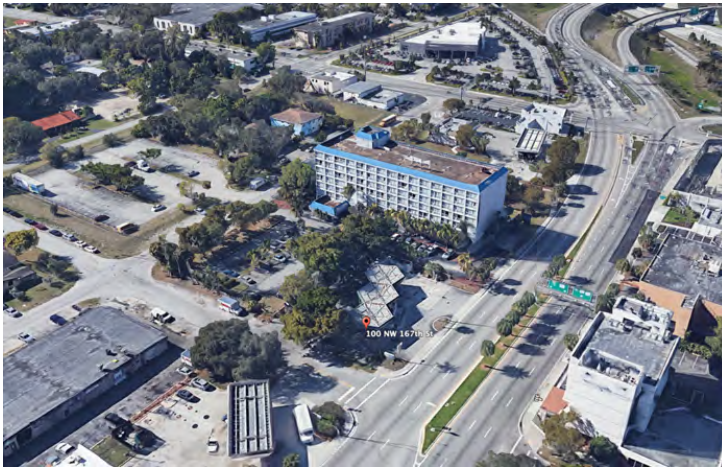
**Dosh Derosier** Commercial Real Estate Professional / C: 305.744.2842 / [dooshmederosier@keyes.com](mailto:dooshmederosier@keyes.com)

## Keyes Commercial

Keyes Commercial Miami  
2121 SW 3rd Ave, 3rd floor  
Miami, FL 33129  
P: 305.779.1800  
[www.keyescommercial.com](http://www.keyescommercial.com)



# Executive Summary



## OFFERING SUMMARY

Sale Price: \$1,000,000

Lot Size: 15,984 SF  
Building Size: 2,755 SF

Price / Acre: \$2,725,225

Zoning: BU-2 Miami-Dade County

Market: Miami-Dade

Submarket: North Dade

Traffic Count: 63,270

## PROPERTY OVERVIEW

Strategic Corner Location Commercial Lot with Retail Building

## PROPERTY HIGHLIGHTS

- Amazing, High Traffic, High Visibility Location
- Currently used as Gas Station, Selling as Retail Pad or Re-Purposed Retail
- Potential Short Term Lease-Back while seeking Site Plan Approval
- Perfect for National Tenant: Car Rental, Fast Food, Stores, Specialty Stores
- Adjacent to Golden Glades Interchange (SR-826, US 441, I-95, I-75, FL Turnpike)
- Extremely High Traffic, Six Lane State Road
- Close to Hospitals, Adjacent to Hotel, Steps to Retail
- Located in Unincorporated Miami-Dade County, Great for Development
- Current Use Auto-Related, Service Station
- Priced to SELL at \$62.56 Land Cost



GOLDEN GLADES RETAIL PAD

# Additional Photos

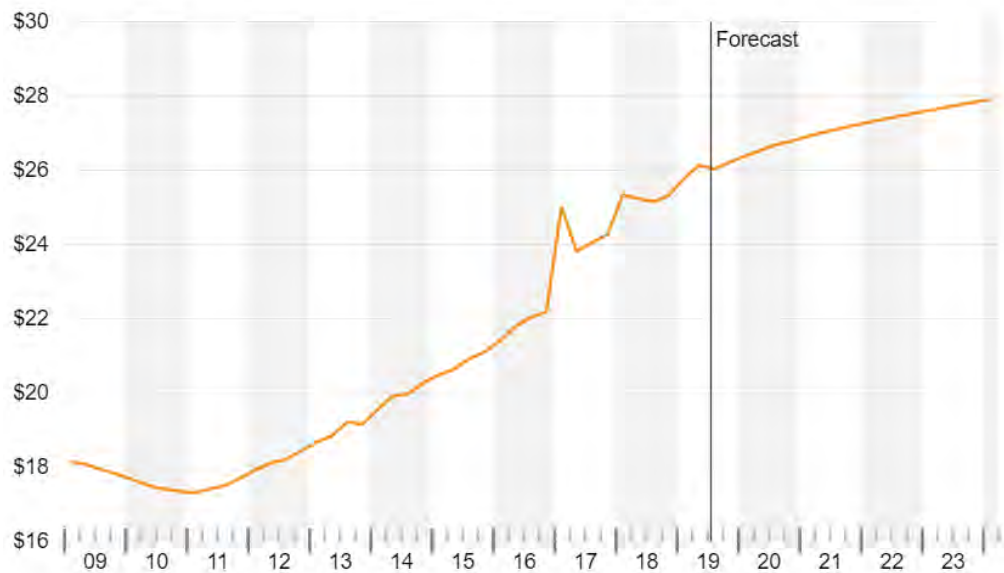




# NW 167th Street Retail Market

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
62.2 K <span>0%</span>	0 <span>-</span>	(437) <span>-106.7%</span>	12.2% <span>+0.7%</span>	\$25.87 <span>+2.6%</span>	\$243 <span>+3.6%</span>	5.9% <span>0%</span>
Prior Period 62.2 K	Prior Period 0	Prior Period 6.5 K	Prior Period 11.5%	Prior Period \$25.20	Prior Period \$234	Prior Period 5.9%

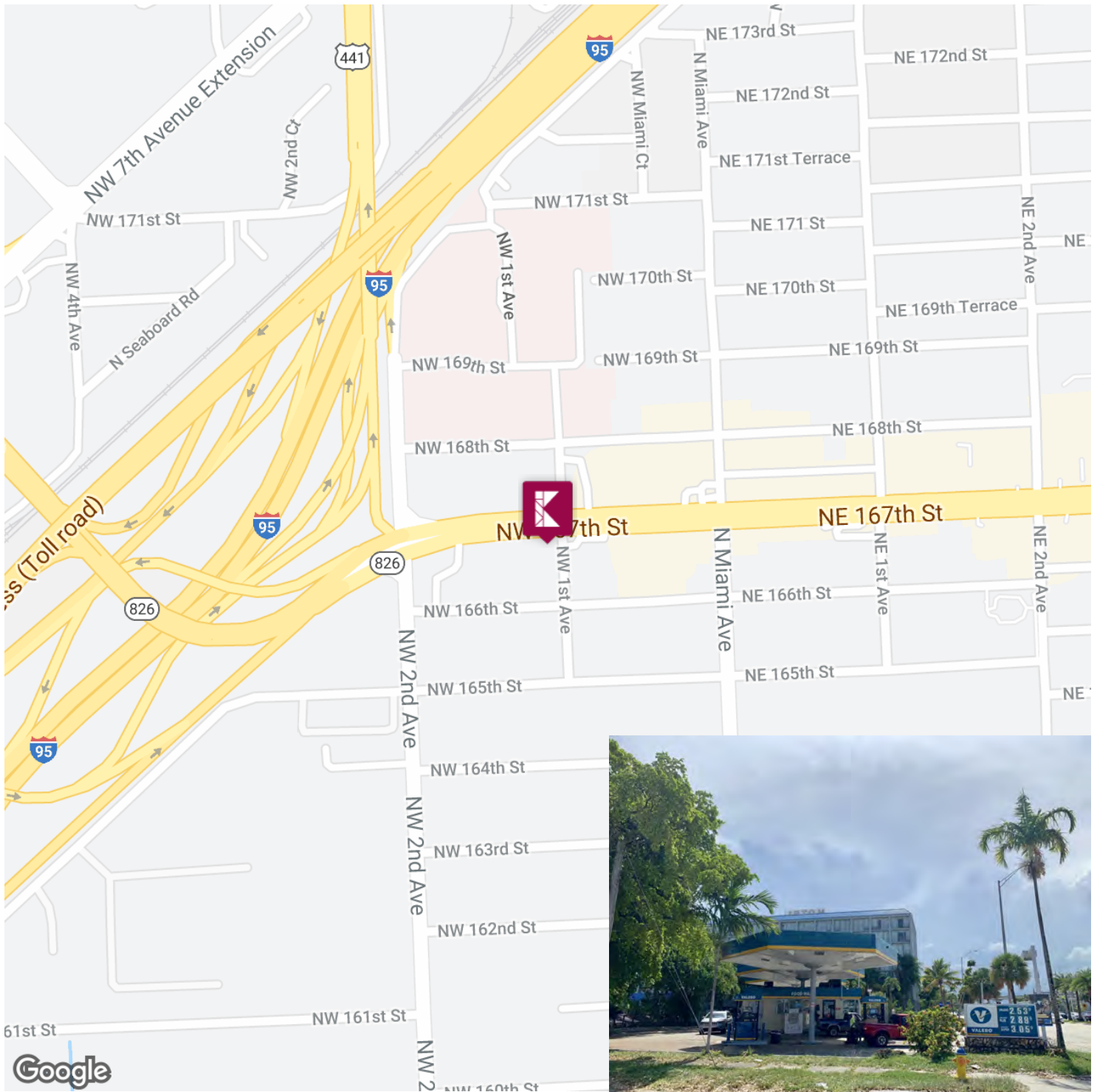
## Market Rent Per SF



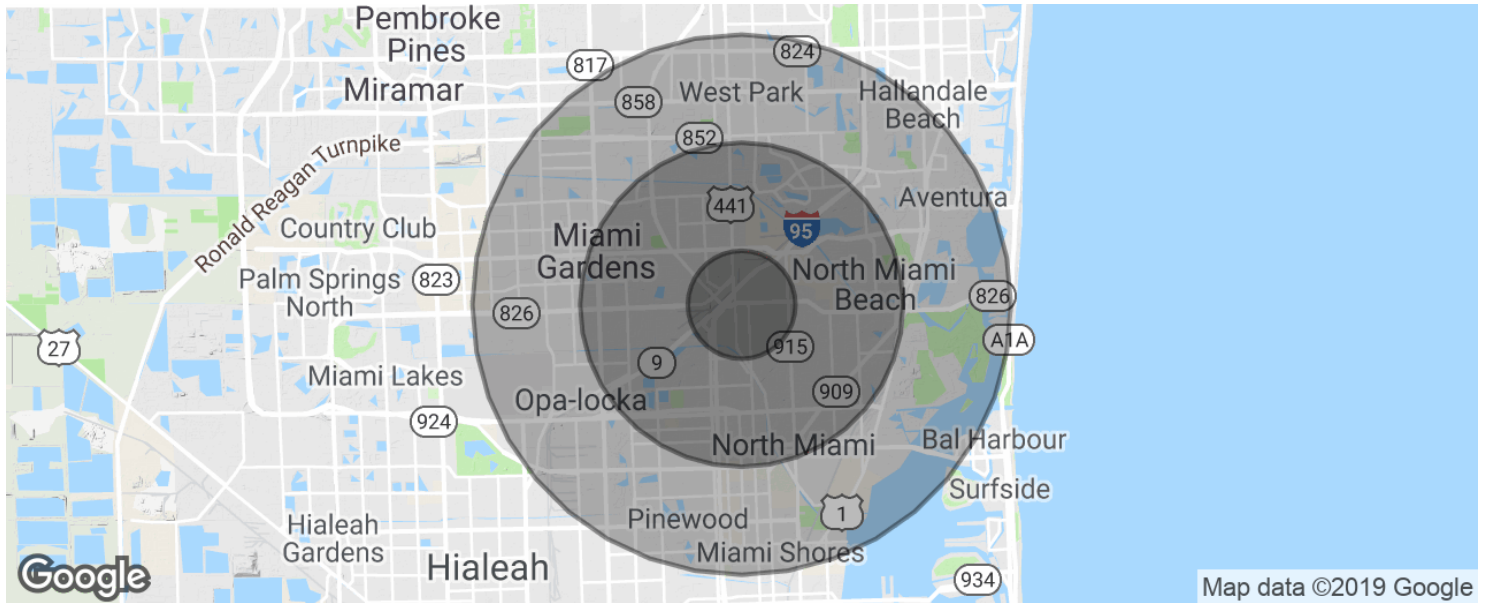
## Vacancy Rate



# Location Maps



# High Level Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	17,484	193,196	469,761
Median age	34.0	33.9	34.7
Median age (Male)	31.3	31.1	32.3
Median age (Female)	36.3	36.3	36.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,027	60,913	154,157
# of persons per HH	3.5	3.2	3.0
Average HH income	\$56,064	\$50,481	\$53,262
Average house value	\$232,852	\$232,144	\$271,213

\* Demographic data derived from 2010 US Census

## Demographic Detail Report

### Valero

100 NW 167th St, Miami, FL 33169

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **2,679 SF**  
 Year Built: **1983**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	20,539		217,302		523,156	
2019 Estimate	19,674		210,315		505,682	
2010 Census	17,318		197,962		476,453	
Growth 2019 - 2024	4.40%		3.32%		3.46%	
Growth 2010 - 2019	13.60%		6.24%		6.13%	
<b>2019 Population by Age</b>	<b>19,674</b>		<b>210,315</b>		<b>505,682</b>	
Age 0 - 4	1,266	6.43%	13,118	6.24%	31,444	6.22%
Age 5 - 9	1,199	6.09%	12,703	6.04%	30,369	6.01%
Age 10 - 14	1,243	6.32%	13,213	6.28%	30,920	6.11%
Age 15 - 19	1,347	6.85%	13,923	6.62%	31,944	6.32%
Age 20 - 24	1,482	7.53%	14,923	7.10%	34,360	6.79%
Age 25 - 29	1,660	8.44%	16,663	7.92%	39,271	7.77%
Age 30 - 34	1,475	7.50%	15,195	7.22%	36,499	7.22%
Age 35 - 39	1,246	6.33%	13,457	6.40%	33,029	6.53%
Age 40 - 44	1,197	6.08%	13,276	6.31%	32,502	6.43%
Age 45 - 49	1,239	6.30%	13,425	6.38%	32,968	6.52%
Age 50 - 54	1,391	7.07%	14,470	6.88%	34,866	6.89%
Age 55 - 59	1,312	6.67%	13,566	6.45%	32,480	6.42%
Age 60 - 64	1,148	5.84%	12,201	5.80%	29,044	5.74%
Age 65 - 69	889	4.52%	9,990	4.75%	24,280	4.80%
Age 70 - 74	627	3.19%	7,529	3.58%	18,912	3.74%
Age 75 - 79	419	2.13%	5,375	2.56%	13,732	2.72%
Age 80 - 84	266	1.35%	3,613	1.72%	9,363	1.85%
Age 85+	268	1.36%	3,675	1.75%	9,697	1.92%
Age 65+	2,469	12.55%	30,182	14.35%	75,984	15.03%
<b>Median Age</b>	<b>35.70</b>		<b>37.00</b>		<b>37.70</b>	
<b>Average Age</b>	<b>37.10</b>		<b>38.00</b>		<b>38.50</b>	

## Demographic Detail Report

<b>Valero</b> <b>100 NW 167th St, Miami, FL 33169</b>					
Radius	1 Mile		3 Mile		5 Mile
<b>2019 Population By Race</b>	<b>19,674</b>		<b>210,315</b>		<b>505,682</b>
White	4,831	24.56%	64,796	30.81%	216,648 42.84%
Black	13,857	70.43%	136,056	64.69%	268,156 53.03%
Am. Indian & Alaskan	66	0.34%	736	0.35%	1,854 0.37%
Asian	446	2.27%	4,318	2.05%	9,007 1.78%
Hawaiian & Pacific Island	21	0.11%	135	0.06%	423 0.08%
Other	452	2.30%	4,275	2.03%	9,594 1.90%
<b>Population by Hispanic Origin</b>	<b>19,674</b>		<b>210,315</b>		<b>505,682</b>
Non-Hispanic Origin	15,099	76.75%	155,119	73.76%	335,460 66.34%
Hispanic Origin	4,575	23.25%	55,196	26.24%	170,221 33.66%
<b>2019 Median Age, Male</b>	<b>33.60</b>		<b>34.70</b>		<b>35.70</b>
<b>2019 Average Age, Male</b>	<b>35.70</b>		<b>36.40</b>		<b>37.00</b>
<b>2019 Median Age, Female</b>	<b>37.70</b>		<b>39.10</b>		<b>39.60</b>
<b>2019 Average Age, Female</b>	<b>38.40</b>		<b>39.50</b>		<b>39.80</b>
<b>2019 Population by Occupation Classification</b>	<b>15,695</b>		<b>168,501</b>		<b>406,563</b>
Civilian Employed	8,910	56.77%	99,132	58.83%	239,361 58.87%
Civilian Unemployed	705	4.49%	7,205	4.28%	14,787 3.64%
Civilian Non-Labor Force	6,080	38.74%	62,158	36.89%	152,331 37.47%
Armed Forces	0	0.00%	6	0.00%	84 0.02%
<b>Households by Marital Status</b>					
Married	2,337		25,605		65,725
Married No Children	1,221		13,844		37,468
Married w/Children	1,116		11,761		28,257
<b>2019 Population by Education</b>	<b>14,380</b>		<b>156,514</b>		<b>377,528</b>
Some High School, No Diploma	3,220	22.39%	30,848	19.71%	66,606 17.64%
High School Grad (Incl Equivalency)	4,272	29.71%	44,279	28.29%	106,517 28.21%
Some College, No Degree	3,881	26.99%	42,552	27.19%	100,206 26.54%
Associate Degree	1,244	8.65%	14,079	9.00%	30,883 8.18%
Bachelor Degree	1,303	9.06%	16,538	10.57%	45,600 12.08%
Advanced Degree	460	3.20%	8,218	5.25%	27,716 7.34%



## Demographic Detail Report

Valero						
100 NW 167th St, Miami, FL 33169						
Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	17,210		190,497		453,831	
Real Estate & Finance	293	1.70%	5,116	2.69%	14,427	3.18%
Professional & Management	3,032	17.62%	33,848	17.77%	91,715	20.21%
Public Administration	245	1.42%	4,732	2.48%	11,158	2.46%
Education & Health	2,155	12.52%	23,549	12.36%	52,604	11.59%
Services	3,228	18.76%	31,108	16.33%	63,208	13.93%
Information	255	1.48%	1,960	1.03%	5,125	1.13%
Sales	2,072	12.04%	27,061	14.21%	68,327	15.06%
Transportation	1,094	6.36%	10,731	5.63%	18,781	4.14%
Retail	1,167	6.78%	14,543	7.63%	34,668	7.64%
Wholesale	109	0.63%	2,221	1.17%	7,786	1.72%
Manufacturing	273	1.59%	3,691	1.94%	9,094	2.00%
Production	1,155	6.71%	11,228	5.89%	26,093	5.75%
Construction	660	3.83%	6,956	3.65%	18,503	4.08%
Utilities	703	4.08%	6,486	3.40%	16,031	3.53%
Agriculture & Mining	0	0.00%	126	0.07%	575	0.13%
Farming, Fishing, Forestry	0	0.00%	95	0.05%	502	0.11%
Other Services	769	4.47%	7,046	3.70%	15,234	3.36%
2019 Worker Travel Time to Job	8,652		97,339		231,910	
<30 Minutes	4,183	48.35%	46,741	48.02%	114,714	49.46%
30-60 Minutes	3,582	41.40%	42,201	43.35%	97,083	41.86%
60+ Minutes	887	10.25%	8,397	8.63%	20,113	8.67%
2010 Households by HH Size	5,186		63,426		162,211	
1-Person Households	977	18.84%	14,188	22.37%	40,142	24.75%
2-Person Households	1,152	22.21%	15,244	24.03%	42,998	26.51%
3-Person Households	998	19.24%	11,522	18.17%	28,283	17.44%
4-Person Households	808	15.58%	9,485	14.95%	22,853	14.09%
5-Person Households	586	11.30%	6,202	9.78%	14,072	8.68%
6-Person Households	314	6.05%	3,285	5.18%	6,906	4.26%
7 or more Person Households	351	6.77%	3,500	5.52%	6,957	4.29%
2019 Average Household Size	3.30		3.10		2.90	
Households						
2024 Projection	6,124		69,814		177,377	
2019 Estimate	5,873		67,584		171,679	
2010 Census	5,185		63,426		162,212	
Growth 2019 - 2024	4.27%		3.30%		3.32%	
Growth 2010 - 2019	13.27%		6.56%		5.84%	

# Demographic Detail Report

<b>Valero</b> 100 NW 167th St, Miami, FL 33169					
Radius	1 Mile		3 Mile		5 Mile
<b>2019 Households by HH Income</b>	<b>5,873</b>		<b>67,585</b>		<b>171,680</b>
<\$25,000	1,671	28.45%	21,378	31.63%	51,339 29.90%
\$25,000 - \$50,000	1,978	33.68%	19,653	29.08%	47,520 27.68%
\$50,000 - \$75,000	917	15.61%	11,793	17.45%	29,192 17.00%
\$75,000 - \$100,000	627	10.68%	7,105	10.51%	18,400 10.72%
\$100,000 - \$125,000	353	6.01%	3,242	4.80%	9,389 5.47%
\$125,000 - \$150,000	183	3.12%	1,874	2.77%	5,531 3.22%
\$150,000 - \$200,000	100	1.70%	1,570	2.32%	5,015 2.92%
\$200,000+	44	0.75%	970	1.44%	5,294 3.08%
<b>2019 Avg Household Income</b>	<b>\$51,805</b>		<b>\$52,649</b>		<b>\$59,457</b>
<b>2019 Med Household Income</b>	<b>\$40,064</b>		<b>\$39,672</b>		<b>\$42,204</b>
<b>2019 Occupied Housing</b>	<b>5,872</b>		<b>67,584</b>		<b>171,679</b>
Owner Occupied	3,627	61.77%	40,883	60.49%	103,449 60.26%
Renter Occupied	2,245	38.23%	26,701	39.51%	68,230 39.74%
<b>2010 Housing Units</b>	<b>6,076</b>		<b>69,865</b>		<b>183,592</b>
1 Unit	3,649	60.06%	37,584	53.80%	92,884 50.59%
2 - 4 Units	468	7.70%	3,840	5.50%	11,143 6.07%
5 - 19 Units	290	4.77%	6,268	8.97%	15,757 8.58%
20+ Units	1,669	27.47%	22,173	31.74%	63,808 34.76%
<b>2019 Housing Value</b>	<b>3,627</b>		<b>40,884</b>		<b>103,449</b>
<\$100,000	785	21.64%	6,671	16.32%	14,140 13.67%
\$100,000 - \$200,000	1,358	37.44%	16,555	40.49%	36,776 35.55%
\$200,000 - \$300,000	1,254	34.57%	10,889	26.63%	25,258 24.42%
\$300,000 - \$400,000	100	2.76%	3,524	8.62%	10,498 10.15%
\$400,000 - \$500,000	25	0.69%	1,306	3.19%	4,369 4.22%
\$500,000 - \$1,000,000	105	2.89%	1,231	3.01%	8,519 8.23%
\$1,000,000+	0	0.00%	708	1.73%	3,889 3.76%
<b>2019 Median Home Value</b>	<b>\$175,736</b>		<b>\$183,182</b>		<b>\$203,201</b>
<b>2019 Housing Units by Yr Built</b>	<b>6,086</b>		<b>70,188</b>		<b>187,645</b>
Built 2010+	579	9.51%	4,916	7.00%	14,193 7.56%
Built 2000 - 2010	340	5.59%	4,122	5.87%	18,302 9.75%
Built 1990 - 1999	185	3.04%	2,588	3.69%	11,214 5.98%
Built 1980 - 1989	519	8.53%	6,268	8.93%	18,781 10.01%
Built 1970 - 1979	992	16.30%	12,841	18.30%	38,684 20.62%
Built 1960 - 1969	1,224	20.11%	15,422	21.97%	37,446 19.96%
Built 1950 - 1959	1,863	30.61%	18,725	26.68%	36,429 19.41%
Built <1949	384	6.31%	5,306	7.56%	12,596 6.71%
<b>2019 Median Year Built</b>	<b>1966</b>		<b>1966</b>		<b>1971</b>



# Demographic Market Comparison Report

1 mile radius

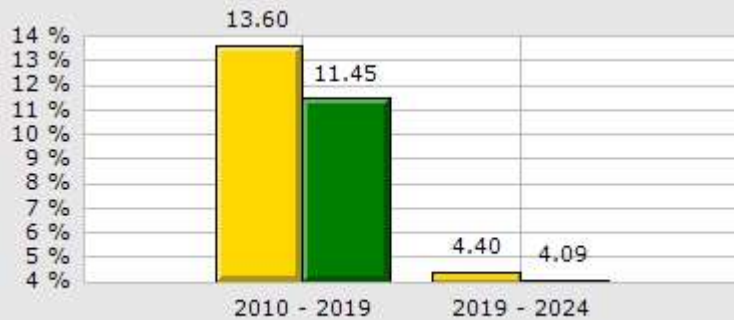
## Valero

100 NW 167th St, Miami, FL 33169

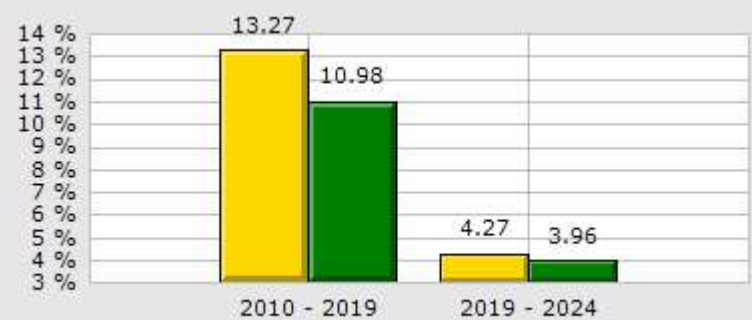
Type: **Retail/Service Station**  
County: **Miami/Dade**

**1 Mile**  
**County**

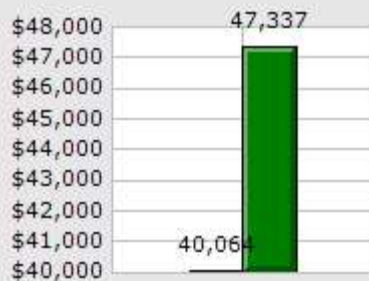
### Population Growth



### Household Growth



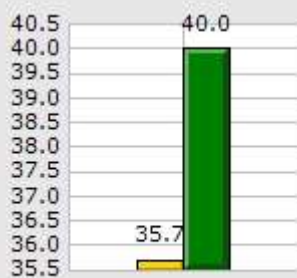
### 2019 Med Household Inc



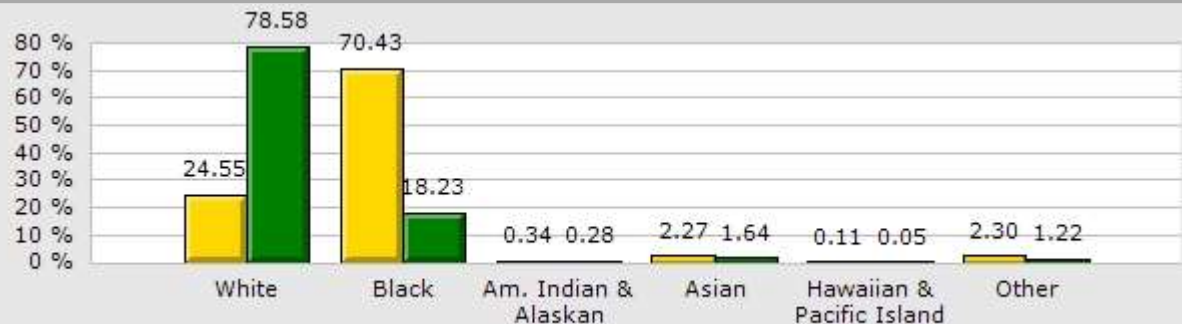
### 2019 Households by Household Income



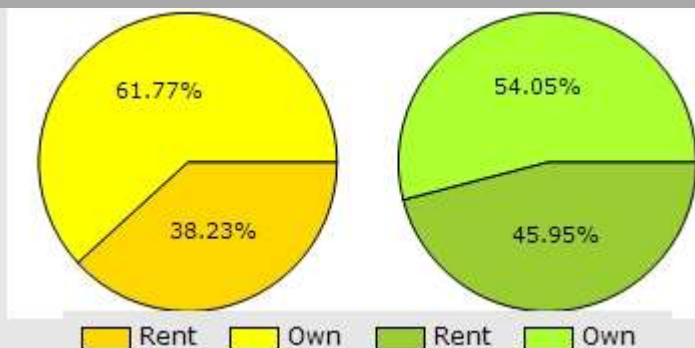
### 2019 Median Age



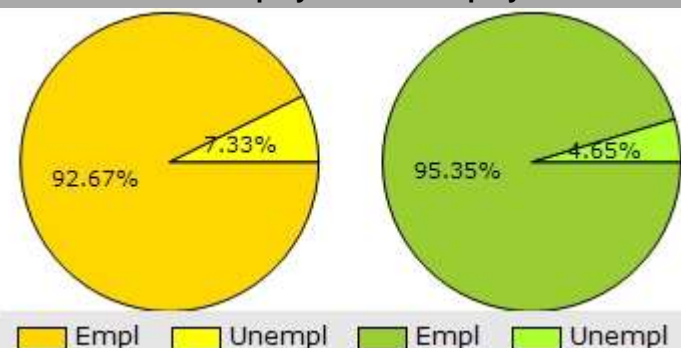
### 2019 Population by Race



### 2019 Renter vs. Owner



### 2019 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

## Valero

100 NW 167th St, Miami, FL 33169

Type: **Retail/Service Station**  
County: **Miami/Dade**

	1 Mile		County	
Population Growth				
Growth 2010 - 2019	13.60%		11.45%	
Growth 2019 - 2024	4.40%		4.09%	
Empl	8,910	92.67%	1,350,096	95.35%
Unempl	705	7.33%	65,854	4.65%
2019 Population by Race				
	19,675		2,782,194	
White	4,831	24.55%	2,186,131	78.58%
Black	13,858	70.43%	507,170	18.23%
Am. Indian & Alaskan	67	0.34%	7,793	0.28%
Asian	446	2.27%	45,726	1.64%
Hawaiian & Pacific Island	21	0.11%	1,311	0.05%
Other	452	2.30%	34,063	1.22%
Household Growth				
Growth 2010 - 2019	13.27%		10.98%	
Growth 2019 - 2024	4.27%		3.96%	
Renter Occupied	2,245	38.23%	442,308	45.95%
Owner Occupied	3,627	61.77%	520,301	54.05%
2019 Households by Household Income				
	5,873		962,609	
Income <\$25K	1,671	28.45%	268,183	27.86%
Income \$25K - \$50K	1,978	33.68%	234,983	24.41%
Income \$50K - \$75K	917	15.61%	150,287	15.61%
Income \$75K - \$100K	627	10.68%	109,772	11.40%
Income \$100K - \$125K	353	6.01%	66,193	6.88%
Income \$125K - \$150K	183	3.12%	37,523	3.90%
Income \$150K - \$200K	100	1.70%	41,206	4.28%
Income \$200K+	44	0.75%	54,462	5.66%
2019 Med Household Inc	\$40,064		\$47,337	
2019 Median Age	35.70		40.00	



# Demographic Trend Report

1 Mile Radius

## Valero

100 NW 167th St, Miami, FL 33169

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **2,679 SF**  
 Year Built: **1983**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Description	2010		2019		2024	
Population	17,318		19,674		20,539	
Age 0 - 4	1,167	6.74%	1,266	6.43%	1,422	6.92%
Age 5 - 9	1,192	6.88%	1,199	6.09%	1,312	6.39%
Age 10 - 14	1,297	7.49%	1,243	6.32%	1,253	6.10%
Age 15 - 19	1,534	8.86%	1,347	6.85%	1,279	6.23%
Age 20 - 24	1,414	8.16%	1,482	7.53%	1,371	6.68%
Age 25 - 29	1,307	7.55%	1,660	8.44%	1,510	7.35%
Age 30 - 34	1,079	6.23%	1,475	7.50%	1,547	7.53%
Age 35 - 39	1,047	6.05%	1,246	6.33%	1,434	6.98%
Age 40 - 44	1,161	6.70%	1,197	6.08%	1,295	6.31%
Age 45 - 49	1,307	7.55%	1,239	6.30%	1,228	5.98%
Age 50 - 54	1,339	7.73%	1,391	7.07%	1,260	6.13%
Age 55 - 59	1,092	6.31%	1,312	6.67%	1,293	6.30%
Age 60 - 64	785	4.53%	1,148	5.84%	1,225	5.96%
Age 65 - 69	536	3.10%	889	4.52%	1,047	5.10%
Age 70 - 74	384	2.22%	627	3.19%	804	3.91%
Age 75 - 79	270	1.56%	419	2.13%	559	2.72%
Age 80 - 84	198	1.14%	266	1.35%	351	1.71%
Age 85+	209	1.21%	268	1.36%	349	1.70%
Age 15+	13,662	78.89%	15,966	81.15%	16,552	80.59%
Age 20+	12,128	70.03%	14,619	74.31%	15,273	74.36%
Age 65+	1,597	9.22%	2,469	12.55%	3,110	15.14%
Median Age	34		36		37	
Average Age	34.80		37.10		38.00	
Population By Race	17,318		19,674		20,539	
White	3,645	21.05%	4,831	24.56%	5,385	26.22%
Black	12,902	74.50%	13,857	70.43%	14,064	68.47%
Am. Indian & Alaskan	47	0.27%	66	0.34%	71	0.35%
Asian	338	1.95%	446	2.27%	500	2.43%
Hawaiian & Pacific Islander	17	0.10%	21	0.11%	23	0.11%
Other	355	2.05%	452	2.30%	496	2.41%

# Demographic Trend Report

1 Mile Radius

<b>Valero</b> 100 NW 167th St, Miami, FL 33169				
Description	2010		2019	
Population by Race (Hispanic)	3,180		4,575	
White	2,561	80.53%	3,713	81.16%
Black	526	16.54%	720	15.74%
Am. Indian & Alaskan	24	0.75%	38	0.83%
Asian	13	0.41%	17	0.37%
Hawaiian & Pacific Islander	3	0.09%	5	0.11%
Other	52	1.64%	82	1.79%
Household by Household Income	5,187		5,873	
<\$25,000	1,439	27.74%	1,671	28.45%
\$25,000 - \$50,000	1,545	29.79%	1,978	33.68%
\$50,000 - \$75,000	1,142	22.02%	917	15.61%
\$75,000 - \$100,000	537	10.35%	627	10.68%
\$100,000 - \$125,000	259	4.99%	353	6.01%
\$125,000 - \$150,000	135	2.60%	183	3.12%
\$150,000 - \$200,000	68	1.31%	100	1.70%
\$200,000+	62	1.20%	44	0.75%
Average Household Income	\$53,049		\$51,805	
Median Household Income	\$42,644		\$40,064	



# Consumer Spending Report

## Valero

100 NW 167th St, Miami, FL 33169

Building Type: **General Retail**

Secondary: **Service Station**

GLA: **2,679 SF**

Year Built: **1983**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$122,158</b>	<b>\$1,378,764</b>	<b>\$3,659,809</b>
<b>Total Apparel</b>	<b>\$9,348</b>	<b>\$101,968</b>	<b>\$255,599</b>
Women's Apparel	3,618	39,609	100,175
Men's Apparel	1,865	20,516	52,319
Girl's Apparel	749	8,096	19,951
Boy's Apparel	504	5,450	13,435
Infant Apparel	455	4,879	12,116
Footwear	2,157	23,419	57,603
<b>Total Entertainment &amp; Hobbies</b>	<b>\$8,857</b>	<b>\$101,619</b>	<b>\$270,848</b>
Entertainment	1,318	15,677	42,166
Audio & Visual Equipment/Service	5,177	58,676	151,978
Reading Materials	230	2,967	8,979
Pets, Toys, & Hobbies	2,132	24,299	67,725
Personal Items	9,575	107,408	279,623
<b>Total Food and Alcohol</b>	<b>\$35,483</b>	<b>\$399,394</b>	<b>\$1,044,484</b>
Food At Home	22,352	246,842	621,736
Food Away From Home	11,650	134,211	367,836
Alcoholic Beverages	1,481	18,341	54,913
<b>Total Household</b>	<b>\$16,237</b>	<b>\$188,325</b>	<b>\$523,545</b>
House Maintenance & Repair	3,636	41,574	109,173
Household Equip & Furnishings	6,669	76,739	210,188
Household Operations	4,732	55,344	157,478
Housing Costs	1,200	14,668	46,706

## Consumer Spending Report

### Valero

100 NW 167th St, Miami, FL 33169

2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$30,038</b>	<b>\$333,424</b>	<b>\$878,163</b>
Vehicle Purchases	11,602	125,703	331,517
Gasoline	12,339	135,504	346,306
Vehicle Expenses	664	9,229	26,393
Transportation	1,744	21,522	62,323
Automotive Repair & Maintenance	3,690	41,467	111,624
<b>Total Health Care</b>	<b>\$6,094</b>	<b>\$71,411</b>	<b>\$192,755</b>
Medical Services	2,934	34,713	97,467
Prescription Drugs	2,505	29,043	75,154
Medical Supplies	656	7,655	20,134
<b>Total Education/Day Care</b>	<b>\$6,524</b>	<b>\$75,215</b>	<b>\$214,791</b>
Education	4,932	55,407	151,651
Fees & Admissions	1,592	19,808	63,139

# GOLDEN GLADES RETAIL PAD

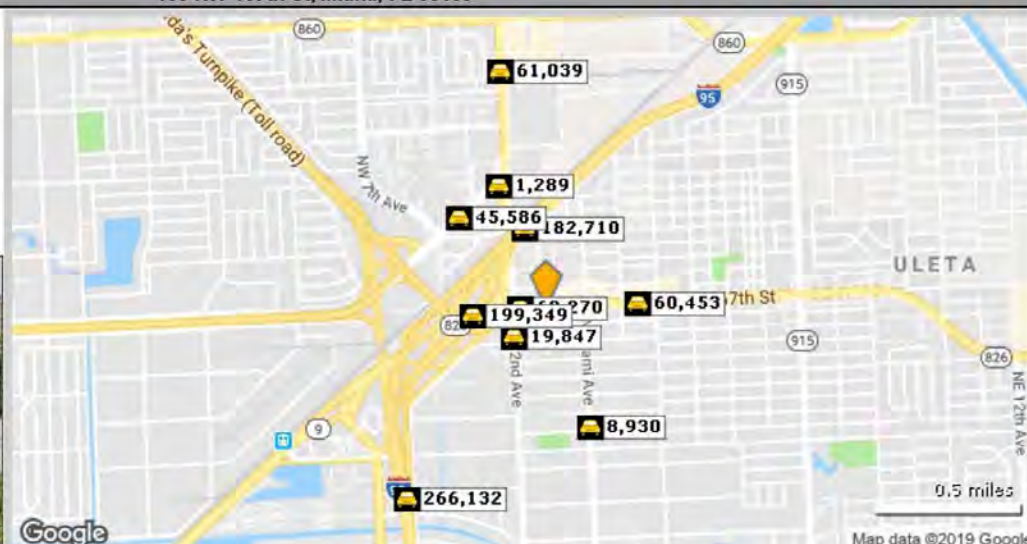
## Golden Glades Traffic Count



### Valero

100 NW 167th St, Miami, FL 33169

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **2,679 SF**  
 Year Built: **1983**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 NW 167th St	NW 2nd Ave	0.03 SW	2018	63,270	MPSI	.09
2 NW 2nd Ave	NW 165th St	0.03 S	2018	19,847	MPSI	.13
3 I-95	Golden Glades Interc Exd	0.54 SW	2018	199,349	MPSI	.25
4 I-95	Golden Glades Interc Exd	0.89 SW	2018	182,710	MPSI	.30
5 NE 167 Th St	NE 1st Ave	0.06 W	2018	60,453	MPSI	.33
6 N Miami Ave	NE 160th St	0.01 S	2018	8,930	MPSI	.43
7 US Hwy 441	NW 3rd Ave	0.07 NE	2018	45,586	MPSI	.45
8 US Hwy 441	State Hwy 826	0.03 NE	2018	1,289	MPSI	.47
9 I-95	Golden Glades Interc Exd	0.20 N	2018	266,132	MPSI	.81
10 NW 2nd Ave	NW 181st St	0.04 N	2018	61,039	MPSI	.86