

FOR LEASE | FORMER KMART

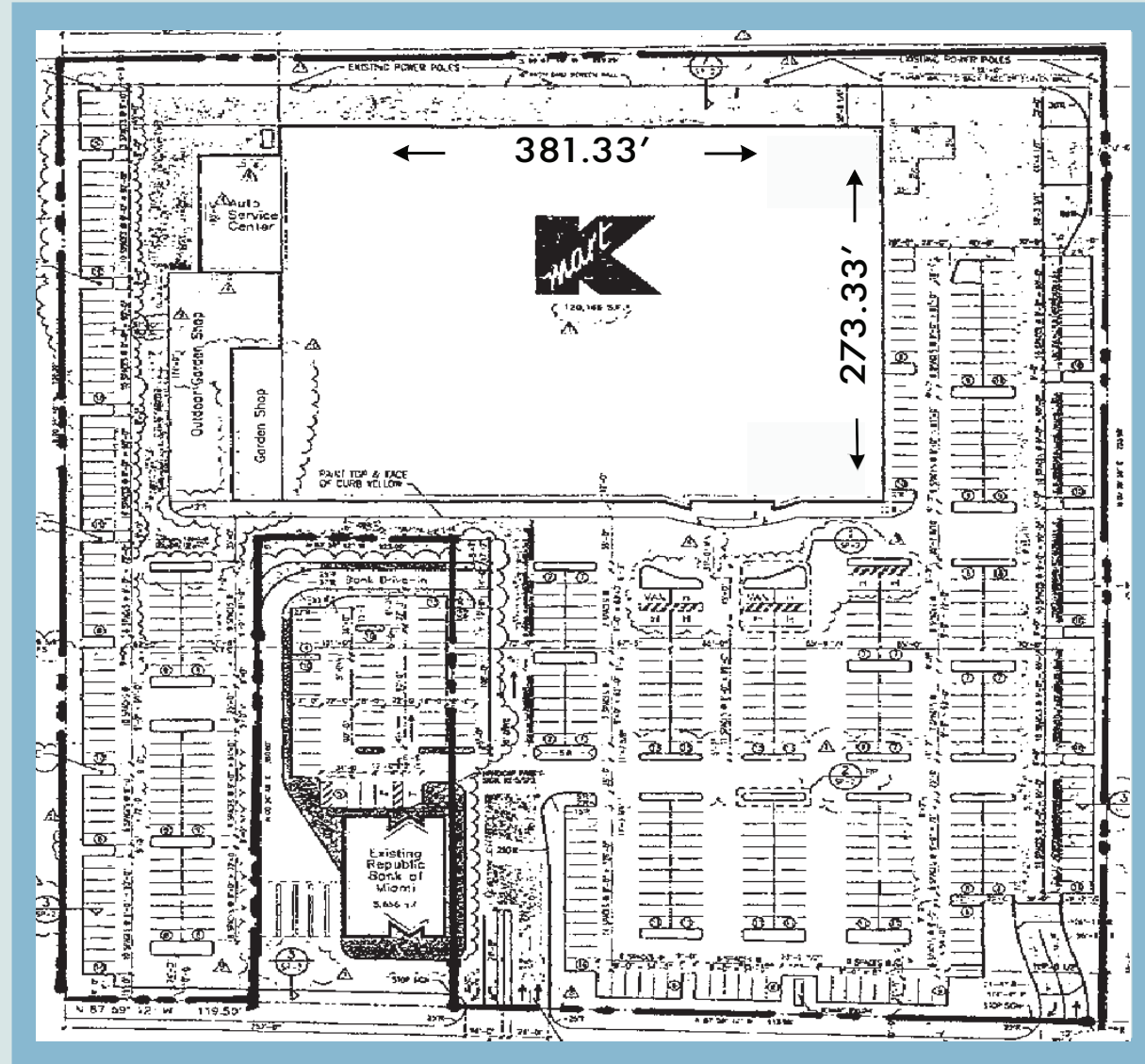
12350 SW 8TH STREET



- ◆ Approx. 120,000 SF retail space on 9.2 AC
- ◆ 1 AC outparcel available for ground lease
- ◆ 17' - 18' ceiling heights
- ◆ 53,000 AADT on SW 8th St.
- ◆ National tenant mix along 8 st. including Aldi, Publix & Pet Supermarket
- ◆ Sub-divisible
- ◆ 4 per 1000 parking spaces

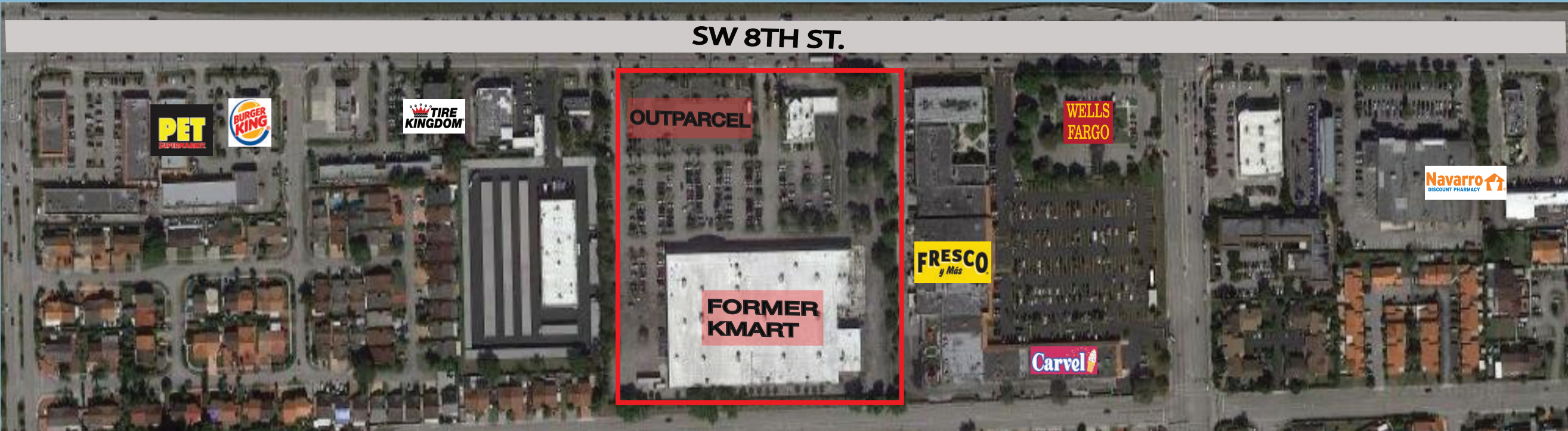
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SITE PLAN



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SW 8TH ST.



DEMOGRAPHICS

	3-MILE	5-MILE
POPULATION	175,335	398,327
AVG. INCOME	\$72,797	\$77,435
AVG. AGE	42	41