



## 154 PLAZA

15400 Biscayne Boulevard, North Miami, Florida 33160



### DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	187,920	414,711
Median age	39.3	39.6
Estimated average Household Income	\$62,011	\$62,100
Estimated median Household Income	\$40,799	\$40,974

#### PROPERTY FOR LEASE

- Located on the West side of Biscayne Boulevard; between Aventura and North Miami
- +/- 1,000 to 2,600 square feet of retail space available
- Minutes away from the Aventura Mall and Gulfstream Racetrack & Casino
- Over 187,920 people living within a 3-mile radius of the property
- Gross Leasable Area: 21,600 square feet
- Approximately 44,000 cars pass the center daily

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

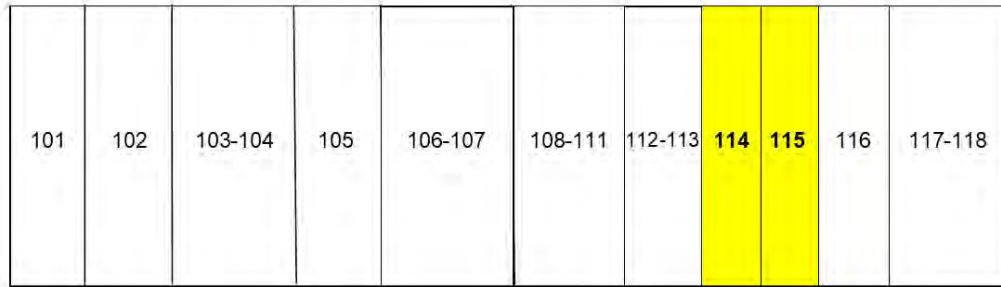
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

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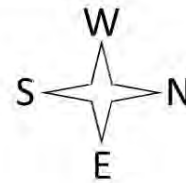
#### LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## 154 Plaza Site Plan



Biscayne Boulevard



UNIT	TENANT	SQ. FT.
101	Hero Vapor	1,300
102	North Beach Vascular	1,300
103-104	North Beach Vascular	2,600
105	Zuka Beauty	1,300
106-107	Amarone Italian Restaurant	2,600
108-111	Racket World	4,900
112-113	Nothing Bundt Cakes	2,000
<b>114</b>	<b>AVAILABLE</b>	<b>1,600</b>
<b>115</b>	<b>AVAILABLE</b>	<b>1,000</b>
116	North Miami Dental Group	1,000
117-118	Chen Huaye Mexican Restaurant	2,000



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