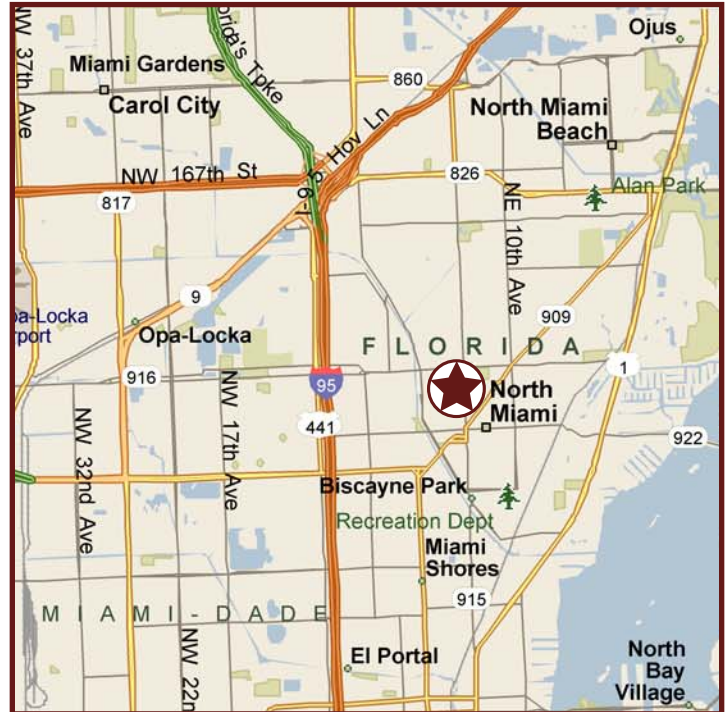


Property Highlights

- Located in Miami-Dade market
- Strong Demographics
- Excellent daytime traffic
- Recently redeveloped store with attractive facade and landscaping
- Traffic Count: 17,900 CPD

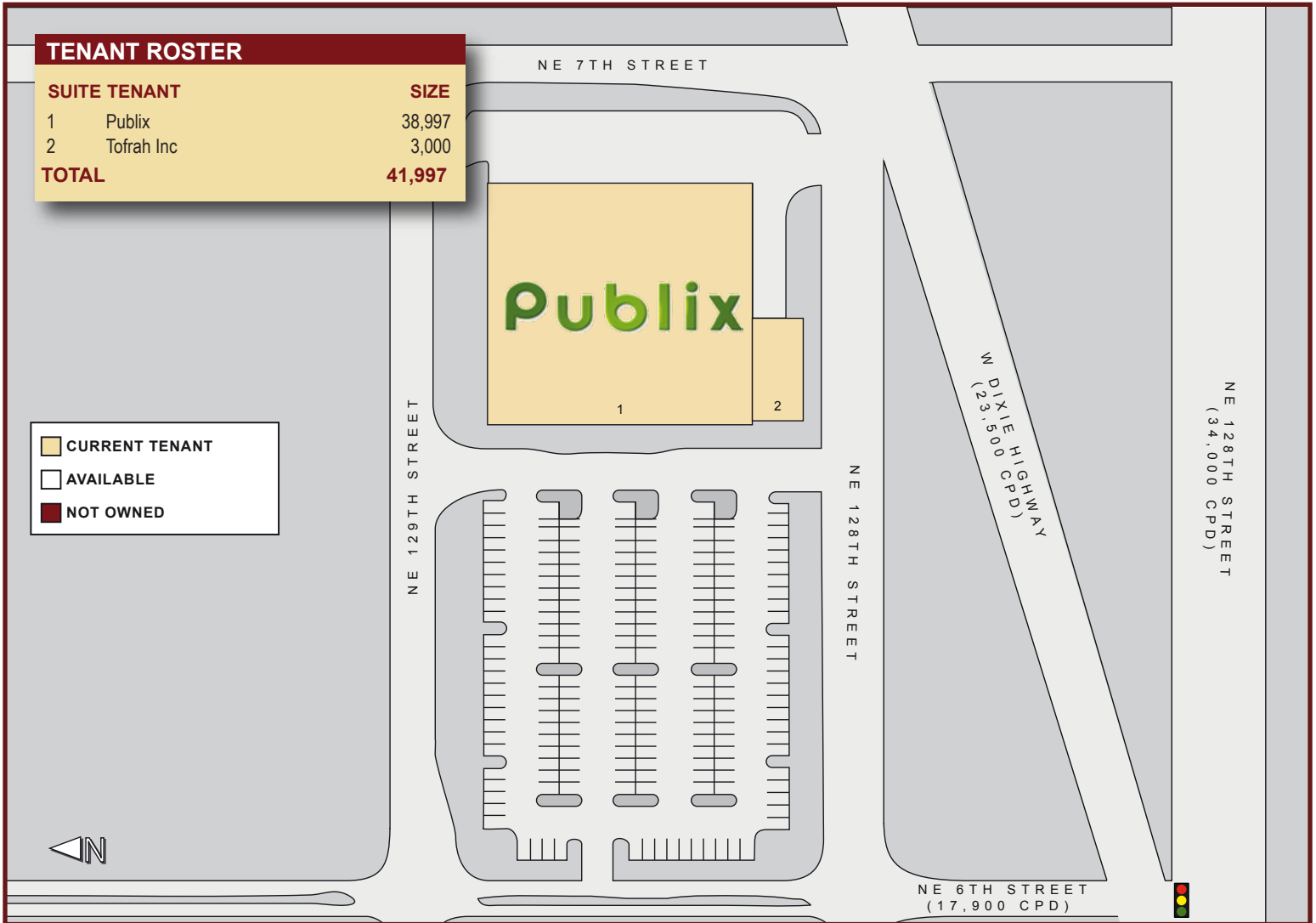


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Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2008 Population	31,255	185,956	459,022
2013 Population	31,896	190,596	472,324
2008 Average HH Income	\$48,631	\$54,639	\$54,805
2008 Median HH Income	\$36,044	\$39,160	\$37,501