

Plaza Linda I & II

10453 SW 40th St, Miami, FL 33165 | Miami-Dade County

For Leasing info:

Luis Nazario
(305) 582-8270
luis@saglo.com

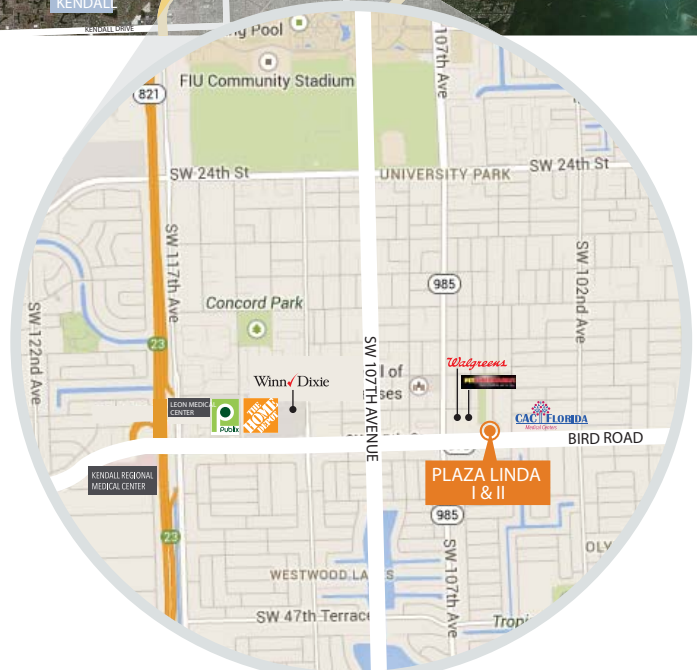
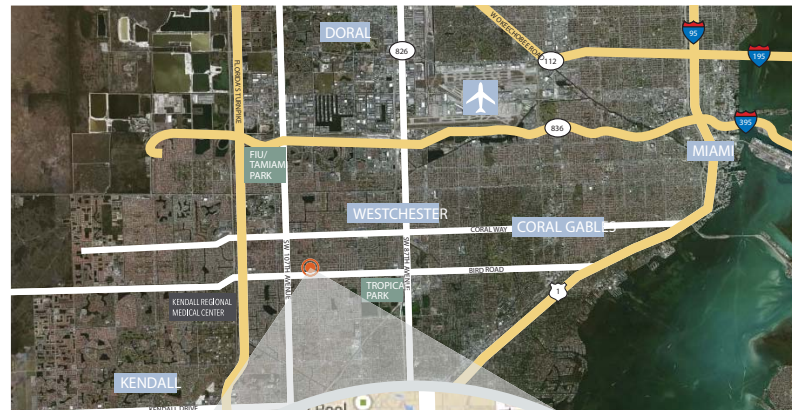


Unique Attributes

- Join CAC Medical Centers and multi unit restaurant, El Rinconcito Latino.
- Just 1.5 miles from Kendall Regional Medical Center, Florida International University and the Florida Turnpike.
- Located on Bird Road, a main East-West thoroughfare connecting US-1 to SW 162nd Ave. (13 miles)
- The abundant traffic is ideal for high traffic users.

Size of Center	32,584 SF
Daily Traffic Count	61,100 Cars
Parking	205 (6.3/1,000 SF)

Area Map



Estimated 2020 Demographics

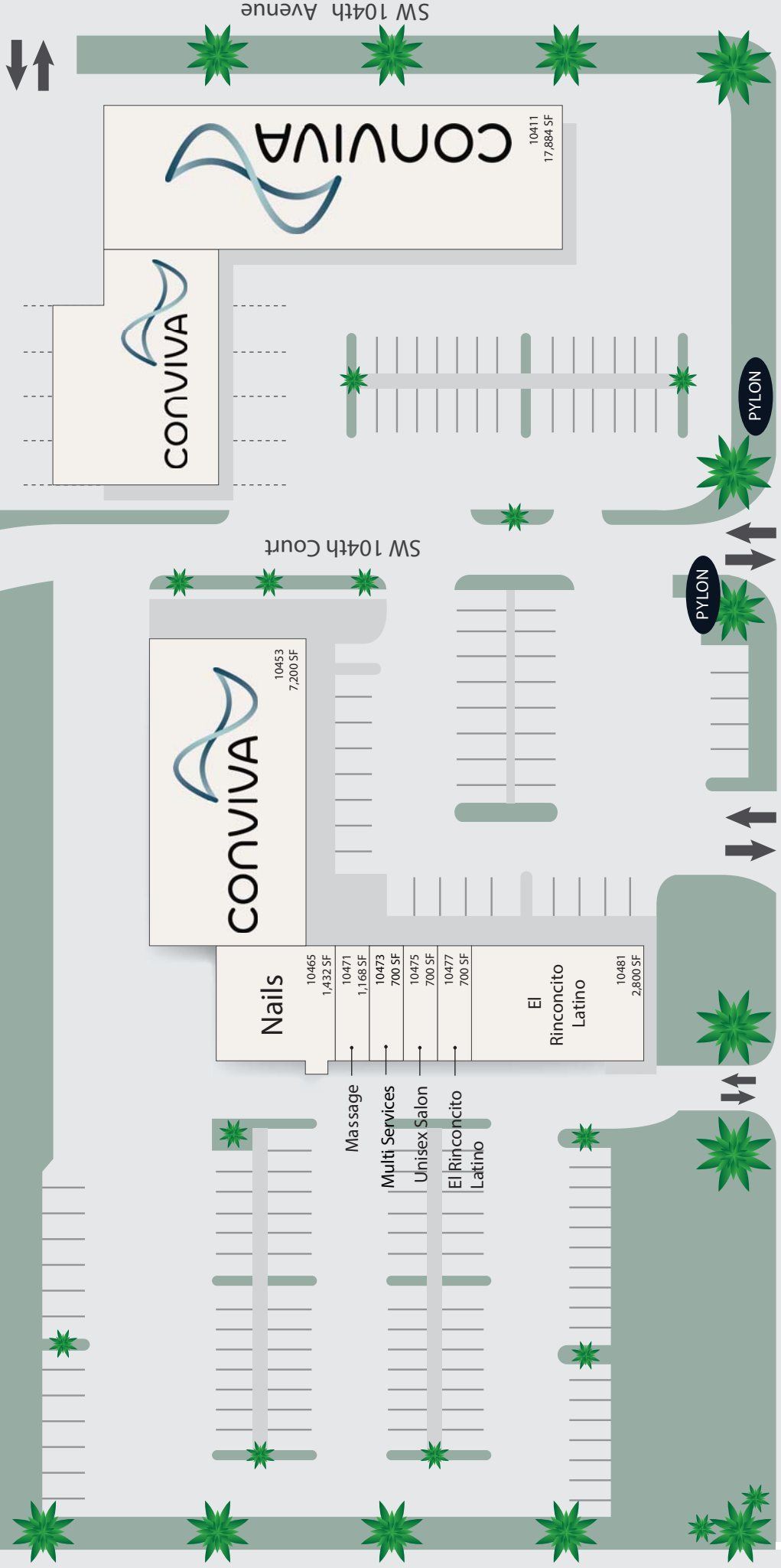
	1 MILE	2 MILES	3 MILES
2020 Est. Total Population	22,201	81,661	195,263
2020 Est. Households	6,770	25,057	63,631
Average Household Income	\$74,938	\$77,632	\$77,266
% Hispanic Population	91.8%	88.5%	89.2%
Median Age	47.5	45.8	45.4



Last Updated:
11/04/2020

Key

- Dumpster
- Available
- Ingress/Egress
- Traffic Light
- Pylon
- Stop Sign
- Staircase
- Elevator



SW 40th Street (Bird Road) - 52,000 Vehicles per Day