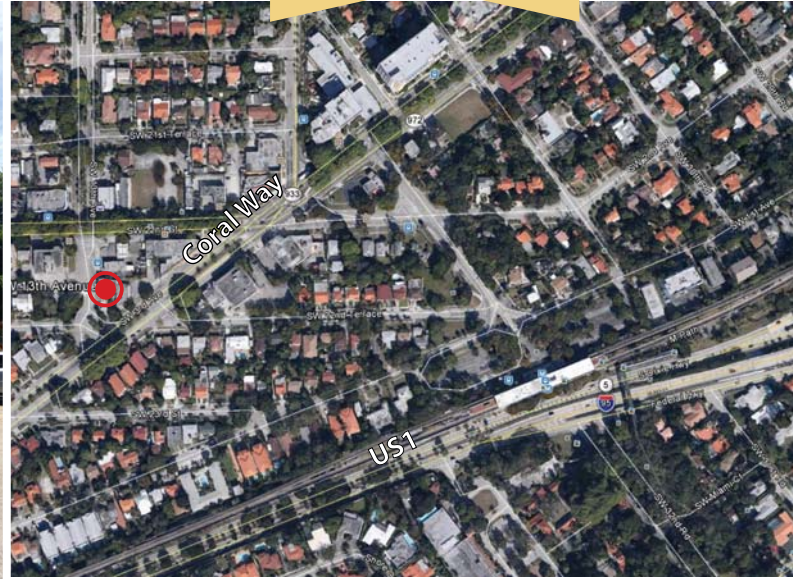


# The Roads Studio

2223 SW 13th Ave, Miami, FL 33145

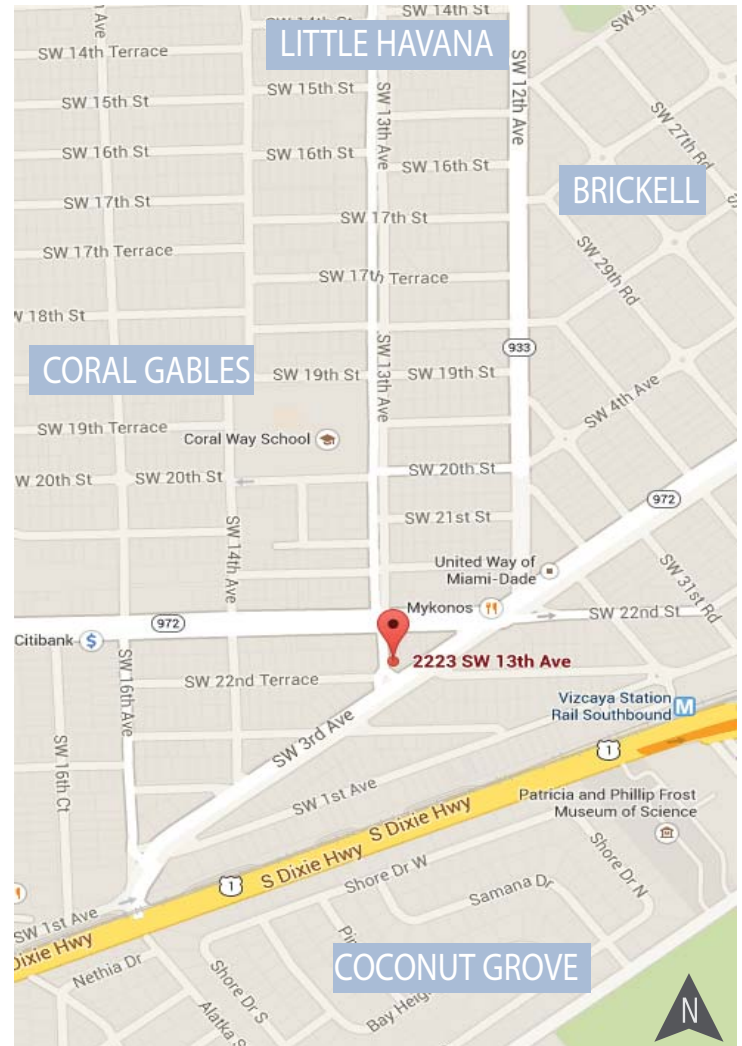
For Leasing Info:  
 Carlos Guzman  
 305-704-3112  
 carlos@saglo.com



## Unique Attributes

- 2,000 square feet available on the second floor.
- Space built out with 4 offices, open studio, 2 restrooms.
- Close proximity to Brickell, Coral Gables, Coconut Grove, US1.
- Excellent visibility and signage opportunity on the Coral Way corridor.

## Area Map



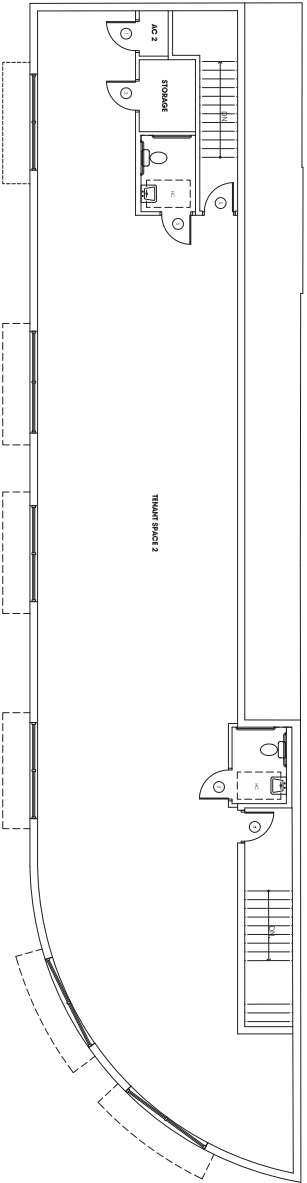
Size of Center **5,130 SF**

Daily Traffic Count **33,000 Cars**

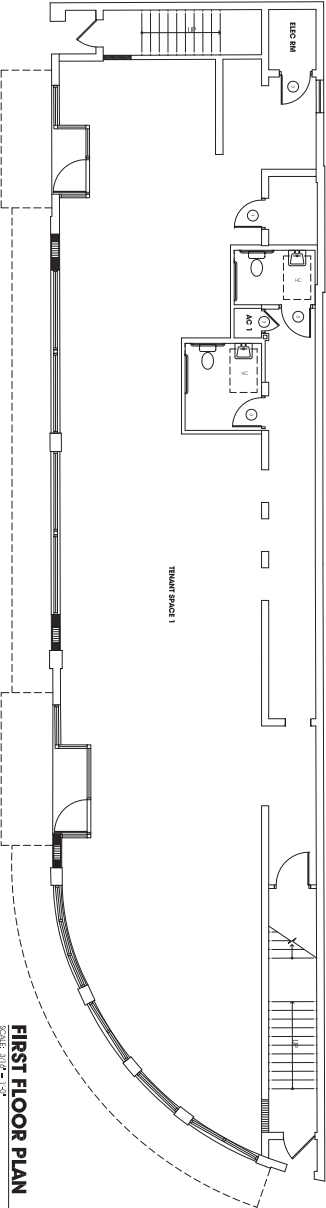
Parking **7 pay-to-park spaces**

## 2014 Demographics

	1 MILE	2 MILES	3 MILES
2014 Estimated Total Population	24,752	137,919	241,146
Est. Population Growth 2014-19	4.92%	7.08%	7.52%
Average Household Income	\$69,966	\$54,186	\$53,829
% White Collar Workers	64.21 %	54.26%	56.72%
% Hispanic or Latino	73.78%	77.66%	73.59%



**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**LOCUS**  
ARCHITECTURE

240 Florida Avenue  
Tallahassee, Florida 32310  
Phone: 904.488.0000  
Fax: 904.488.0001

**CONSULTANT**

NO.	ISSUANCE NUMBER	DATE
1	CONTRACT SET	03-13-2008
2	ISSUE SET	05-29-2008
3	REVISIONS	06-05-2008

PROJECT	DESCRIPTION
Attention to Pier Palm Building	
2231 SW 13th Avenue Miami, FL 33145	

DATE	SCALE
3/17/08 at 1/4"	

DATE	SCALE	REVISION	BY	APP. NO.