

MIAMI

Westchester Shopping Center

LOCATION:

CORAL WAY & S.W. 87TH AVENUE - NEC
Miami-Dade County, Florida 33155

DESCRIPTION:

WESTCHESTER SHOPPING CENTER
235,000 SF. Newly Renovated Community Shopping Center

OPPORTUNITY:

2nd floor office space facing Coral Way: 9,062 S.F. (can subdivide)

INFORMATION:

- Situated at one of Miami-Dade County's **most Dynamic Intersections which accommodates four Supermarkets.**
- **High Profile Location**
- **Easy access** from two major roads with **two Signalized Entrances** into the shopping center

- **Co-tenants:**     



Rainbow
FASHIONS



Party City



CVS/pharmacy

FAMILY DOLLAR

DUNKIN' DONUTS

Payless

West Marine
We make boating more fun!

- **Traffic Counts:** Coral Way 49,500 v.p.d. F.D.O.T. 2010
SW 87th Avenue 34,500 v.p.d. F.D.O.T. 2010

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population*:	21,414	205,244	469,260
Avg. Household Inc:	\$52,484	\$47,165	\$55,486
# Of Businesses:	1,042	9,266	28,052
Daytime Population:	6,630	66,290	255,525

*AGS/USPS Adjusted Population

AGS/2010 Estimates

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