

WALMART ANCHORED CENTER FOR LEASE!

Miami Gardens, Florida



Palmetto Design Center

NWC Palmetto Expressway and Douglas Road
3799 NW 167 Street

- ★ **SPACE SIZES AVAILABLE - 1,315 SF (3)**
- ★ **LEASE RATE - \$27.00 PSF, NNN + \$8.00 PSF CAM**
- ★ **NEWLY BUILT 62,000 SF CENTER ON 7 ACRES**
- ★ **EXPOSURE IN HIGH TRAFFIC AREA • 145,500 CARS PER DAY ON PALMETTO EXPRESSWAY!**
- ★ **IN-LINE SPACE ADJACENT TO NEW WALMART AVAILABLE**
- ★ **JOIN OPI NAILS, T-MOBILE, EDIBLE ARRANGEMENTS AND LAUNDROMAT**
- ★ **GREAT OPPORTUNITY!**



FOR INFORMATION CONTACT:

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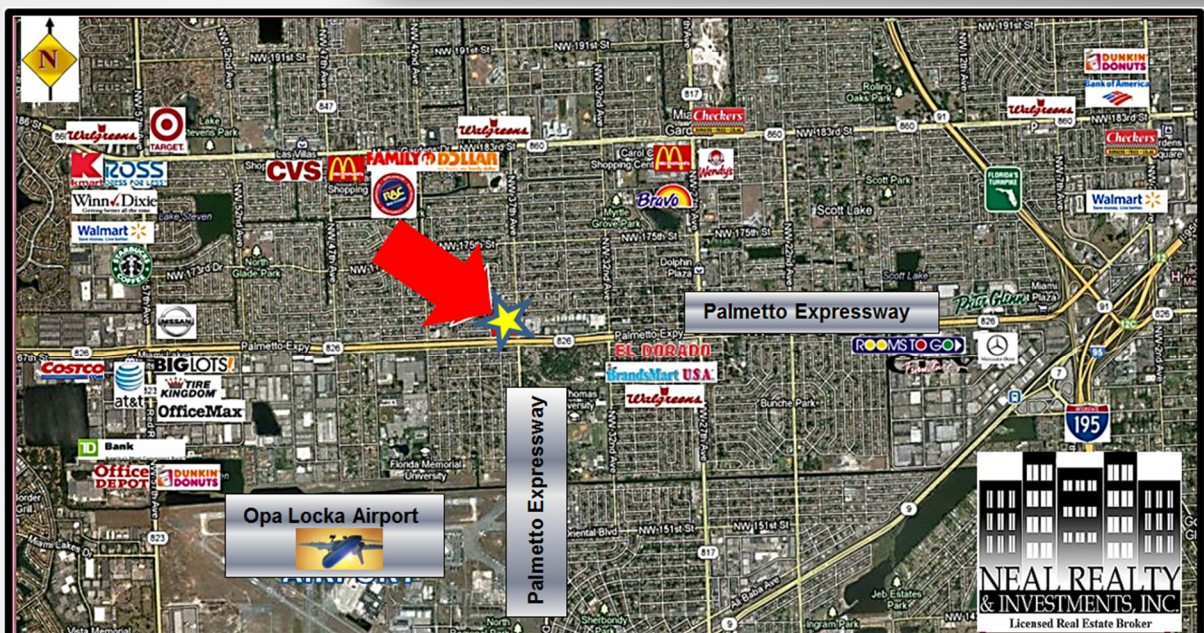
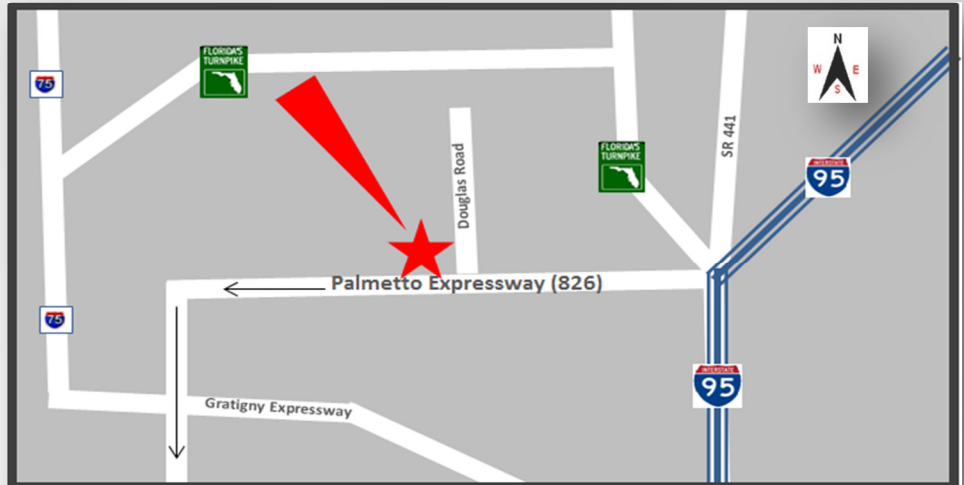
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SPACE #	TENANT/AVAILABLE
101	T-Mobile
102	AVAILABLE – 1,315 SF
103	OPI Nails
104	AVAILABLE – 1,315 SF
105	Edible Arrangements
106	AVAILABLE – 1,315 SF
107-08	Laundromart

Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>
Population	143,159	514,052
Avg. HI	\$52,268	\$58,130



Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.