

# SHOPPES OF LIBERTY CITY

1100-1186 NW 54<sup>th</sup> Street Miami, FL 33127



## SITE INFORMATION

**MSA:** Miami-Fort Lauderdale-  
West Palm Beach (FL)

**Lot Area:** 9 Acres

**GLA:** 78,686 Square Feet

**Parking Ratio:** 5:1

**Latitude:** 25°:49':25"

**Longitude:** -80°:12':54"

**Opportunity Zone Tract #:**  
1286001901

**Current Tenants:** Beauty Exchange,  
DTLR, Liberty .99C, Metro PCS,  
Simon Sports, Wendy's, Winn Dixie,  
Laundromat, MLMPI Academy,

## AVAILABLE SPACE

1,600 SF

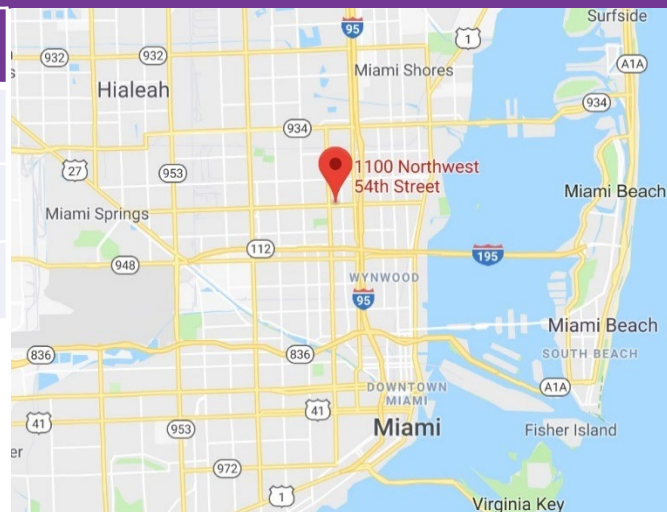
ATM DRIVE THROUGH

4,800 SF ENDCAP

2017 Estimates	Total Population	Total Households	Median HH Income	Per Capita Income
1 Mile	30,062	10,020	\$22,824	\$11,631
3 Mile	231,906	85,891	\$28,457	\$17,182
5 Mile	615,356	236,675	\$33,585	\$21,076

Easy Access to I-95, US1, NW 27th Ave, & Public Transportation  
New Liberty City Trolley Runs directly along NW 12<sup>th</sup> Ave  
Strong Sales & Traffic

Dense Residential Area



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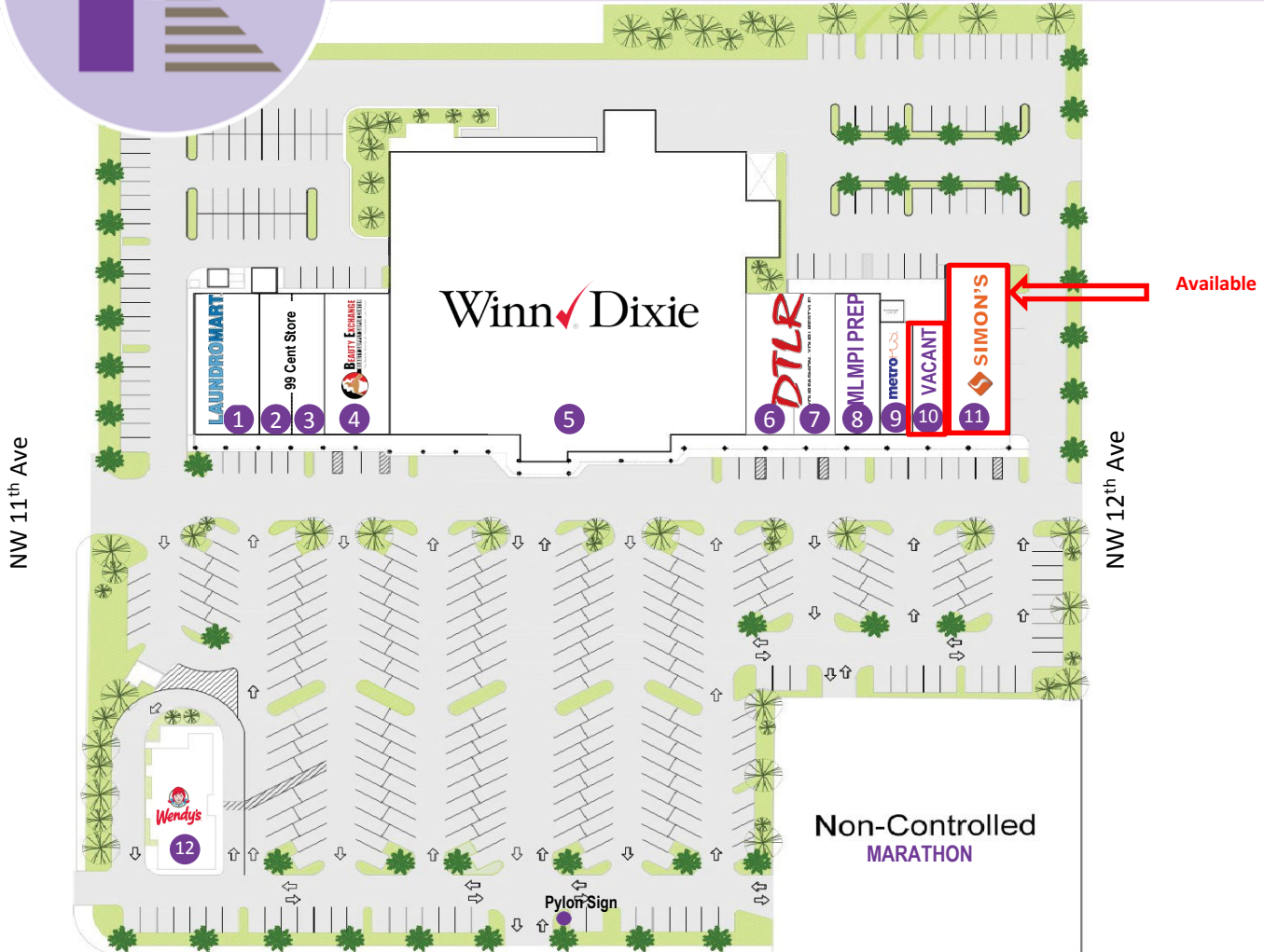
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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

**Parking: Approximately 402 spaces**

**Located in Opportunity Zone  
Tract #: 12086001904**

Unit #/Address	Tenant	Square Footage	Dimension
1 / 1120	Laundromart	4,000	40' x 100'
2,3 / 1126	99 Cent Store	4,000	40' x 100'
4 / 1140	Beauty Exchange	4,000	40" x 100'
5 / 1150	Winn Dixie	47,109	200' x 220'
6 / 1156	DTLR	3,000	30' x 100'
7 / 1162	DTLR	2,500	25' x 100'
8 / 1168	MLMPI Prep	2,750	27.5' x 100'
9 / 1172	MetroPCS	1,600	20' x 80'
10 / 1178	AVAILABLE	1,600	20' x 80'
11 / 1186	Simons Sports	4,800	40' x 120'
12 / 1100	Wendy's	3,500	37' x 95'

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