SPACE FOR LEASE
HAMMOCKS CORNER
Last Space 1,400 SF END CAP

11510 SW 147th Ave Miami, Florida

- **Across the street from Beckman Coulter with 1,200 employees & Immigration Building with 400+ visitors per day**
- **Located in the Hammocks, a densely populated master-planned community in the heart of West Kendall**
- **Lots of communities, schools and parks in the area**
- **Join Chef Adrienne's, Fantasy Learning Center, Music School, Organza Hair Salon, Paki-Indian Middle Eastern Market, AllState Insurance and More**

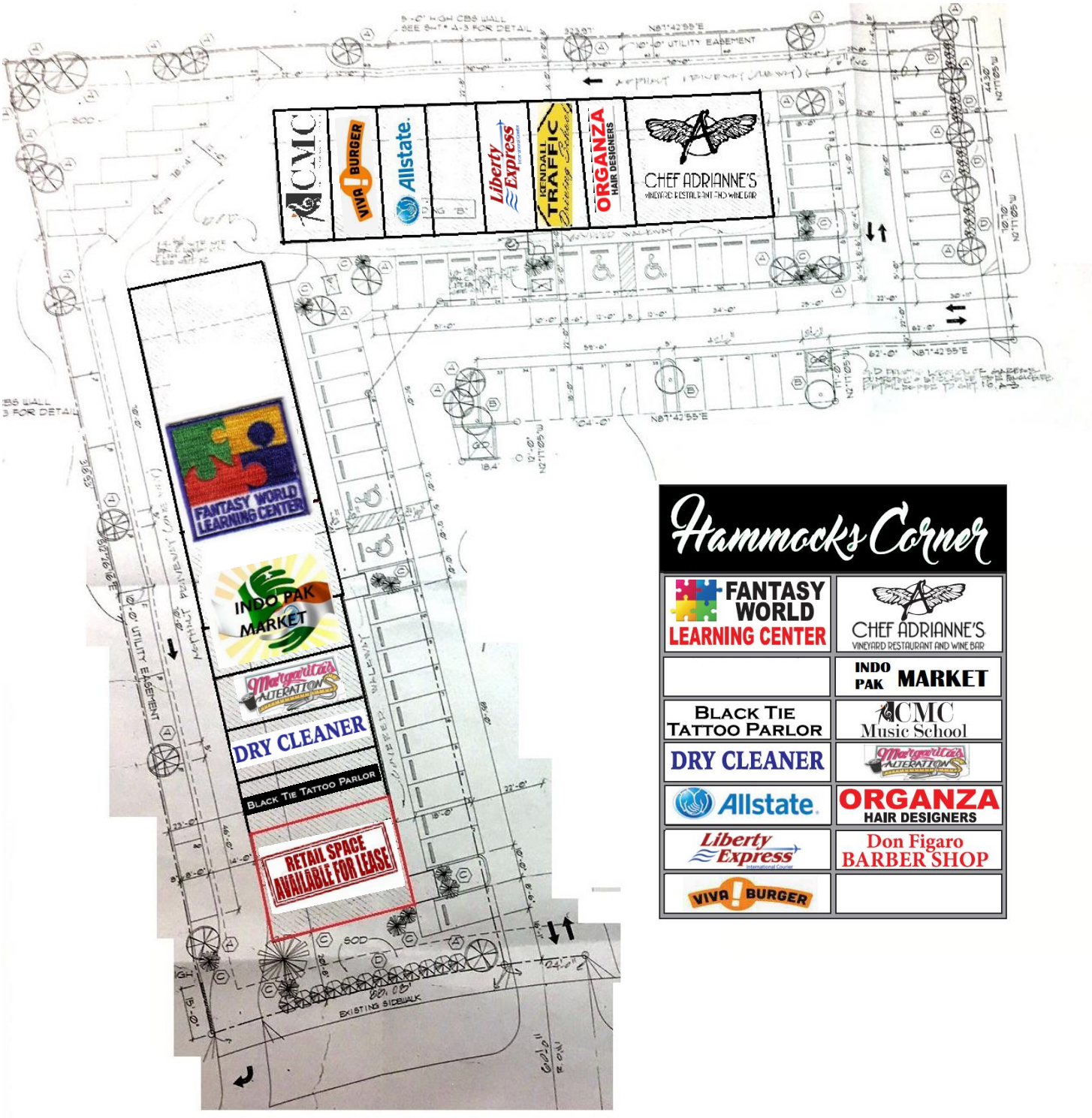
Demographics	1 MILE	3 MILES	5 MILES
Population	16,262	158,559	328,979
Average Household Income	$80,160	$73,891	$74,515
Median Age	37	37	38

SUCHMAN
RETAIL GROUP
1550 Madruga Avenue, Suite 230
Coral Gables, Florida 33146
www.suchmangroup.com

Ana Vega-Garcia
ana@suchmangroup.com
305-667-6461 Ext. 11

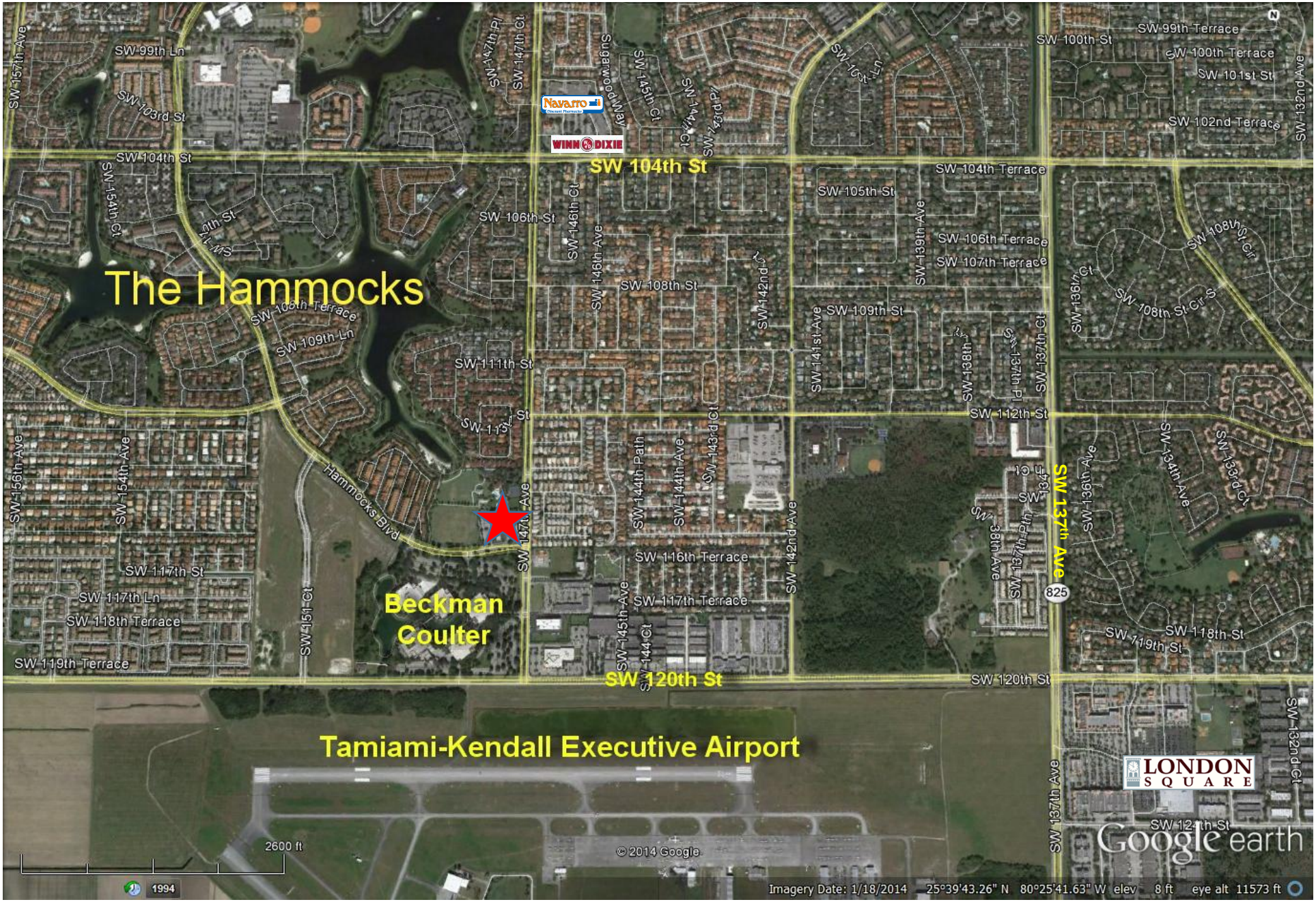
Note: This offering is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of price without prior notice.

SITE PLAN



Hammocks Corner

FANTASY WORLD LEARNING CENTER	CHEF ADRIANNE'S VINEYARD RESTAURANT AND WINE BAR
	INDO PAK MARKET
BLACK TIE TATTOO PARLOR	CMC Music School
DRY CLEANER	Margarita's ALTERATION
Allstate.	ORGANZA HAIR DESIGNERS
Liberty Express	Don Figaro BARBER SHOP
VIVA BURGER	



The Hammocks
Beckman Coulter
Tamiami-Kendall Executive Airport
SW 104th St
SW 120th St
SW 137th Ave
Hammocks Blvd
SW 99th Ln
SW 103rd St
SW 104th St
SW 154th Ct
SW 106th St
SW 108th Terrace
SW 109th Ln
SW 111th St
SW 113th St
SW 156th Ave
SW 154th Ave
SW 117th St
SW 117th Ln
SW 118th Terrace
SW 119th Terrace
SW 151 Ct
SW 147th Ave
SW 147th Pl
SW 147th Ct
SW 146th Ct
SW 146th Ave
SW 145th Ct
SW 144th Ct
SW 144th Path
SW 144th Ave
SW 143rd Ct
SW 142nd Ave
SW 142nd Ct
SW 141st Ave
SW 139th Ave
SW 138th Ave
SW 137th Pl
SW 137th Ct
SW 136th Ave
SW 136th Ct
SW 134th Ave
SW 133rd Ct
SW 132nd Ave
SW 132nd Ct
SW 100th St
SW 99th Terrace
SW 100th Terrace
SW 101st St
SW 102nd Terrace
SW 104th Terrace
SW 105th St
SW 106th Terrace
SW 107th Terrace
SW 108th St
SW 109th St
SW 108th St Cir
SW 108th St Cir S
SW 112th St
SW 116th Terrace
SW 117th Terrace
SW 118th St
SW 119th St
SW 120th St
SW 124th St
825
Navarro
WINN DIXIE
LONDON SQUARE
Google earth
2600 ft
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1994
Imagery Date: 1/18/2014 25°39'43.26" N 80°25'41.63" W elev 8 ft eye alt 11573 ft

SW 113th St
SW 113th Ln
SW 113th Terrace
SW 114th St
SW 114th Terrace
SW 115th St
SW 115th Terrace
SW 116th Terrace
SW 149th Path
SW 149th Pl
SW 149th Ct
SW 149th Ave
SW 148th Path
SW 148th Pl
SW 148th Ct
SW 146th Pl
SW 146th Ct
SW 144th Path
SW 144th Ct
SW 144th Ave
SW 143rd Ct
SW 143rd Ave
SW 147th Ave
SW 145th Ave
SW 120th St
Hammocks Blvd
GOODYEAR
MORE DRIVE.
Hammock Plaza
Beckman Coulter
Immigration Bldg
400 Visitors/Day
740 ft
© 2014 Google
Google earth
1994
Imagery Date: 1/18/2014 25°39'30.55" N 80°25'54.71" W elev 10 ft eye alt 3299 ft