

**SUCHMAN**  
RETAIL GROUP

**KidStrong**

**AVAILABLE  
FOR LEASE**

**RETAIL  
SPACE**

**3,900 SF**

## 14101 CENTER IN PALMETTO BAY

### ABOUT THE PROPERTY

Located on South Dixie Highway (US-1) and SW 141st Street, this center has full frontage visibility along US-1 with new monument sign for all Tenants. This center has newly installed impact windows and doors. The center started a completely renovation adding a new elevator and giving it a modern look with significantly increased visibility and curb appeal. Ample parking – easy access & great signage that is visible to thousands traveling on US-1.



*Ana Vega-Garcia*

DIRECTOR OF LEASING  
BROKER ASSOCIATE

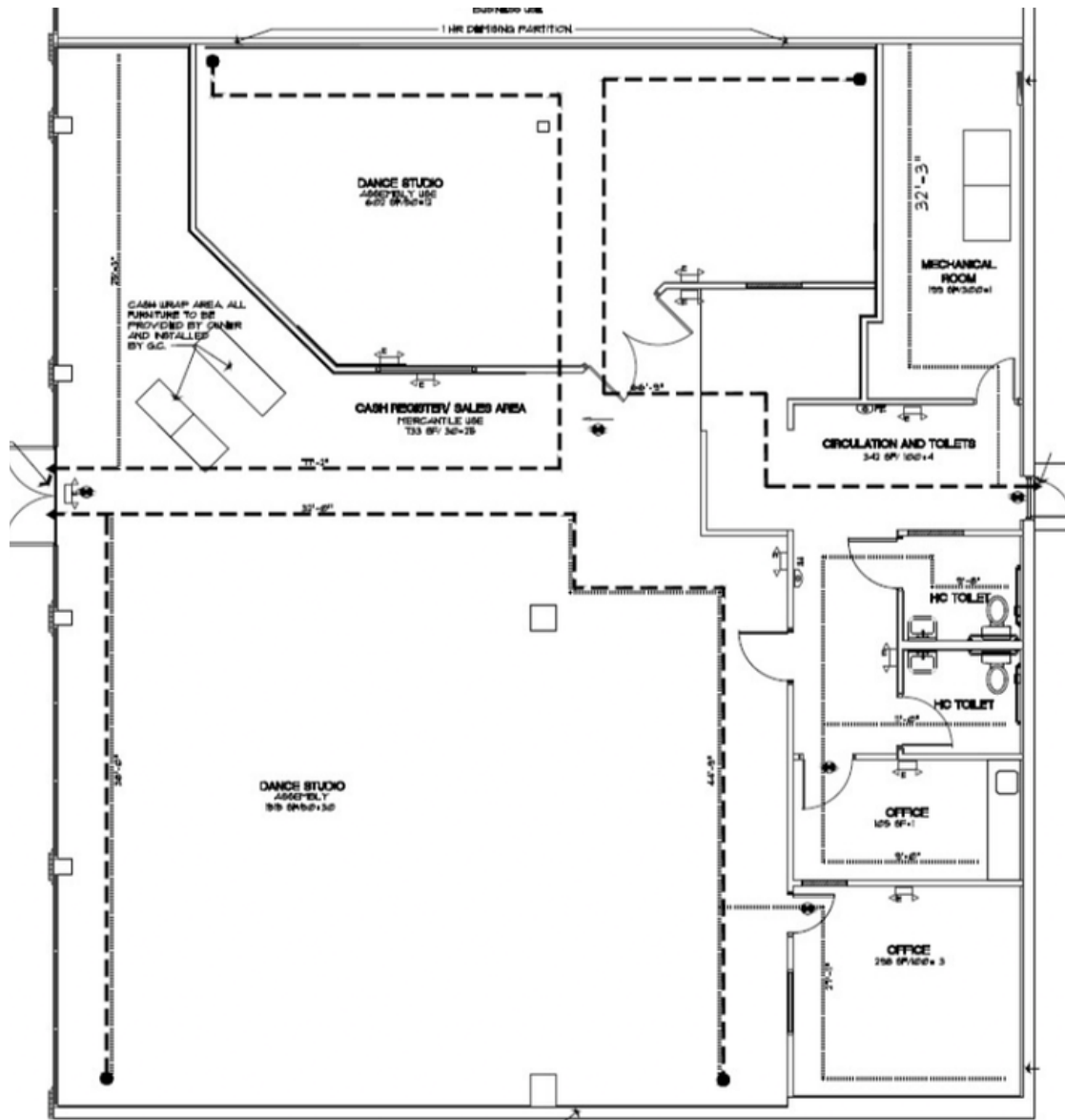


**305-345-6562**



**ANA@SUCHMANGROUP.COM**

# 3,900 SF AVAILABLE FOR LEASE



## Details on this unit:

This unit is on the Ground Floor it consists of 3,900 SF mostly open floor plan with exposed ceiling and metal rigid duct work. Previous use a Dance Studio with a large ballroom and a smaller private dance studio. Ideal for another Dance Studio, gym, pilates, yoga, Doctors Office, Physical Therapy or Rehabilitation Center, Aesthetics Spa (note there is a Hair Salon, Beauty Salon, Children's Dance Studio & Martial Arts 2<sup>nd</sup> Floor of the center) Retail welcomed & Restaurants but there is no Hood or Grease Trap. Landlord will consider and work with Cafe or Restaurant Tenant to obtain Approval.



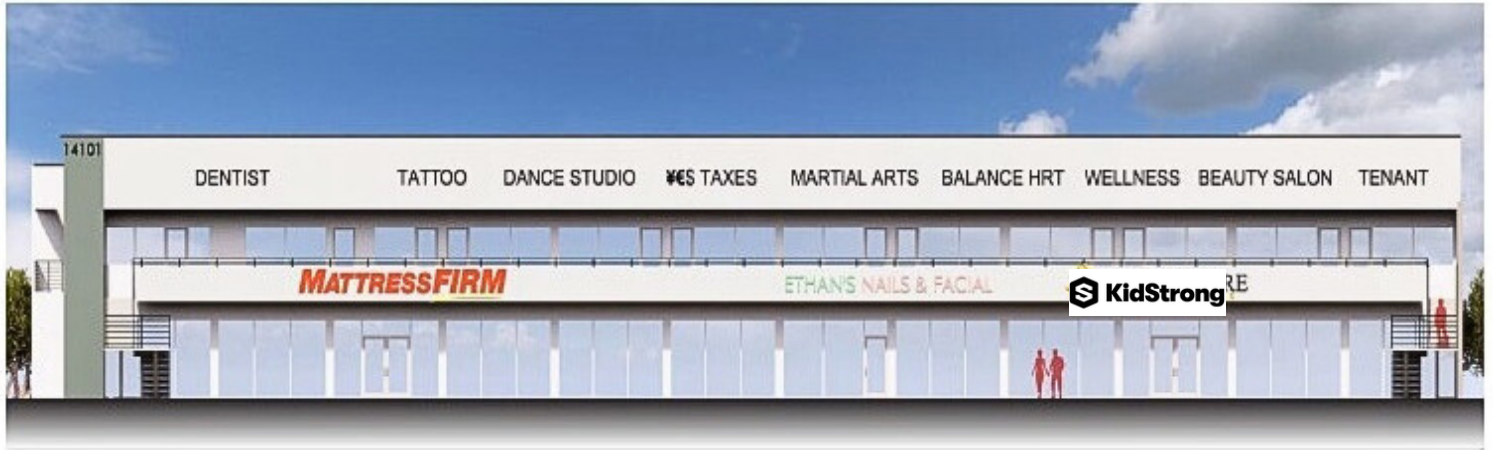
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# RENDERING OF RENOVATIONS



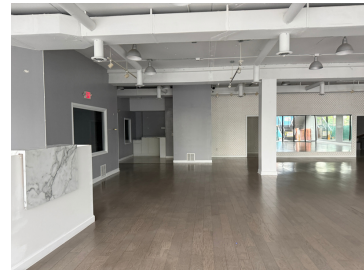
## SITE PLAN RENDERING



# LOCATION



| DEMOGRAPHIC DATA        | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|-------------------------|-------------|-------------|-------------|
| POPULATION              | 10,703      | 93,860      | 276,578     |
| HOUSEHOLDS              | 4,127       | 31,110      | 98,675      |
| MEDIAN HOUSEHOLD INCOME | \$112,914   | \$135,586   | \$106,847   |
| TOTAL EMPLOYEES         | 10,359      | 44,513      | 145,650     |
| TOTAL ESTABLISHMENTS    | 2,035       | 9,560       | 29,321      |



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