

SPEEDWAY CENTER



**Vacant Space
For Lease**



AVERAGE

HOUSEHOLD INCOME: ♦ 1 Mile: \$38,647± ♦ 3 Mile: \$44,797± ♦ 5 Mile: \$55,345±

POPULATION: ♦ 1 Mile: 34,680± ♦ 3 Mile: 227,874± ♦ 5 Mile: 411,118±

TRAFFIC COUNT:

- ♦ W. Okeechobee Road (US Route 27): 63,000 ± Vehicles per Day
- ♦ Palmetto Expressway (FL State Road 826): 189,000 ± Vehicles per Day

JOIN:

- ♦ Lowe's
- ♦ Applebee's
- ♦ Robeks Fresh Juice & Smoothies
- ♦ T-Mobile
- ♦ Target
- ♦ Starbucks
- ♦ Payless ShoeSource
- ♦ Miami-Dade College Outreach Center

HIGHLIGHTS:

- ♦ Located just east of the Palmetto Expressway (SR 826) and Okeechobee Road (SR 27) with easy access for both commuter and local traffic.
- ♦ Centrally located in the heart of an industrial and retail district, and adjacent to dense residential neighborhoods.
- ♦ Nearby businesses include US Postal Service, Walmart Supercenter, HH Gregg, LA Fitness, Restaurant Depot, Tire Kingdom, Arby's, McDonald's, Best Buy, ABC Jewelry, Navarro, Crunch, SalonCentric, etc.



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