

# RETAIL SPACE FOR LEASE MIAMI, FL



**LOCATION:** 2336 Biscayne Blvd  
Miami, FL 33137

**SIZE:** 1,350-1,600 S.F.

**RENTAL RATE:** Call for Rental Rates. Electricity Extra

**AMENITIES:** First Month Free                      Developed Area  
Onsite Park    Great Visibility  
Located of Highly traveled Biscayne Blvd  
Avg. HH Income of \$53K in 1 mi radius  
Daytime Population of 262,000 in 2 mi radius.

For more information on this opportunity, please contact:

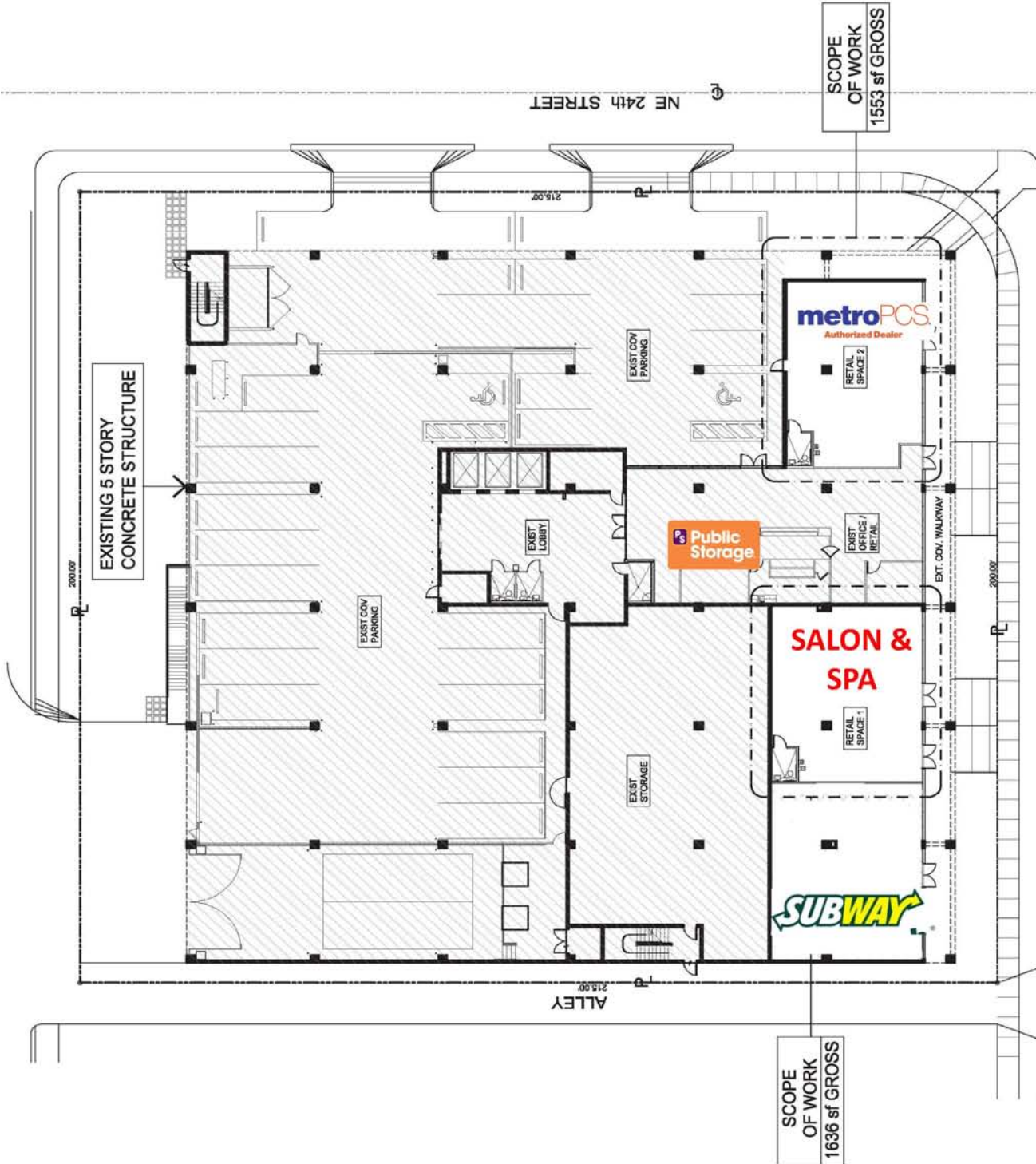
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This flyer is intended only as preliminary information on space available for lease; the property owner and its representatives make no representation that it is accurate or complete. Prospective tenants are advised to conduct their own investigation of the suitability of the premises for their intended use, and to consult with legal and tax professionals regarding the consequences of entering into a lease. All terms are subject to change and all spaces are subject to prior rental or withdrawal from the market without notice.

# Site Plan



SITE PLAN

1/16" = 1'-0"



# Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2011 Male Population	9,275	56,216	145,901
2011 Female Population	9,604	58,877	157,994
% 2011 Male Population	49.13%	48.84%	48.01%
% 2011 Female Population	50.87%	51.16%	51.99%
2011 Total Adult Population	14,238	88,788	233,719
2011 Total Daytime Population	13,748	79,122	248,552
2011 Total Daytime Work Population	5,584	28,296	125,920
2011 Median Age Total Population	31	36	36
2011 Median Age Adult Population	39	43	43
2011 Age 0-5	1,894	10,076	27,037
2011 Age 6-13	1,768	10,910	28,739
2011 Age 14-17	977	5,320	14,400
2011 Age 18-20	781	3,856	10,377
2011 Age 21-24	1,531	6,925	17,507
2011 Age 25-29	1,794	8,896	23,376
2011 Age 30-34	1,572	8,635	23,181
2011 Age 35-39	1,454	8,662	23,232
2011 Age 40-44	1,290	8,265	22,568
2011 Age 45-49	1,162	8,243	22,632
2011 Age 50-54	1,044	7,576	21,277
2011 Age 55-59	836	6,531	18,264
2011 Age 60-64	726	6,049	15,572
2011 Age 65-69	570	4,740	11,658
2011 Age 70-74	475	3,703	8,815
2011 Age 75-79	404	3,049	6,976
2011 Age 80-84	303	2,084	4,709
2011 Age 85+	295	1,574	3,576
% 2011 Age 0-5	10.03%	8.75%	8.90%
% 2011 Age 6-13	9.37%	9.48%	9.46%
% 2011 Age 14-17	5.18%	4.62%	4.74%
% 2011 Age 18-20	4.14%	3.35%	3.41%
% 2011 Age 21-24	8.11%	6.02%	5.76%
% 2011 Age 25-29	9.50%	7.73%	7.69%
% 2011 Age 30-34	8.33%	7.50%	7.63%
% 2011 Age 35-39	7.70%	7.53%	7.64%
% 2011 Age 40-44	6.83%	7.18%	7.43%
% 2011 Age 45-49	6.16%	7.16%	7.45%
% 2011 Age 50-54	5.53%	6.58%	7.00%
% 2011 Age 55-59	4.43%	5.67%	6.01%
% 2011 Age 60-64	3.85%	5.26%	5.12%
% 2011 Age 65-69	3.02%	4.12%	3.84%
% 2011 Age 70-74	2.52%	3.22%	2.90%
% 2011 Age 75-79	2.14%	2.65%	2.30%
% 2011 Age 80-84	1.61%	1.81%	1.55%
% 2011 Age 85+	1.56%	1.37%	1.18%
2011 White Population	8,373	68,316	176,207
2011 Black Population	5,114	20,724	67,163
2011 Asian/Hawaiian/Pacific Islander	1,634	8,864	25,109
2011 American Indian/Alaska Native	95	548	1,232
2011 Other Population (Incl 2+ Races)	3,662	16,642	34,183
2011 Hispanic Population	5,615	26,170	52,480
2011 Non-Hispanic Population	13,263	88,923	251,415
% 2011 White Population	44.35%	59.36%	57.98%
% 2011 Black Population	27.09%	18.01%	22.10%
% 2011 Asian/Hawaiian/Pacific Islander	8.66%	7.70%	8.26%
% 2011 American Indian/Alaska Native	0.50%	0.48%	0.41%
% 2011 Other Population (Incl 2+ Races)	19.40%	14.46%	11.25%
% 2011 Hispanic Population	29.74%	22.74%	17.27%
% 2011 Non-Hispanic Population	70.26%	77.26%	82.73%
2000 Non-Hispanic White	6,651	59,310	150,647
2000 Non-Hispanic Black	4,728	18,910	58,232
2000 Non-Hispanic Amer Indian/Alaska Native	11	243	666
2000 Non-Hispanic Asian	1,120	6,664	19,204
2000 Non-Hispanic Hawaiian/Pacific Islander	29	139	330
2000 Non-Hispanic Some Other Race	28	248	857
2000 Non-Hispanic Two or More Races	592	2,898	8,983
% 2000 Non-Hispanic White	50.54%	67.08%	63.05%
% 2000 Non-Hispanic Black	35.93%	21.39%	24.37%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.08%	0.27%	0.28%
% 2000 Non-Hispanic Asian	8.51%	7.54%	8.04%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.22%	0.16%	0.14%
% 2000 Non-Hispanic Some Other Race	0.21%	0.28%	0.36%
% 2000 Non-Hispanic Two or More Races	4.50%	3.28%	3.76%
<b>Population Change</b>			
Total Employees	n/a	n/a	n/a
Total Establishmnts	n/a	n/a	n/a
2011 Total Population	18,878	115,094	303,895
2011 Total Households	6,958	44,253	124,741
Population Change 1990-2011	4,524	21,919	68,111
Household Change 1990-2011	1,174	6,837	26,080
% Population Change 1990-2011	31.52%	23.52%	28.89%
% Household Change 1990-2011	20.30%	18.27%	26.43%
Population Change 2000-2011	2,319	12,483	34,075
Household Change 2000-2011	418	2,837	9,834

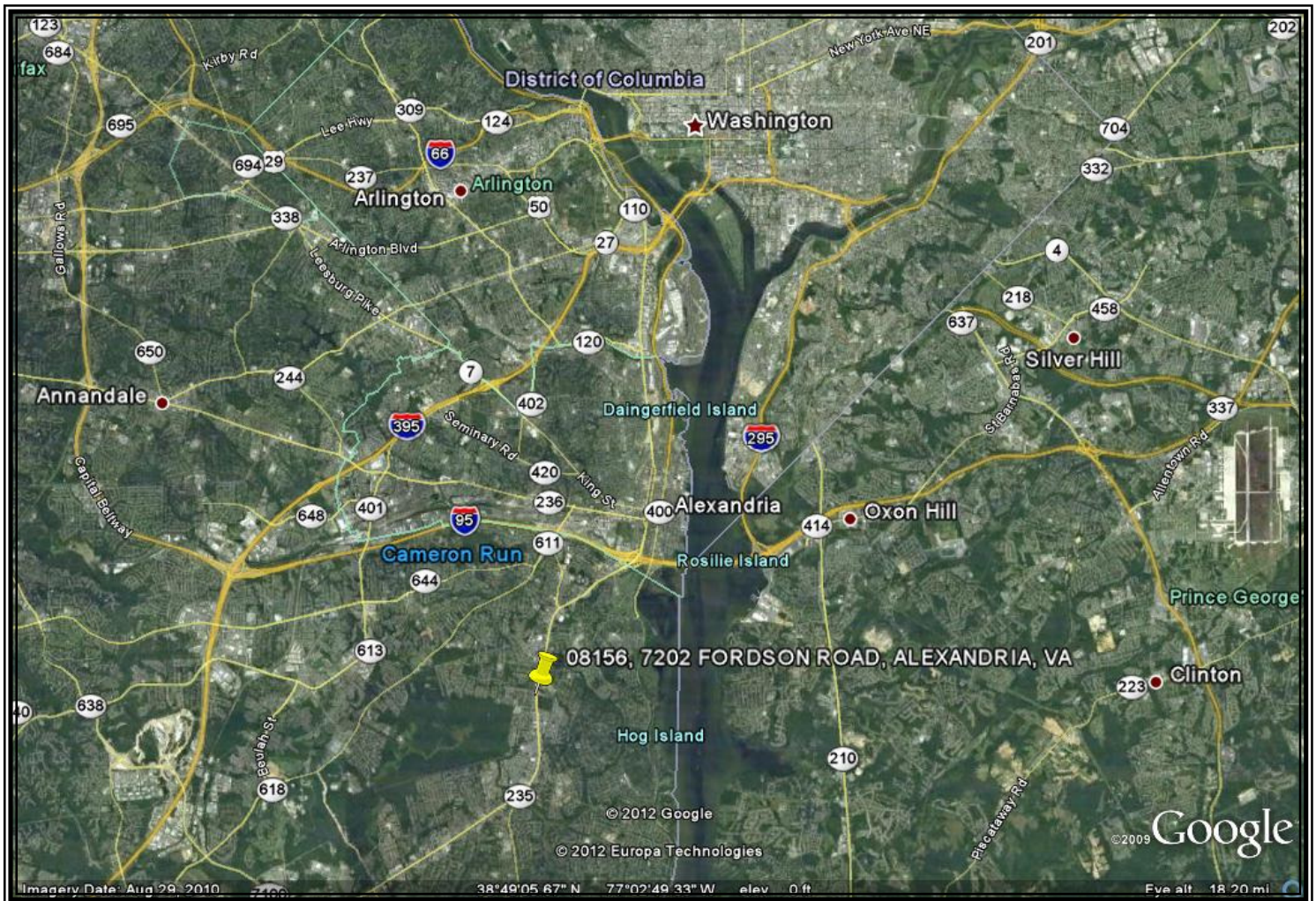
# Demographics

% Population Change 2000-2011	14.00%	12.17%	12.63%
% Households Change 2000-2011	6.39%	6.85%	8.56%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	6,716	42,492	118,620
2000 Occupied Housing Units	6,498	41,364	114,945
2000 Owner Occupied Housing Units	2,556	25,170	65,658
2000 Renter Occupied Housing Units	3,942	16,194	49,287
2000 Vacant Housing Units	218	1,128	3,675
% 2000 Occupied Housing Units	96.75%	97.35%	96.90%
% 2000 Owner Occupied Housing Units	38.06%	59.23%	55.35%
% 2000 Renter Occupied Housing Units	58.70%	38.11%	41.55%
% 2000 Vacant Housing Units	3.25%	2.65%	3.10%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$56,253	\$89,176	\$93,473
2011 Per Capita Income	\$31,504	\$43,990	\$48,982
2011 Average Household Income	\$85,475	\$114,411	\$119,331
2011 Household Income < \$10,000	193	1,403	4,281
2011 Household Income \$10,000-\$14,999	200	830	2,594
2011 Household Income \$15,000-\$19,999	335	1,116	2,662
2011 Household Income \$20,000-\$24,999	273	1,138	2,942
2011 Household Income \$25,000-\$29,999	341	1,259	2,938
2011 Household Income \$30,000-\$34,999	628	1,731	3,755
2011 Household Income \$35,000-\$39,999	314	1,306	3,369
2011 Household Income \$40,000-\$44,999	323	1,519	4,117
2011 Household Income \$45,000-\$49,999	443	1,333	3,869
2011 Household Income \$50,000-\$59,999	686	3,238	8,455
2011 Household Income \$60,000-\$74,999	932	4,185	11,023
2011 Household Income \$75,000-\$99,999	565	5,411	16,734
2011 Household Income \$100,000-\$124,999	469	5,175	16,646
2011 Household Income \$125,000-\$149,999	379	3,646	10,811
2011 Household Income \$150,000-\$199,999	471	6,024	15,239
2011 Household Income \$200,000-\$249,999	190	2,273	6,919
2011 Household Income \$250,000-\$499,999	184	2,236	6,902
2011 Household Income \$500,000+	32	430	1,485
2011 Household Income \$200,000+	407	4,939	15,306
% 2011 Household Income < \$10,000	2.77%	3.17%	3.43%
% 2011 Household Income \$10,000-\$14,999	2.87%	1.88%	2.08%
% 2011 Household Income \$15,000-\$19,999	4.81%	2.52%	2.13%
% 2011 Household Income \$20,000-\$24,999	3.92%	2.57%	2.36%
% 2011 Household Income \$25,000-\$29,999	4.90%	2.85%	2.36%
% 2011 Household Income \$30,000-\$34,999	9.03%	3.91%	3.01%
% 2011 Household Income \$35,000-\$39,999	4.51%	2.95%	2.70%
% 2011 Household Income \$40,000-\$44,999	4.64%	3.43%	3.30%
% 2011 Household Income \$45,000-\$49,999	6.37%	3.01%	3.10%
% 2011 Household Income \$50,000-\$59,999	9.86%	7.32%	6.78%
% 2011 Household Income \$60,000-\$74,999	13.39%	9.46%	8.84%
% 2011 Household Income \$75,000-\$99,999	8.12%	12.23%	13.41%
% 2011 Household Income \$100,000-\$124,999	6.74%	11.69%	13.34%
% 2011 Household Income \$125,000-\$149,999	5.45%	8.24%	8.67%
% 2011 Household Income \$150,000-\$199,999	6.77%	13.61%	12.22%
% 2011 Household Income \$200,000-\$249,999	2.73%	5.14%	5.55%
% 2011 Household Income \$250,000-\$499,999	2.64%	5.05%	5.53%
% 2011 Household Income \$500,000+	0.46%	0.97%	1.19%
% 2011 Household Income \$200,000+	5.85%	11.16%	12.27%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$3,385,757	\$25,934,230	\$76,561,908
2011 Jewelry Stores	\$2,515,487	\$18,151,179	\$53,748,501
2011 Mens Clothing Stores	\$4,851,878	\$36,677,288	\$108,374,885
2011 Shoe Stores	\$4,506,693	\$35,621,104	\$104,972,297
2011 Womens Clothing Stores	\$8,194,199	\$61,520,982	\$181,725,670
2011 Automobile Dealers	\$55,798,779	\$413,644,563	\$1,218,415,461
2011 Automotive Parts/Acc/Repair Stores	\$7,084,258	\$53,023,747	\$156,477,591
2011 Other Motor Vehicle Dealers	\$2,202,108	\$17,172,472	\$50,640,456
2011 Tire Dealers	\$1,933,377	\$13,921,969	\$41,172,372
2011 Hardware Stores	\$1,202,717	\$14,153,155	\$41,040,900
2011 Home Centers	\$5,413,695	\$47,812,884	\$139,626,819
2011 Nursery/Garden Centers	\$2,049,111	\$14,704,050	\$43,478,382
2011 Outdoor Power Equipment Stores	\$595,065	\$4,290,641	\$12,550,279
2011 Paint/Wallpaper Stores	\$196,242	\$1,563,977	\$4,577,644
2011 Appliance/TV/Other Electronics Stores	\$5,655,113	\$42,223,276	\$124,869,365
2011 Camera/Photographic Supplies Stores	\$895,061	\$6,977,353	\$20,549,001
2011 Computer/Software Stores	\$2,602,389	\$19,884,905	\$58,571,147
2011 Beer/Wine/Liquor Stores	\$3,637,871	\$28,315,248	\$83,529,311
2011 Convenience/Specialty Food Stores	\$6,224,751	\$71,499,623	\$201,319,619
2011 Restaurant Expenditures	\$33,886,685	\$377,959,585	\$1,072,442,359
2011 Supermarkets/Other Grocery excl Conv	\$38,671,764	\$301,439,525	\$887,514,931
2011 Furniture Stores	\$5,600,613	\$42,141,073	\$124,345,115
2011 Home Furnishings Stores	\$3,815,272	\$30,033,231	\$88,626,842
2011 Gen Merch/Appliance/Furniture Stores	\$49,865,378	\$379,911,114	\$1,120,784,877
2011 Gasoline Stations w/ Convenience Stores	\$31,264,145	\$268,160,935	\$781,734,398
2011 Other Gasoline Stations	\$25,039,394	\$196,661,311	\$580,414,776
2011 Department Stores exd Leased Depts	\$55,520,490	\$422,134,389	\$1,245,654,238
2011 General Merchandise Stores	\$44,264,764	\$337,770,039	\$996,439,754
2011 Other Health/Personal Care Stores	\$3,552,914	\$26,661,528	\$78,510,919
2011 Pharmacies/Drug Stores	\$18,495,259	\$142,610,006	\$420,037,760
2011 Pet/Pet Supplies Stores	\$2,600,234	\$20,610,789	\$60,619,557
2011 Book/Periodical/Music Stores	\$832,228	\$5,600,592	\$16,798,737
2011 Hobby/Toy/Game Stores	\$627,163	\$5,203,413	\$14,860,615
2011 Musical Instrument/Supplies Stores	\$506,062	\$3,759,892	\$11,090,134
2011 Sewing/Needlework/Piece Goods Stores	\$164,134	\$1,326,174	\$3,915,938
2011 Sporting Goods Stores	\$3,905,222	\$31,638,073	\$93,746,809
2011 Video Tape Stores - Retail	\$455,976	\$3,435,523	\$10,139,593

# COMMERCIAL/OFFICE SPACE FOR LEASE ALEXANDRIA, VA



Problem Solved.



For more information on this opportunity, please contact:

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