

The background of the advertisement is a vibrant orange-red color. On the left side, there are several diagonal white lines of varying thicknesses. The right side features a silhouette of palm trees against the orange background. The title 'BIRD GALLOWAY CENTER' is written in large, bold, white capital letters on the right side. Below the title, the tagline 'WHERE RETAIL MEETS CULTURE' is written in smaller, white, all-caps sans-serif font. In the bottom left corner, the address '8500-8690 SW 40TH STREET' and 'MIAMI, FL 33155' is displayed in white. The bottom half of the image has a white background with a light gray silhouette of palm trees. The CBRE logo is in the bottom right corner.

BIRD GALLOWAY CENTER

WHERE RETAIL MEETS CULTURE

8500-8690 SW 40TH STREET
MIAMI, FL 33155

CBRE

BUILDING FEATURES

- Neighboring tenants - La Carreta, Continucare Medical Center, Sedanos, Office depot, Pasteur Medical, Navarro Discount Pharmacies
- Over 103,000 vehicles per day drive by the southeast corner of Bird Road and Galloway Road
- Rare opportunity due to very low tenant turnover
- High visibility to both Bird Road and Galloway Road
- Home to the highest performing La Carreta
- Parking ratio of 4.35/1,000 Sf
- 98.3% Leased
- GLA = 90,113 SF
- Rate = Negotiable



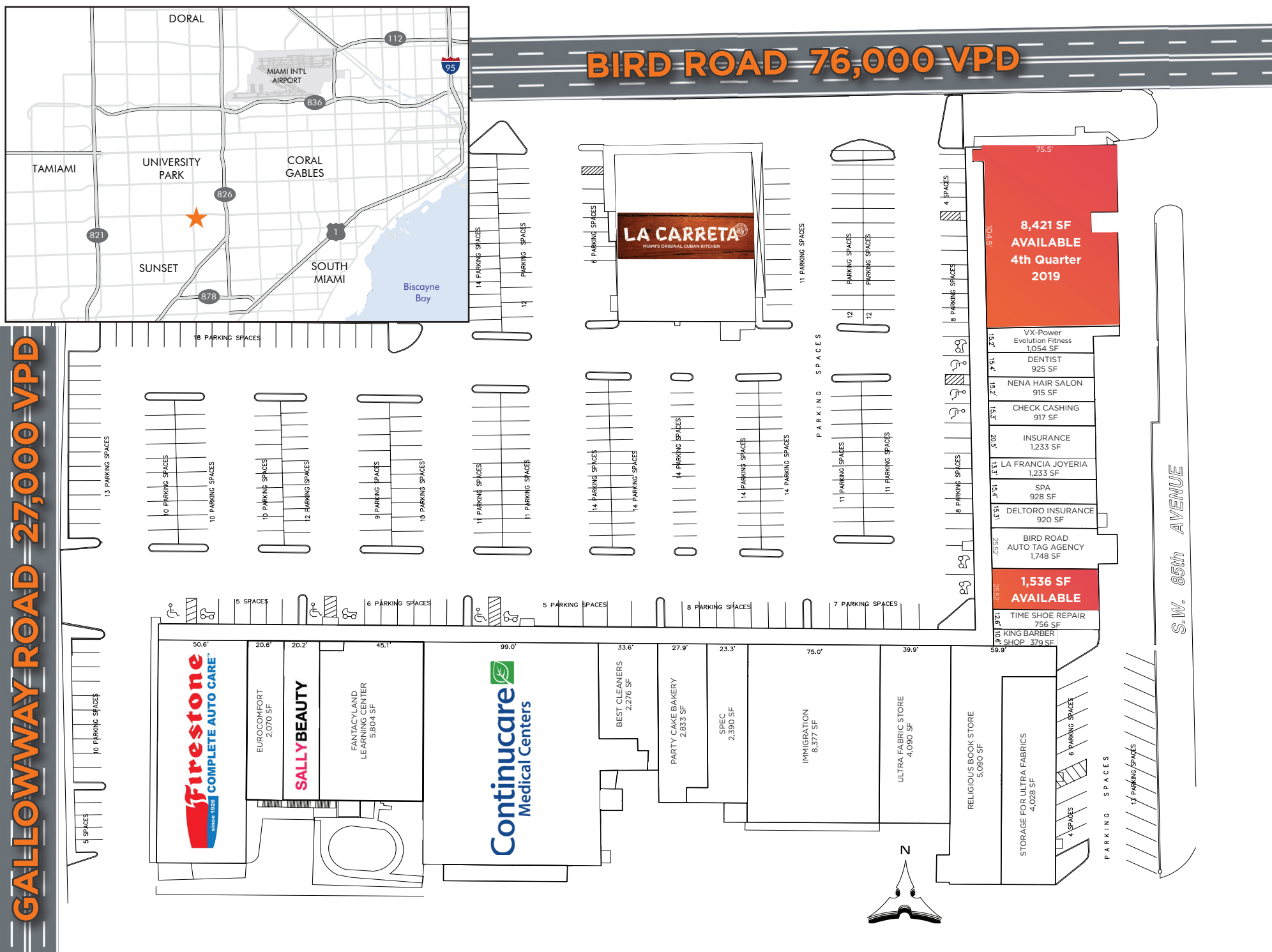
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
TOTAL POPULATION	18,648	184,007	468,411
AVERAGE HOUSEHOLD INCOME	\$72,644	\$76,973	\$83,025
DAYTIME POPULATION	17,110	170,601	576,631
AVERAGE HOUSING VALUE	\$310,424	\$342,402	\$403,827

GALLOWAY ROAD 27,000 VPD

8534 Available | 1,536 SF

8508 Available | 8,421 SF



THE AREA



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