



PALM PLAZA

16935B NW 67TH AVENUE, MIAMI LAKES, FL

16935B NW 67TH AVENUE

2,207 SF RESTAURANT SPACE

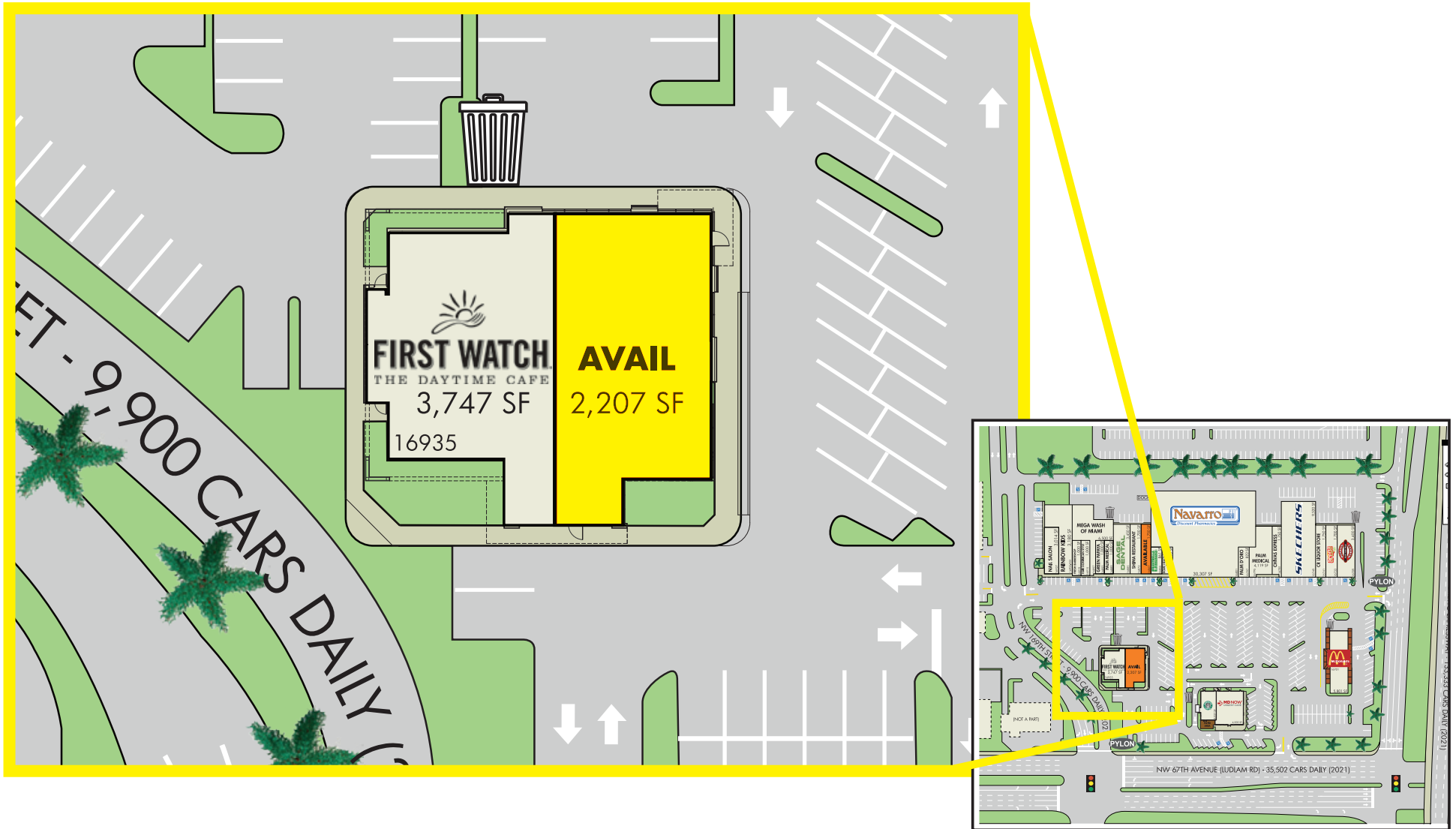
- 2,207 SF outparcel space ideal for a restaurant
- Strong mix of local and national tenants with many in the top 10% nationwide
- Healthy balance of daytime and night time traffic
- Join Boston Market, McDonald's, MD Now, and Starbucks
- Pylon signage available
- Property upgrades to include façade renovations and complete parking lot resurfacing, seal and striping



For retail leasing information, please contact:
MINDY MCILROY • mmcilroy@terranovalcorp.com • 305.779.8970

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SITE PLAN



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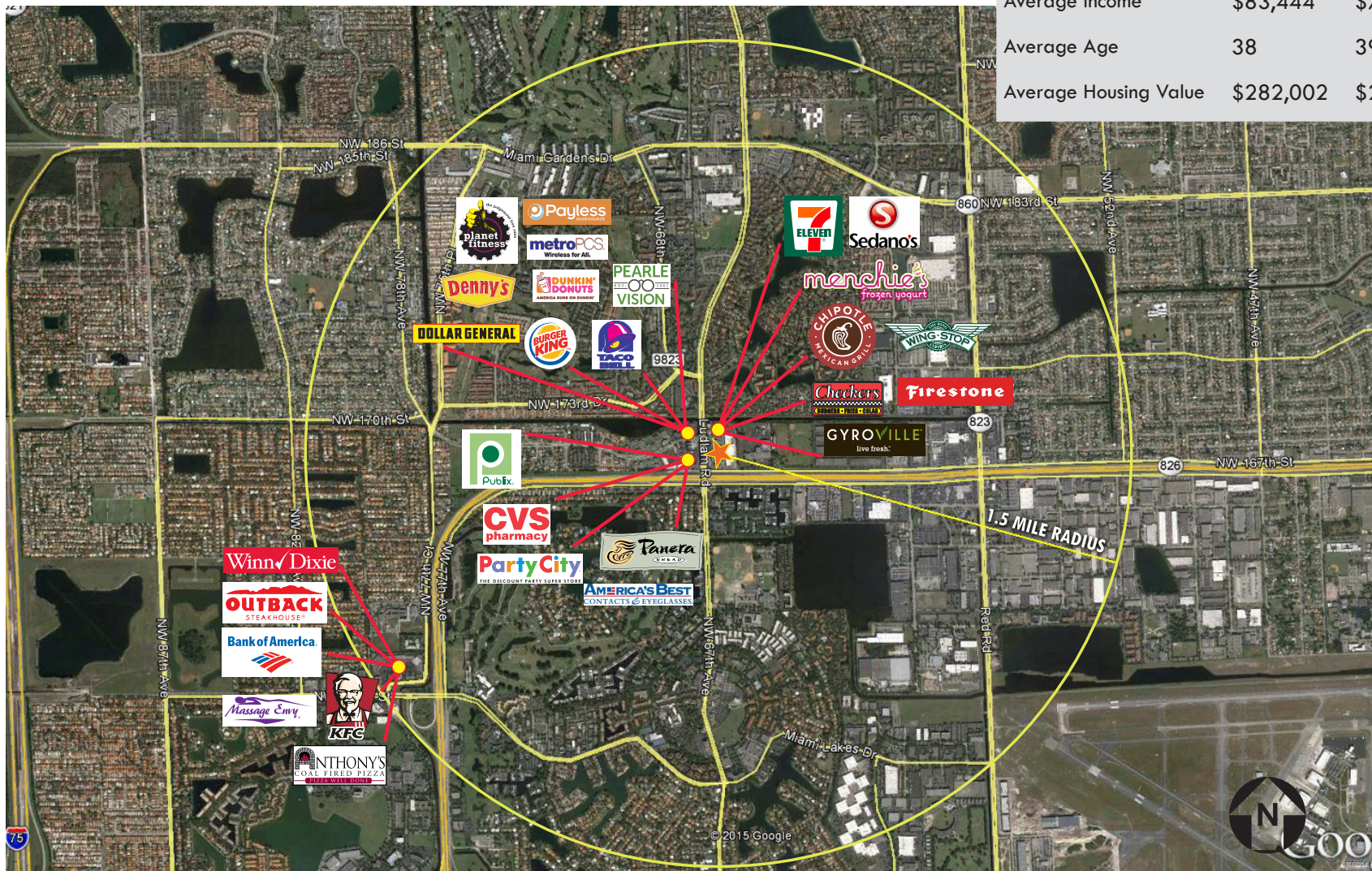
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AREA MAP



	3 Mile	5 Mile
Population	189,947	464,239
Average Income	\$83,444	\$76,557
Average Age	38	39
Average Housing Value	\$282,002	\$254,643



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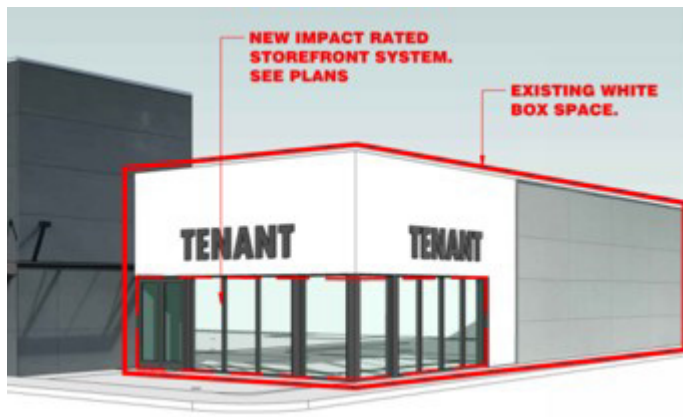
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PROPERTY FACT SHEET



BUILDING DATA

Year Built	1978
Lot Size	9,000 SF
PARKING SPACES	
Uncovered	45 Shared Spaces
Total Floors	1
Gross SF	5,954 SF
First Watch	3747 SF
Vacancy	2,207 SF
Zoning	6400 COMMERCIAL - CENTRAL BU-2
FOLIO #:	
Property	30-2013-060-0010
40 YR.	2019 Recertified



BUILDING SPECIFICATIONS - VACANT SPACE

ELECTRICAL	Updated - 2019
Panel	Separately metered, 400 Amps
Wiring & Fixtures	Lighting on backup batteries
MECHANICAL	Updated - 2019
Exhaust Hood	N/A
RTU	Provisions provided for future use
PLUMBING	Updated - 2019
Plumbing Lines	Separately metered, All lines stubbed in/capped for future use
Grease Trap	"Installed 2018. Shared with adj. tenant. 4" line stubbed in/capped for future use."
Gas	Provisions provided for future use
MAIN ROOF	Updated - 2014
Manufacturer	
Type	Metal deck
Warranty	20 Year Warranty - Expiry: 2034
WINDOWS & STOREFRONT	Updated - 2021
Storefront	Installed - 2021
Manufacturer	Aldora Aluminum & Glass Products, Inc.
Series	"Front Set" Aluminum Window Wall System - FS300, NOA Rated
Finish	Charcoal
Glazing	9/16" Impact rated tinted glass



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