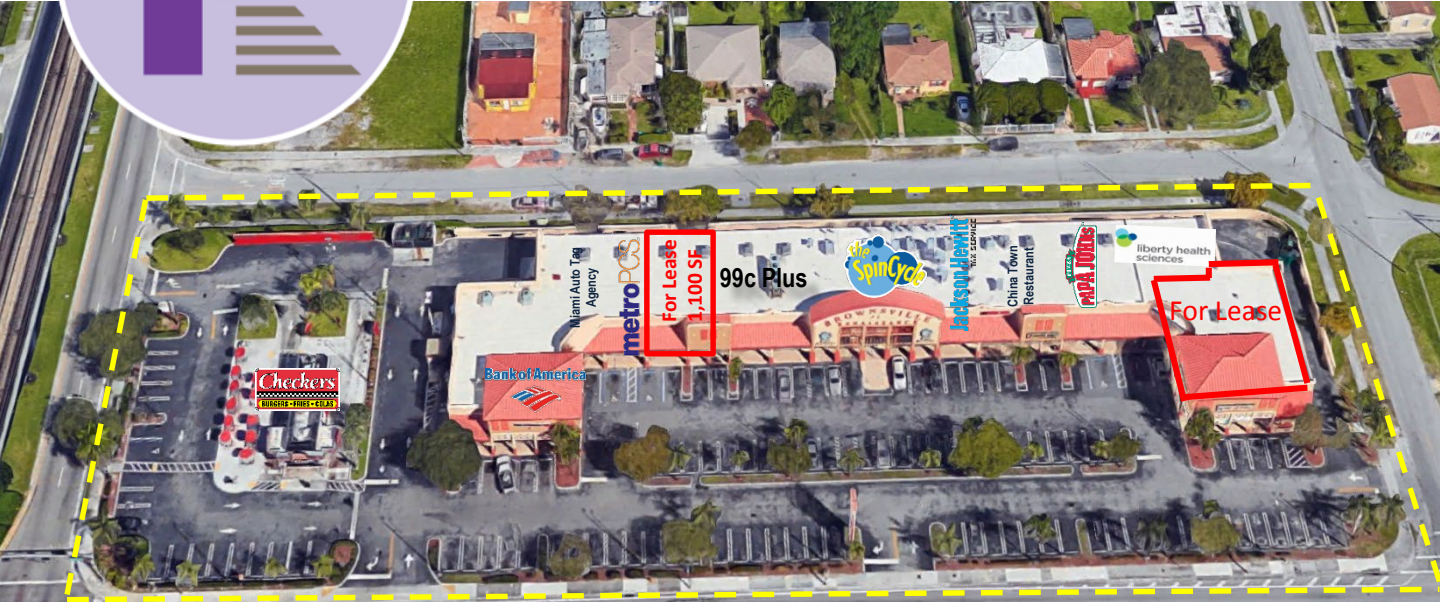


BROWNSVILLE CENTER

2505-2695 NW 54th Street Miami, FL 33142



SITE INFORMATION

AVAILABLE SPACE

MSA: Miami-Fort Lauderdale-West Palm Beach (FL)

3,110 SF End Cap

Lot Area: 2.68 Acres

Opportunity Zone Tract #: 12086001801

GLA: 33,304 Square Feet

1,100 SF End Cap

Parking Ratio: 5:1

Latitude: 25°:49':27"

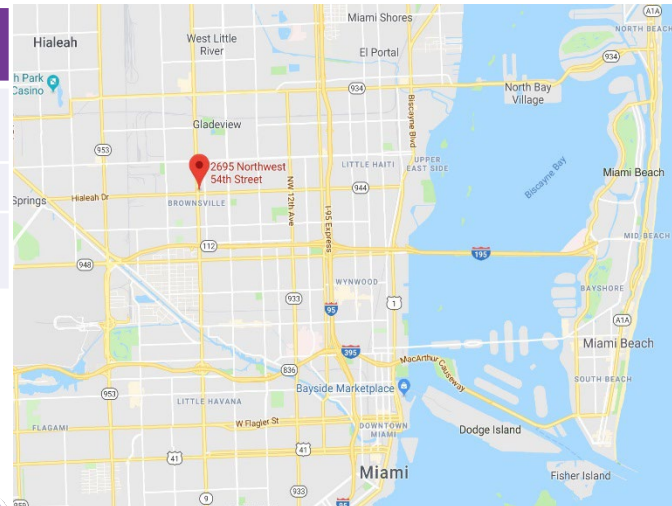
Longitude: -80°:14':22"

Current Tenants: Checker's Drive in Restaurant, Bank of America, Miami Auto Tag

Agency, Metro PCS, Spin Cycle Laundry, Jackson Hewitt Tax Service, China

Town Restaurant, Papa John's Pizza, Miami Times News Paper, 99c Plus, AYR Wellness

2018 Estimates	Total Population	Total Households	Median HH Income	Per Capita Income
1 Mile	22,385	7,491	\$22,219	\$11,283
3 Mile	233,292	77,764	\$26,129	\$13,161
5 Mile	641,981	229,278	\$31,101	\$18,227



Easy access to I-95, SR 826 836, NW 27th Ave, Public Transportation and Metro Rail Station

Strong Sales & Traffic

Dense Residential Area

Exclusively Leased and Managed By

Redevco Management

(305) 981-0888

leasing@reddevco.org

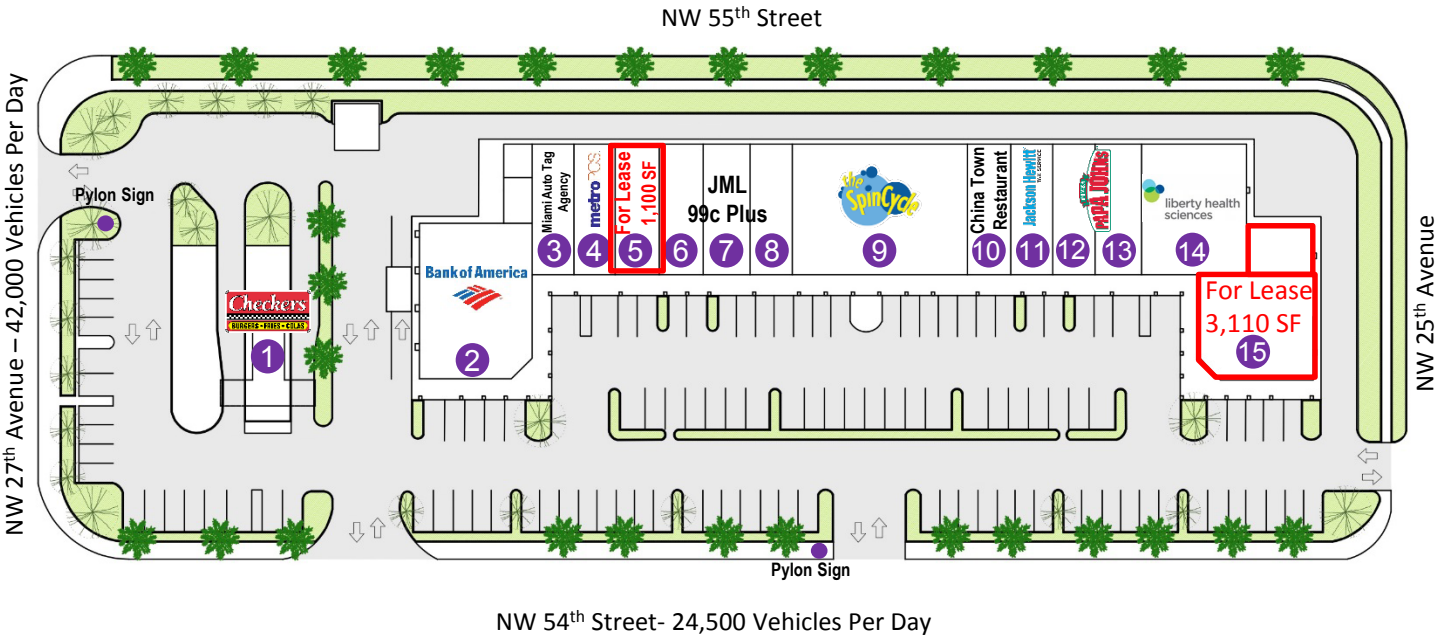
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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

Parking: Approximately 125 Spaces

**Located in Opportunity Zone
Tract #: 12086001801**

Unit #	Tenant	Sq.Ft.	Dimension
1 / 2695	Checker's Drive in Restaurant	8,000	O/P
2 / 2655	Bank of America	4,810	68' x 70'
3 / 2621	Miami Auto Tag Agency	1,100	20' x 55'
4 / 2617	Metro PCS	1,100	20' x 55'
5 / 2613	Available for Lease	1,100	20' x 55'
6 / 2609	JML 99c Plus	1,100	20' x 55'
7 / 2605	JML 99c Plus	1,100	20' x 55'
8 / 2579	JML 99c Plus	1,100	20' x 55'
9 / 2561	Spin Cycle Laundry	4,400	80' x 55'
10 / 2549	China Town Restaurant	1,100	20' x 55'
11 / 2543	Jackson Hewitt Tax Service	1,100	20' x 55'
12 & 13 / 2537	Papa John's Pizza	2,200	40' x 55'
14 / 2525	AYR Wellness, Inc (Liberty Health Sciences)	2,000	40' x 50'
15 / 2505	Available for Lease	3,110	Irregular

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