

## 20,602 SF Freestanding Retail Multiple Access Points, Signalized Corner

**Location:** 15121 S Tamiami Trail

**Size:** 20,602 +/- SF Interior, 23,934 SF total (Approximately 13,986 +/- Showroom/Display and 6,614 +/- is Office, Warehouse, Baths, etc.)

**Land:** 98,538 SF or 2.262 acres

**Strap #:** 36-45-24-07-00000.0010

**Zoning:** C-1A

**Price:** ~~\$4,400,000~~

**Reduced to  
\$4,100,000**



**PRESENTED BY:**

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**Comments:** Occupant expanded to new location. Built in 1995, conventional construction with bar joist roof system. 2 bay truck well, reverse frontage road and interconnected parking, signalized corner 63,400 cars daily.

Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Total Population 2007	3,232	49,619	121,075
Median HH Income 2007	\$40,887	\$51,715	\$51,733
(AADT 2007) US 41 N of Jamaica Bay West			63,400

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