

SMD

Southern Management
and Development, L.P.

9501 Miami

9501 SW 40th Street
Miami, FL 33165

Great street visibility

Average daily traffic count: 62,700

Gross leasable area:
3,175 Sq. Ft. (MOL)



CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 800.570.3261 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



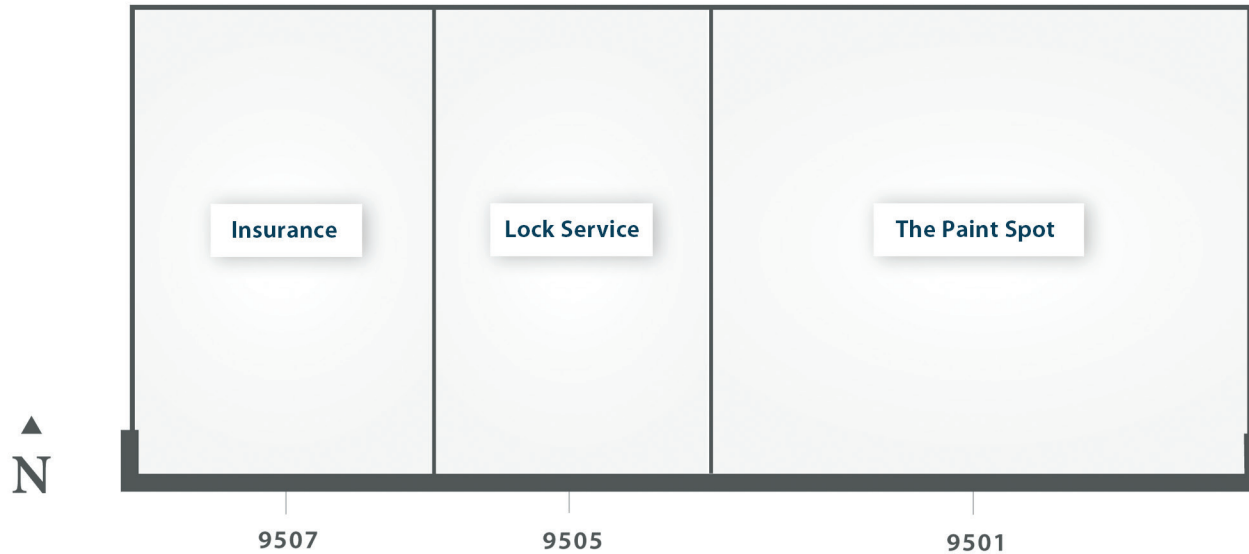
CREATING VALUE

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SMDPROPERTY.COM

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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2027 Projection	23,766	189,808	492,363
2022 Estimate	23,495	186,371	480,111
2010 Census	23,505	182,361	458,829
2000 Census	23,394	180,884	449,126

Population by race

White	63%	68%	70%
Black African American	34%	54%	52%
Hispanic Other	62%	66%	67%

2022 Estimate

Average HH Income	\$83,721.00	\$92,729.00	\$98,654.00
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2022 Estimate

Median HH Income	\$63,132.76	\$68,419.41	\$69,354.42
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2022 Estimate

Median Age	47.43	45.47	44.41
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LEGEND

9501 SW 40th Street

UNIT	TENANT	SQ.FT.
9501	The Paint Spot Bird Road	1,425
9505	Miami Lock Service	800
9507	Yes Insurance Agencies Inc	950