

SMD

Southern Management
and Development, L.P.

9501 Miami

9501 SW 40th Street
Miami, FL 33165

Great street visibility

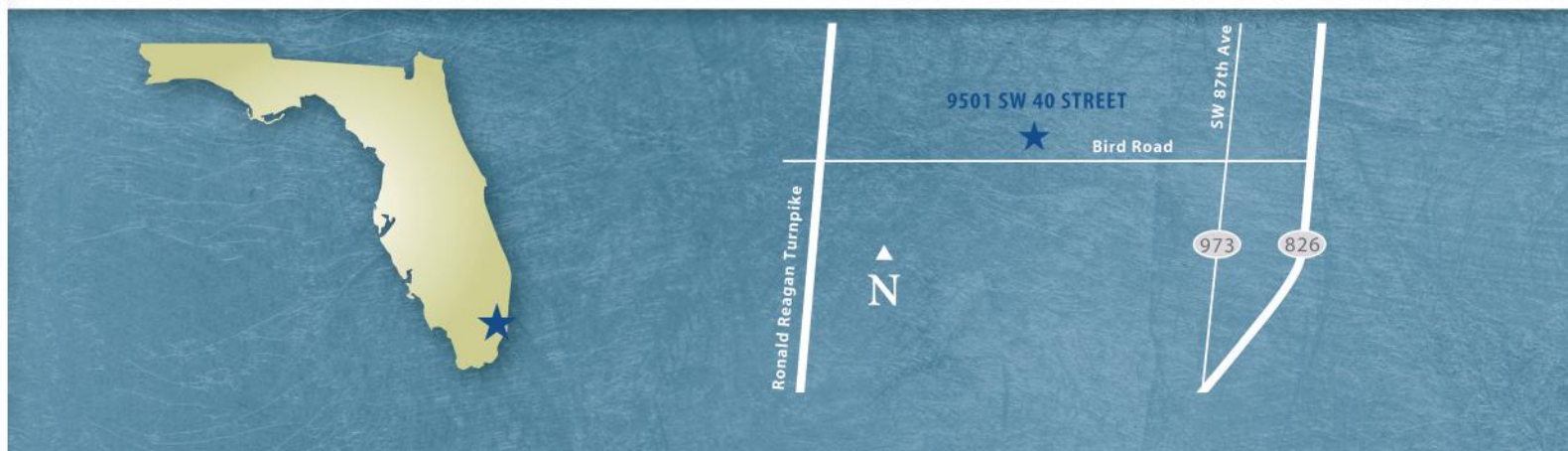
Average daily traffic count: 62,700

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



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smdproperty.com | 561.948.7100 | F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

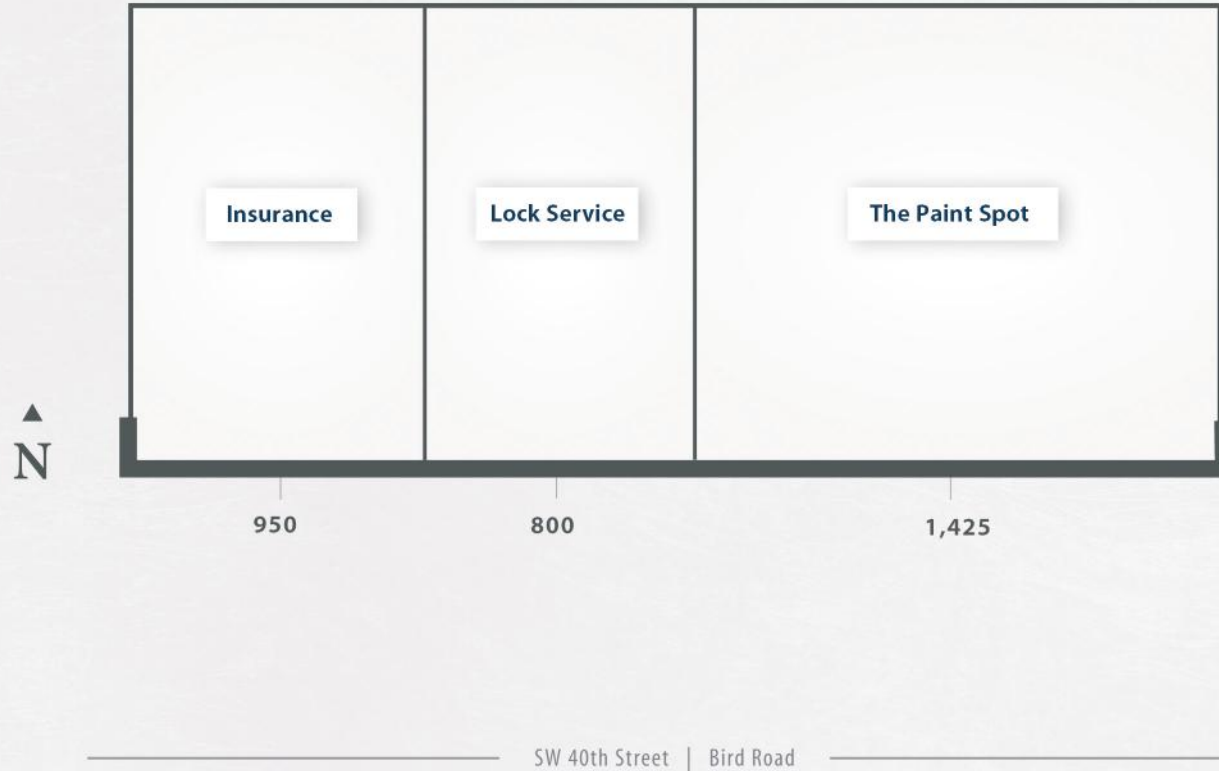


CREATING VALUE

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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 |
| 2022 Estimate | | | |
| Median HH Income | \$63,132.76 | \$68,419.41 | \$69,354.42 |
| 2022 Estimate | | | |
| Median Age | 47.43 | 45.47 | 44.41 |

LEGEND

9501 SW 40th Street

| UNIT | TENANT | SQ.FT. |
|------|--------------------------|--------|
| 9501 | The Paint Spot Bird Road | 30,660 |
| 9505 | Miami Lock Service | 800 |
| 9507 | Yes Insurance Agencies | 950 |