



**SHARPE**  
PROPERTIES

# Miller Heights Shopping Center

9373 SW 56<sup>th</sup> Street, Miami, Florida 33165

[sharpeproperties.com/miller](http://sharpeproperties.com/miller)

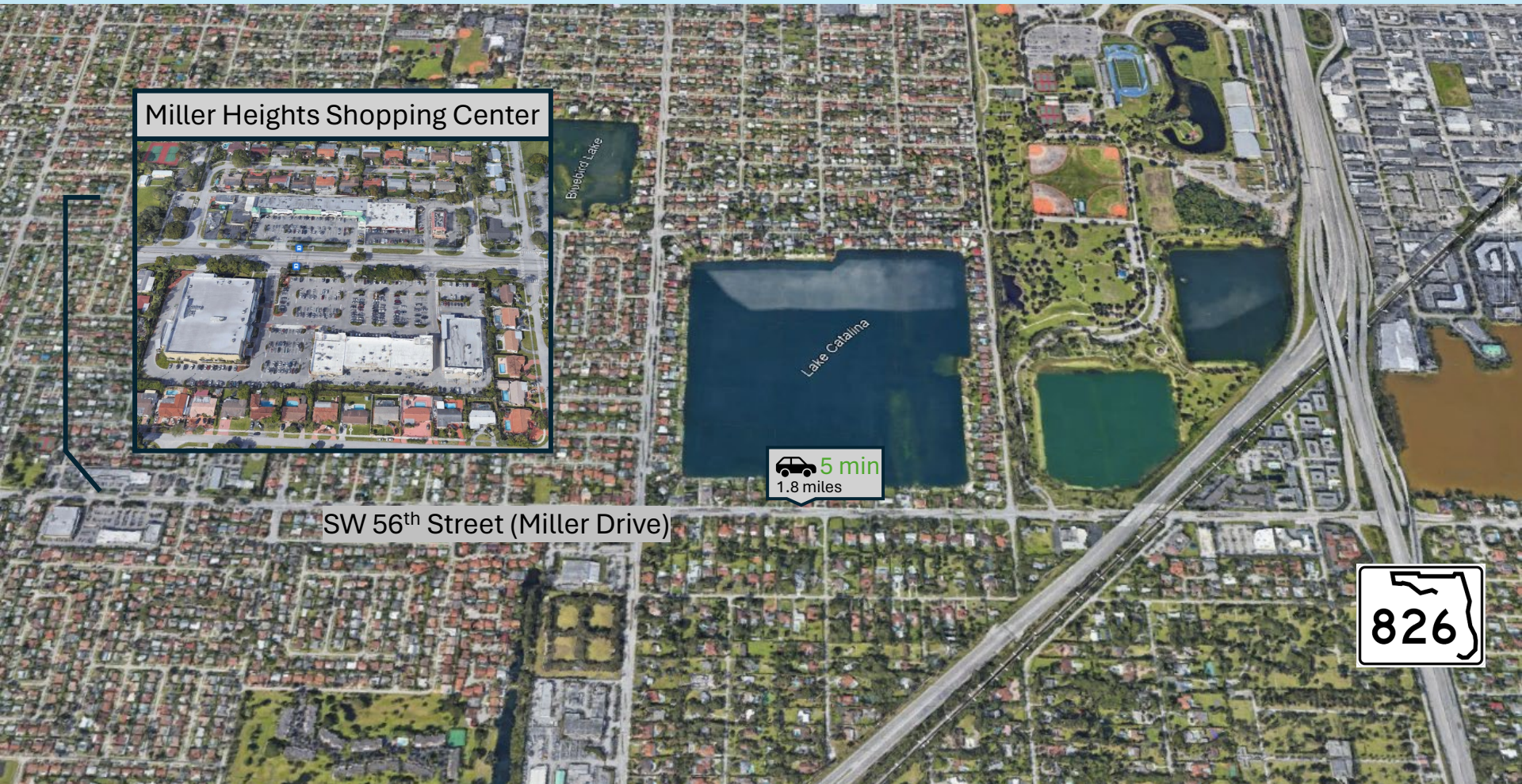




SHARPE  
PROPERTIES

# Miller Heights Shopping Center

Distance to the Palmetto Expressway (Florida State Road 826)



No retail shopping centers between the  
Miller Heights Shopping Center and the 826





SHARPE  
PROPERTIES

# Miller Heights Shopping Center

Shadow Anchors



**Miller Heights Shopping Center**  
 9373 – 9455 SW 56<sup>th</sup> Street (Miller Drive)  
 Miami, FL 33165

[sharpeproperties.com/miller](http://sharpeproperties.com/miller)

**SHARPE**  
 PROPERTIES  
 305.693.3500 | sharpeproperties.com

## CURRENT TENANTS

ID #	Unit #	Sq. Ft.	Current Tenant
1	9455	2,862	Mexican Restaurant
2	9453	940	Barber Shop
3	9447-49	1,881	L.P.O. Medical Center
4	9443-45	1,881	Party Cake Bakery
5	9441	940	Wells Fargo (ATM)
6	9431	940	Beauty Salon
7	9411-21	1,914	Liquor Store
8	9401	1,853	Dry Cleaner
9	9377-91	8,556	Dollar General
10	9375	396	Impact Window Showroom
11	9373	599	Impact Window Showroom

## SPACE AVAILABLE

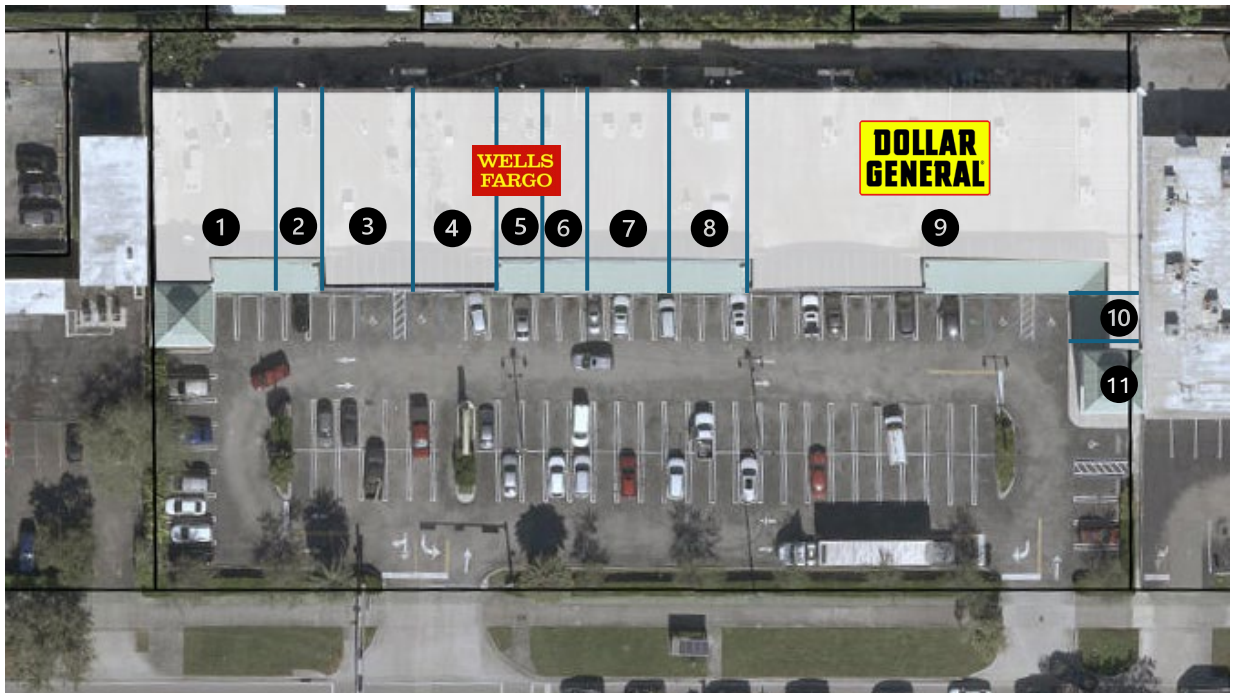
ID #	Sq. Ft.	Available	Use
5	940	08/01/25	Retail

### Base Rental

Unit/Type	\$/SF
5	\$65.00

### Oper. Expenses

Type	\$/SF
R.E. Tax	\$2.67
Insurance	\$2.94
C.A.M.	\$0.00



For more information, please contact:



Sharpe Properties  
 1060 East 33<sup>rd</sup> Street  
 Hialeah, Florida 33013  
 (305) 693-3500 Office  
[info@sharpeproperties.com](mailto:info@sharpeproperties.com)

Brian Sharpe, R.E. Broker  
[brian@sharpeproperties.com](mailto:brian@sharpeproperties.com)

Mason Sharpe, Esq.  
[mason@sharpeproperties.com](mailto:mason@sharpeproperties.com)

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access, and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended solely for use as a reference.



SHARPE  
PROPERTIES

# Miller Heights Shopping Center

Views of exterior







SHARPE  
PROPERTIES

# Miller Heights Shopping Center

Exterior of Unit 9441 (Former Wells Fargo ATM location)



## Demographic Summary Report

### Miller Heights Shopping Center

9375-9459 SW 56th St, Miami, FL 33165

Building Type: **General Retail**

Total Available: **2,480 SF**

Secondary: -

% Leased: **89.88%**

GLA: **24,501 SF**

Rent/SF/Yr: **\$59.59**

Year Built: **1965**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	12,680		144,940		451,486	
2023 Estimate	13,272		149,452		462,753	
2010 Census	14,667		153,276		460,509	
Growth 2023 - 2028	-4.46%		-3.02%		-2.43%	
Growth 2010 - 2023	-9.51%		-2.49%		0.49%	
2023 Population by Hispanic Origin	11,621		125,800		384,884	
2023 Population	13,272		149,452		462,753	
White	12,842	96.76%	142,128	95.10%	436,497	94.33%
Black	177	1.33%	3,131	2.09%	12,800	2.77%
Am. Indian & Alaskan	29	0.22%	295	0.20%	934	0.20%
Asian	149	1.12%	2,615	1.75%	8,338	1.80%
Hawaiian & Pacific Island	7	0.05%	40	0.03%	121	0.03%
Other	68	0.51%	1,243	0.83%	4,064	0.88%
U.S. Armed Forces	0		9		70	
Households						
2028 Projection	3,933		52,045		155,278	
2023 Estimate	4,125		53,523		159,141	
2010 Census	4,582		53,822		157,129	
Growth 2023 - 2028	-4.65%		-2.76%		-2.43%	
Growth 2010 - 2023	-9.97%		-0.56%		1.28%	
Owner Occupied	3,409	82.64%	34,219	63.93%	102,800	64.60%
Renter Occupied	716	17.36%	19,304	36.07%	56,341	35.40%
2023 Households by HH Income	4,124		53,522		159,141	
Income: <\$25,000	539	13.07%	9,707	18.14%	28,757	18.07%
Income: \$25,000 - \$50,000	827	20.05%	10,728	20.04%	33,280	20.91%
Income: \$50,000 - \$75,000	668	16.20%	9,794	18.30%	28,743	18.06%
Income: \$75,000 - \$100,000	381	9.24%	6,584	12.30%	19,252	12.10%
Income: \$100,000 - \$125,000	482	11.69%	4,832	9.03%	16,175	10.16%
Income: \$125,000 - \$150,000	364	8.83%	3,569	6.67%	9,317	5.85%
Income: \$150,000 - \$200,000	330	8.00%	3,834	7.16%	10,332	6.49%
Income: \$200,000+	533	12.92%	4,474	8.36%	13,285	8.35%
2023 Avg Household Income	\$106,585		\$89,774		\$88,698	
2023 Med Household Income	\$76,837		\$65,265		\$64,667	

## Traffic Count Report

### Miller Heights Shopping Center

9375-9459 SW 56th St, Miami, FL 33165

Building Type: General Retail

Secondary: -

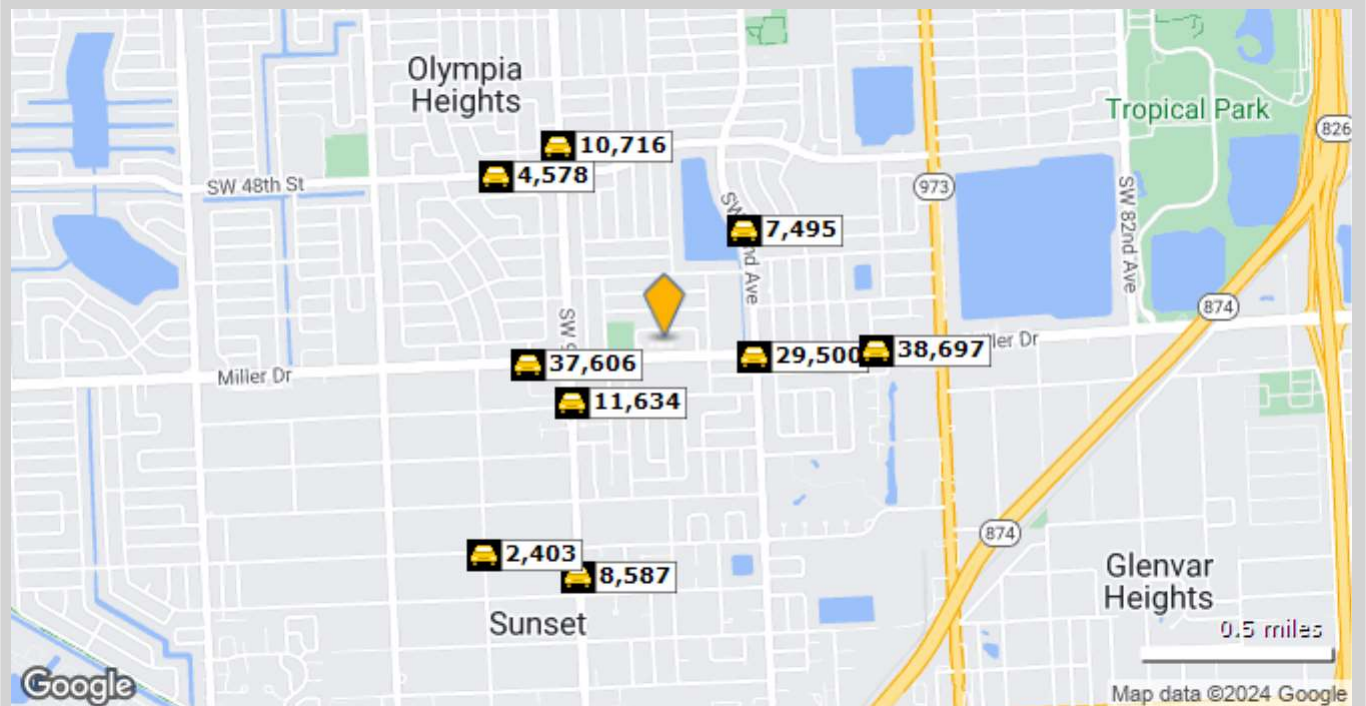
GLA: 24,501 SF

Year Built: 1965

Total Available: 2,480 SF

% Leased: 89.88%

Rent/SF/Yr: \$59.59



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Southwest 56th Street	SW 82nd Ave	0.03 W	2022	31,867	MPSI	.25
2	Southwest 56th Street	SW 56th St	0.00 NW	2018	29,500	AADT	.25
3	SW 97th Ave	SW 58th St	0.01 S	2022	11,634	MPSI	.29
4	SW 56th St	SW 98th Ave	0.00 E	2022	37,606	MPSI	.36
5	Southwest 92nd Avenue	SW 51st St	0.04 S	2022	7,495	MPSI	.37
6	SW 56th St	SW 88th Pl	0.02 W	2022	38,697	MPSI	.58
7	Southwest 97th Avenue	SW 47th St	0.02 S	2022	10,716	MPSI	.60
8	Southwest 48th Street	SW 98th Ave	0.04 E	2022	4,578	MPSI	.63
9	Southwest 97th Avenue	SW 65th St	0.01 N	2022	8,587	MPSI	.66
10	Southwest 99th Avenue	SW 64th St	0.00 N	2022	2,403	MPSI	.74