

# Navarro Bird Plaza West

14401 - 14491 SW 42nd Street, Miami, FL 33175



## EXCELLENT BIRD ROAD VISIBILITY

- ▶ Strong, growing demographics with over 187,000 persons within 3-miles
- ▶ Signalized intersection providing easy access
- ▶ Ample parking
- ▶ JOIN



▶ GROSS LEASABLE AREA  
44,836 SF

▶ FULLY LEASED

Navarro Bird West Plaza



S.W. 144 AVE.

BIRD ROAD - S.W. 42 STREET

2015	1 Mile	3 Mile	5 Mile
POPULATION (Est 2015)	24,674	187,361	405,936
TOTAL HOUSEHOLDS	7,268	54,024	128,233
AVG HOUSEHOLD INCOME	\$80,817	\$68,662	\$67,052

FOR LEASING INQUIRIES

**HORIZON**  
PROPERTIES

Joel Benes

305.364.9945

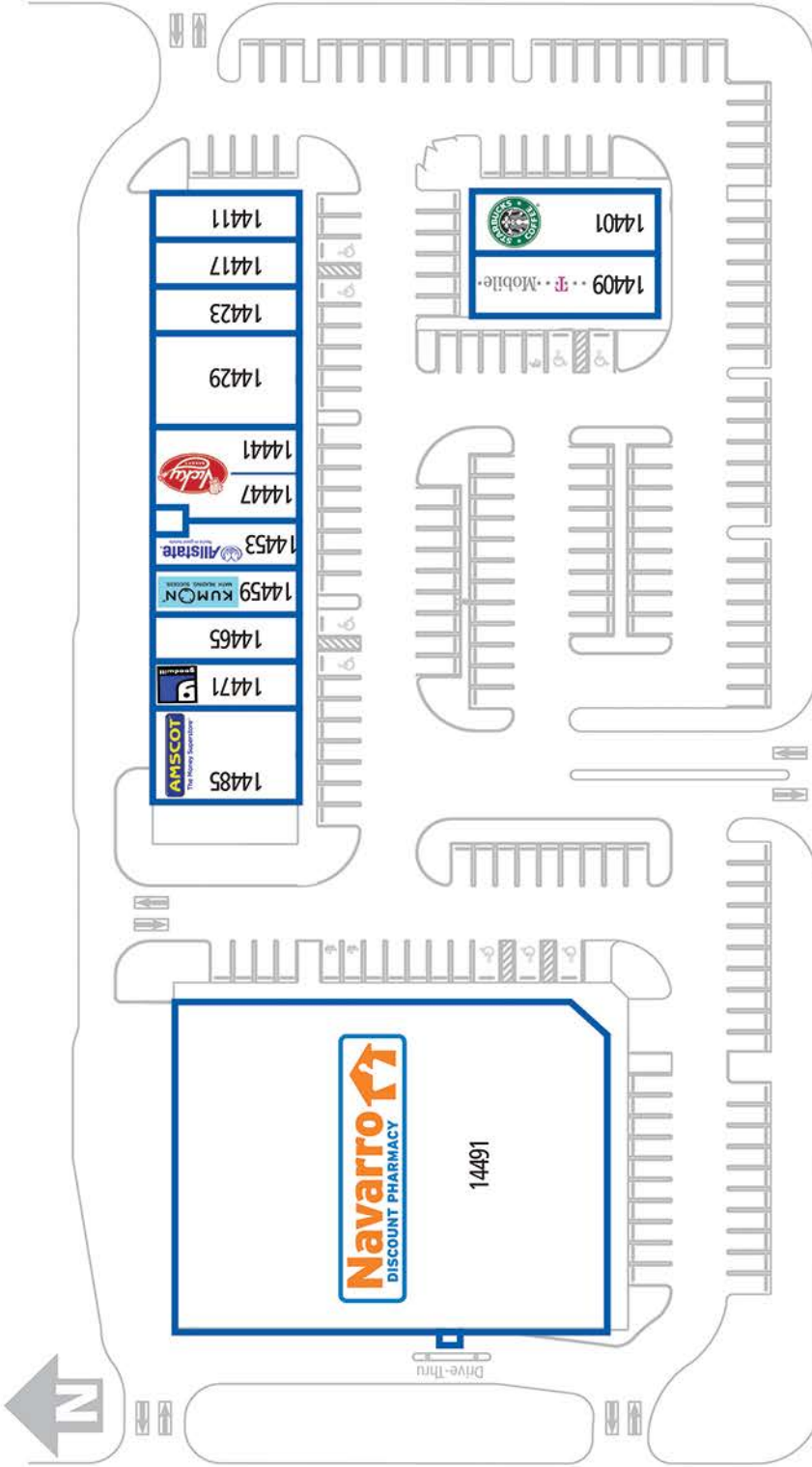
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SW 144 AVE



BIRD ROAD - SW 42 STREET

LEGEND

- = Traffic Light
- = Pylon Sign
- = Ingress
- = Egress

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Bay	Tenant	Sq. Ft.	Bay	Tenant	Sq. Ft.
14401	STARBUCK'S	2,018	14453	ALLSTATE INSURANCE	1,125
14409	T-MOBILE	2,018	14459	KUMON TUTORING	1,200
14411	MEDICAL	1,200	14465	HAIR SALON	1,200
14417	AREPAS	1,200	14471	GOODWILL	1,080
14423	DENTIST	1,200	14485	AMSCOT	2,520
14429	MEXICAN RESTAURANT	2,400	14491	NAVARRO	25,200
14441-47	VICKY BAKERY	2,328			

SW 145 AVE