

Retail at JOYA Apartments

8150 SW 72nd Ave, Miami, FL, 33143



LOCATION

SWC of Snapper Creek Expressway
and SW 72 Ave.

TOTAL SF

1,200 SF

JOYA enjoys a unique walking distance to Dadeland Mall, as well as close proximity to UM and Baptist Health, two of Miami's largest employers. Working is now easy and convenient for JOYA residents.

JOYA

AREA OVERVIEW

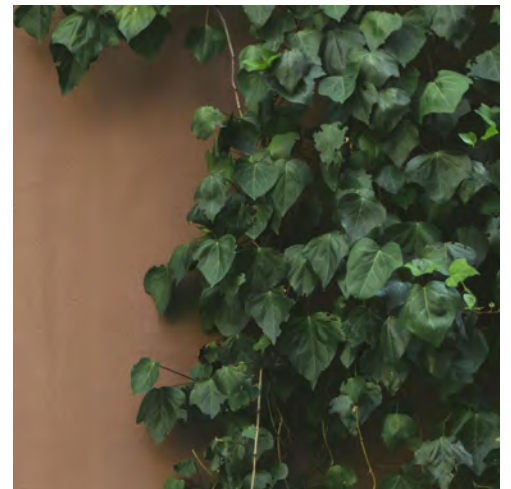
JOYA is located on/at the SWC of Snapper Creek Expressway and SW 72 Ave, directly across from the enormously successful and dominant Dadeland Mall (Saks Fifth Avenue, Nordstrom, Macy's and JCPenney) and within one of the Southeast's strongest retail sub-markets. Unique and urban, JOYA benefits from distinct marketable attributes; its mixed-use design, its proximity to Dadeland Mall and its location in this highly desirable retail corridor.

> In The Mix

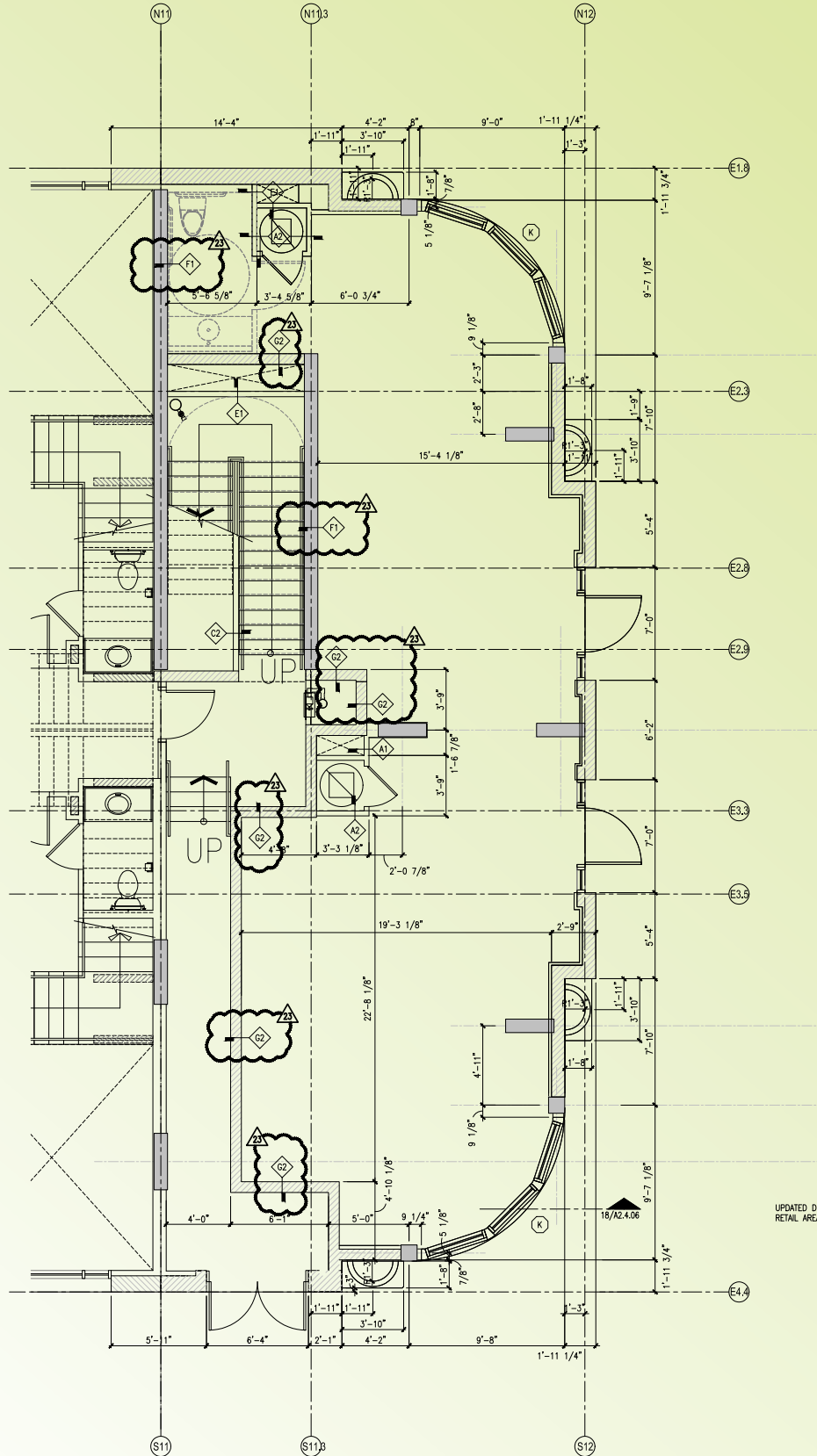
JOYA's immediate proximity to neighboring office, retail and hotel uses promises to bring a steady influx of pedestrian and vehicular traffic to the center.



- Directly North of the dominant Dadeland Mall with Saks Fifth Avenue, Nordstrom and Macy's
- Nearby to Container Store, Old Navy, Office Depot and BrandsMart, Target, Best Buy, The Sports Authority and Bed Bath & Beyond
- Nearby to Marriott and Courtyard by Marriott
- Dedicated parking spaces for retail
- 100,000 population with an additional 85,000 daytime employment within 3 miles
- Over 4,500 residential units within the Dadeland Triangle*

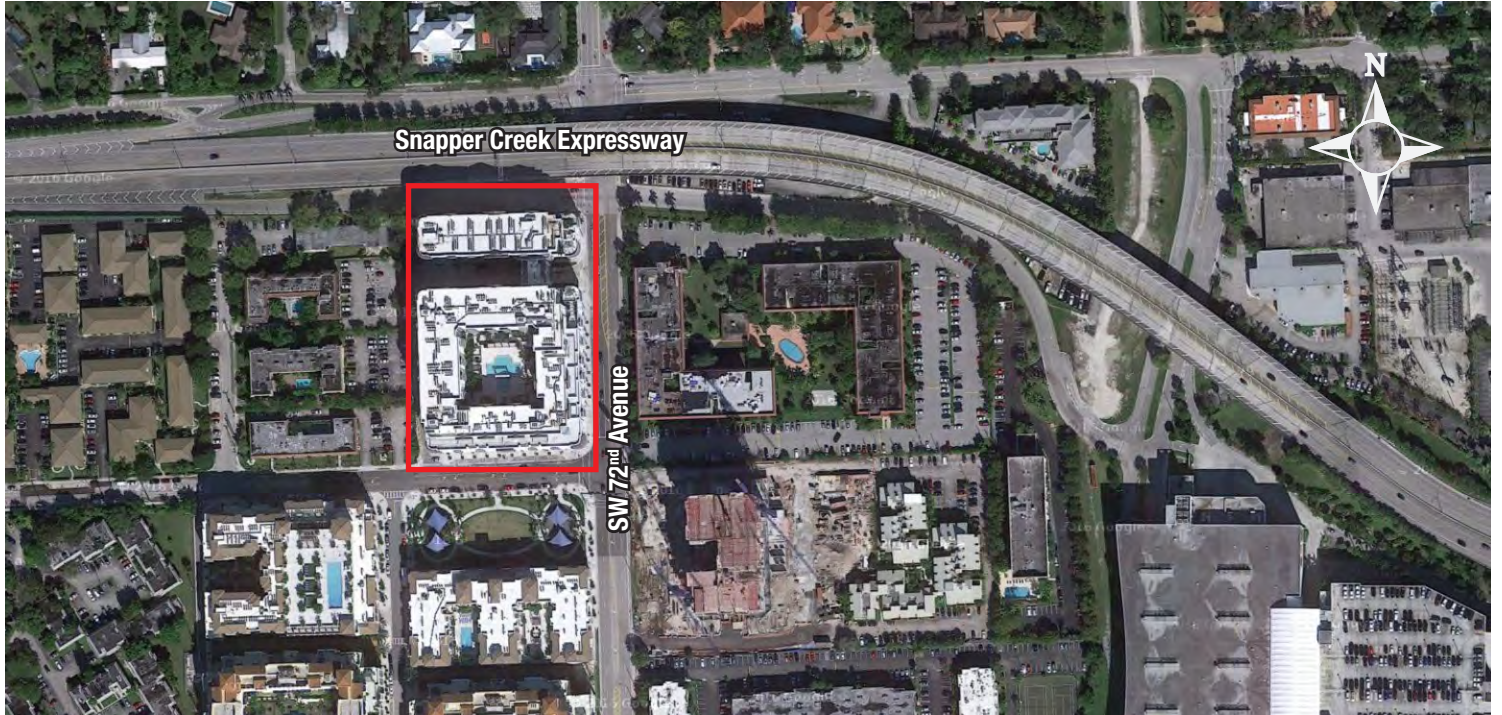


> Floor Plan



SW 72nd Avenue

UPDATED DIMENSIONS IN
RETAIL AREA.



DAYTIME POPULATION - '15 Actual

Radius

	1 mile	2 mile	3 mile
15 Actual			
Businesses	2,035	4,901	9,518
Employees	18,789	52,791	86,717

AVERAGE HHI BY ZIP CODE - '15 Actual

South Miami	33143	\$111,817
Pinecrest	33156	\$165,253

DEMOGRAPHIC PROFILE - '15 Actual

Radius

	1 mile	3 mile	5 mile
15 Actual			
Population	20,367	99,146	300,793
Average HHI	\$81,815	\$117,934	\$100,308
Median Age	38	40	42

FOR ADDITIONAL INFORMATION

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