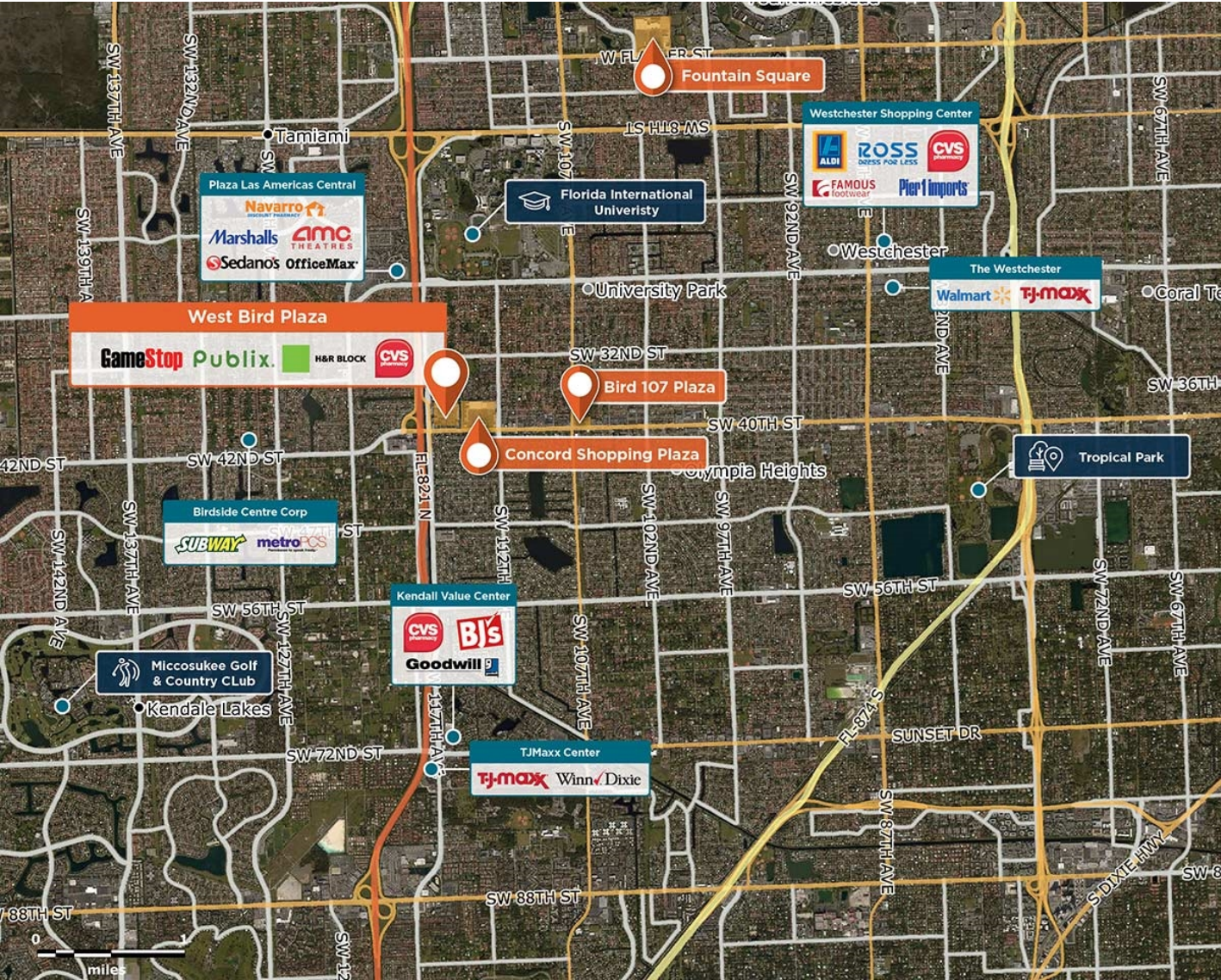


# West Bird Plaza

📍 11469 SW 40th Street, Miami, FL 33165



A neighborhood center on Bird Road near the Florida Turnpike, next to Leon Medical Center.

**Center Size: 98,859**  
**Spaces Available: 1**

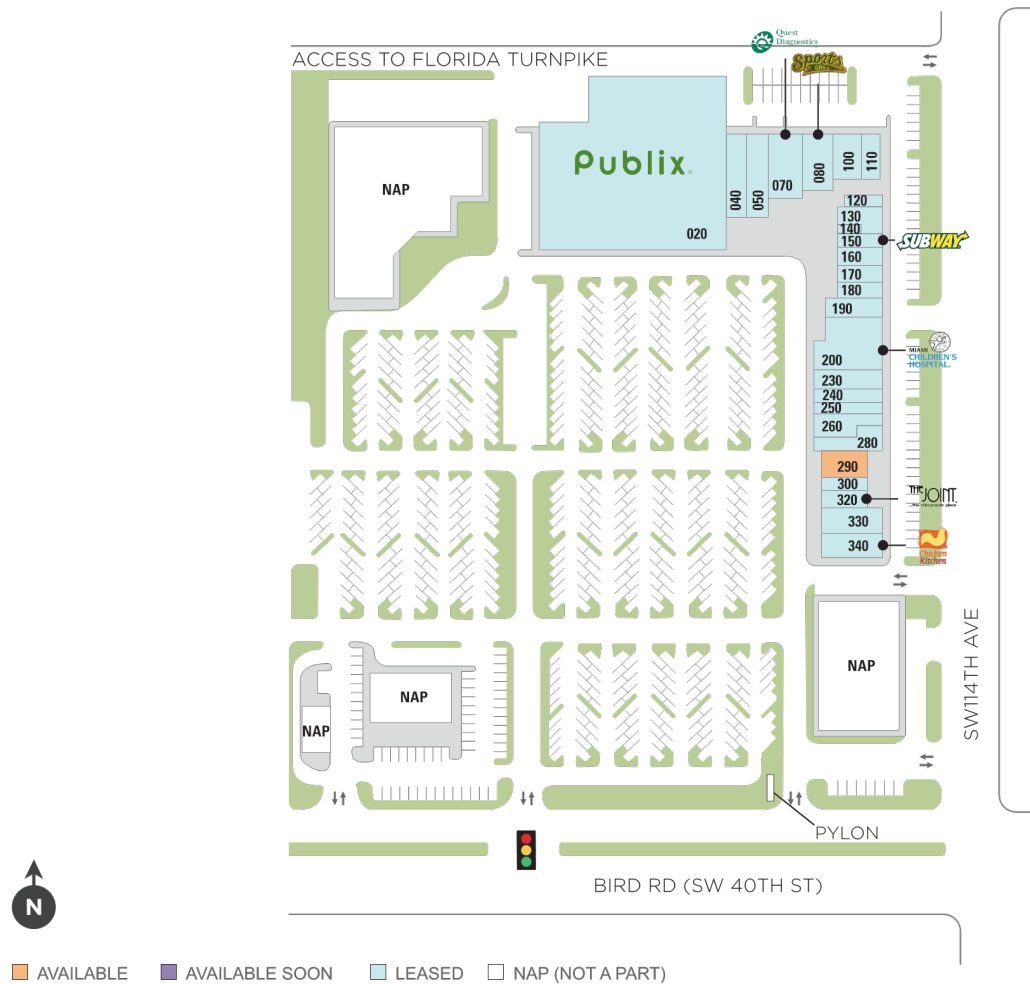
### Within 3 Miles

Population	192,427
Avg. Household Income	84,402
Avg. Home Value	\$769,973
Annual Visits	1,658,558
Vehicles Per Day	39,531



# West Bird Plaza

📍 11469 SW 40th Street, Miami, FL 33165



**Center Size: 98,859**

SPACE	TENANT	SF
290	AVAILABLE (Restaurant)	2,100
020	PUBLIX	47,744
040	JUST DANCE IT	3,451
050	COMPLETE DENTAL CARE AT WEST B	3,064
070	QUEST DIAGNOSTICS	3,380
080	SPORTS GRILL	3,325
100	PREMIER AESTHETIC SURGERY	2,070
110	WEST BIRD COIN LAUNDRY	1,380
120	HUNDRED FIRES BARBER	625
130	COMPLETE DENTAL CARE AT WEST	1,800
140	DE LA CRUZ INSURANCE	600
150	SUBWAY	960
160	DR. PHONE FIX	1,440
170	GOOD CHEF RESTAURANT	1,200
180	EBENEZER BEAUTY SALON	1,200
190	THE UPS STORE	1,500
200	MIAMI CHILDREN'S HOSPITAL	5,880
230	KISS ORTHODONTIC	2,320
240	JUST DANCE IT	2,000
250	USA WIRELESS	900
260	WESTBIRD ANIMAL HOSPITAL	2,252
280	CITY LIQUORS IV	2,068
300	J&J NAILS	960
320	THE JOINT	1,440
330	DOCTORS OF VISION	2,400
340	CHICKEN KITCHEN	2,800

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