

RED BIRD

MIAMI



Red Bird Shopping Center • 5761 Bird Road (Bird Road and Red Road) • Miami, Florida

Red Bird is located at the northwest corner of the intersection of Bird Road (SW 40th Street) and Red Road (SW 57th Avenue) in Miami, Florida

Market

Red Bird Shopping Center is situated in one of the most densely populated, middle-to-upper income areas of Miami in Miami Dade County. The Center enjoys the benefits of high visibility and ready access for the tremendous volume of traffic on these major arteries.

Advantages

A superior location and extensive remodeling add to this property's features. The façade includes canopies, arches, new fascia and a barrel tile roof which complement the Mediterranean-style architecture of the neighboring community of Coral Gables, one of Miami's oldest and most gracious places to live.

Join our upscale retailers

- Milam's Market
 - Walgreen's
 - Gilbert's Bakery
 - Mario the Baker
Italian Restaurant
 - Country Romance
- and other retailers

Contact: **Jeff Brandon**

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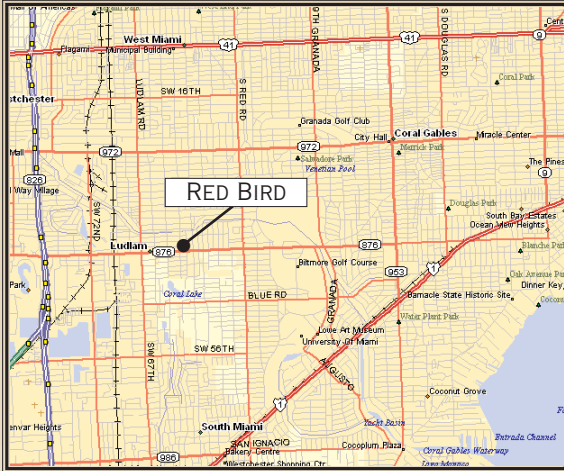
5761 Bird Road (Bird Road and Red Road)

Miami, FL 33155

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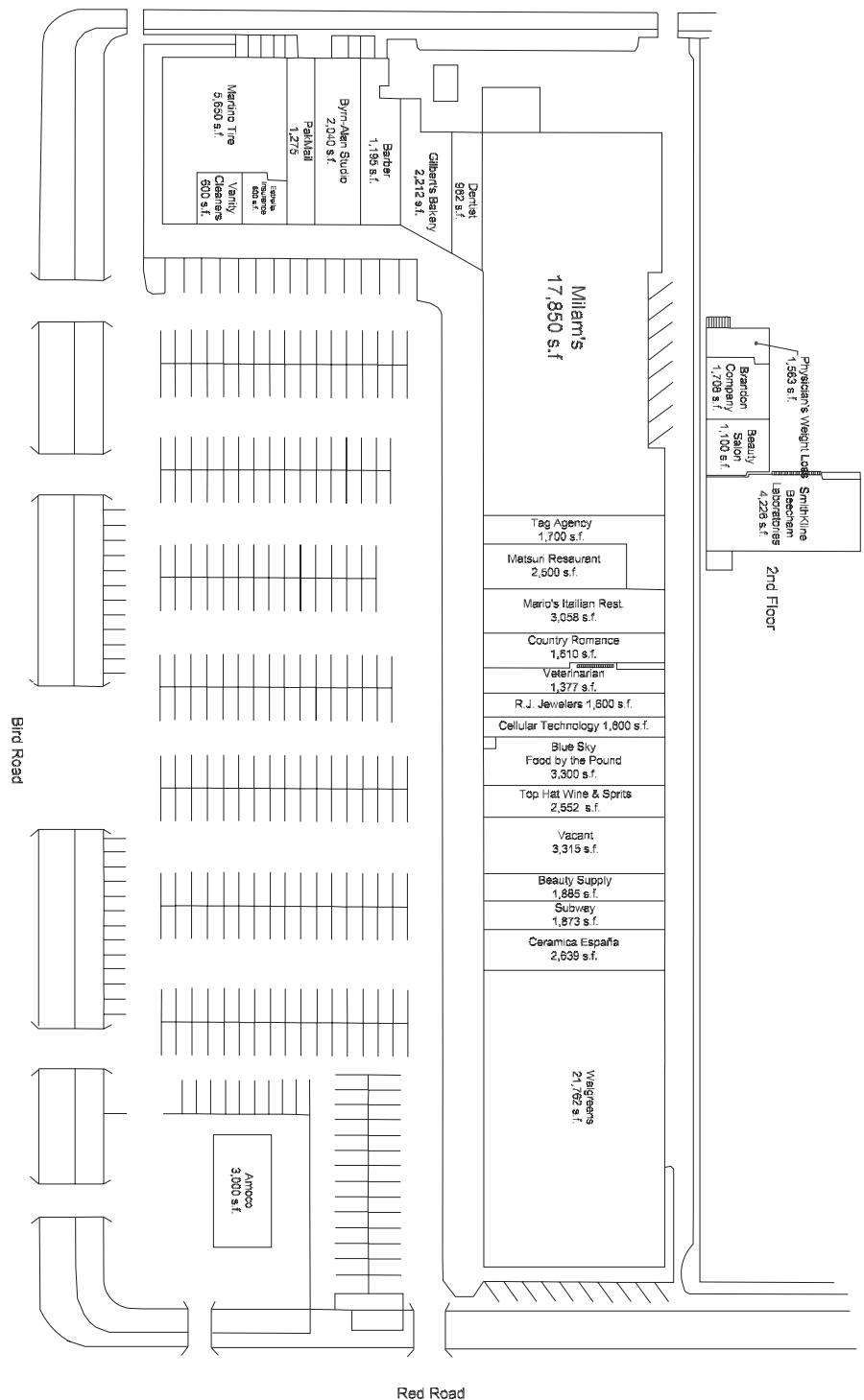
Description	1 Mile	3 Mile	5 Mile
Population			
2007 Projection	13,399	172,979	434,429
2002 Estimate	13,519	169,511	423,684
2000 Census	13,587	168,495	420,255
Housing Units			
2007 Projection	4,636	64,535	158,361
2002 Estimate	4,720	63,298	154,610
2000 Census	4,748	62,813	153,189
Population by Race			
White	93.94%	88.08%	88.38%
Black	1.19%	5.81%	3.52%
Asian / Pacific Islander	0.68%	1.02%	1.31%
Other Races	4.19%	5.09%	6.79%
Hispanic Population	62.88%	67.10%	75.09%
2002 Estimated Households by Income			
\$150,000 or More	16.30%	7.95%	6.46%
\$100,000 - \$149,999	12.68%	7.96%	6.64%
\$ 75,000 - \$ 99,999	9.36%	8.19%	7.63%
\$ 50,000 - \$ 74,999	18.21%	16.59%	16.15%
\$ 25,000 - \$ 49,999	24.17%	29.47%	29.85%
\$ 15,000 - \$ 24,999	11.36%	14.63%	15.55%
Under \$15,000.00	7.92%	15.21%	17.52%
2002 Estimated Income			
Average HH Income	\$105,714	\$69,825	\$63,463
Median HH Income	\$ 58,997	\$41,319	\$37,955
Per Capita Income	\$ 37,394	\$26,573	\$23,460
2002 Estimated Age			
Median Age	41.14	40.93	40.37

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