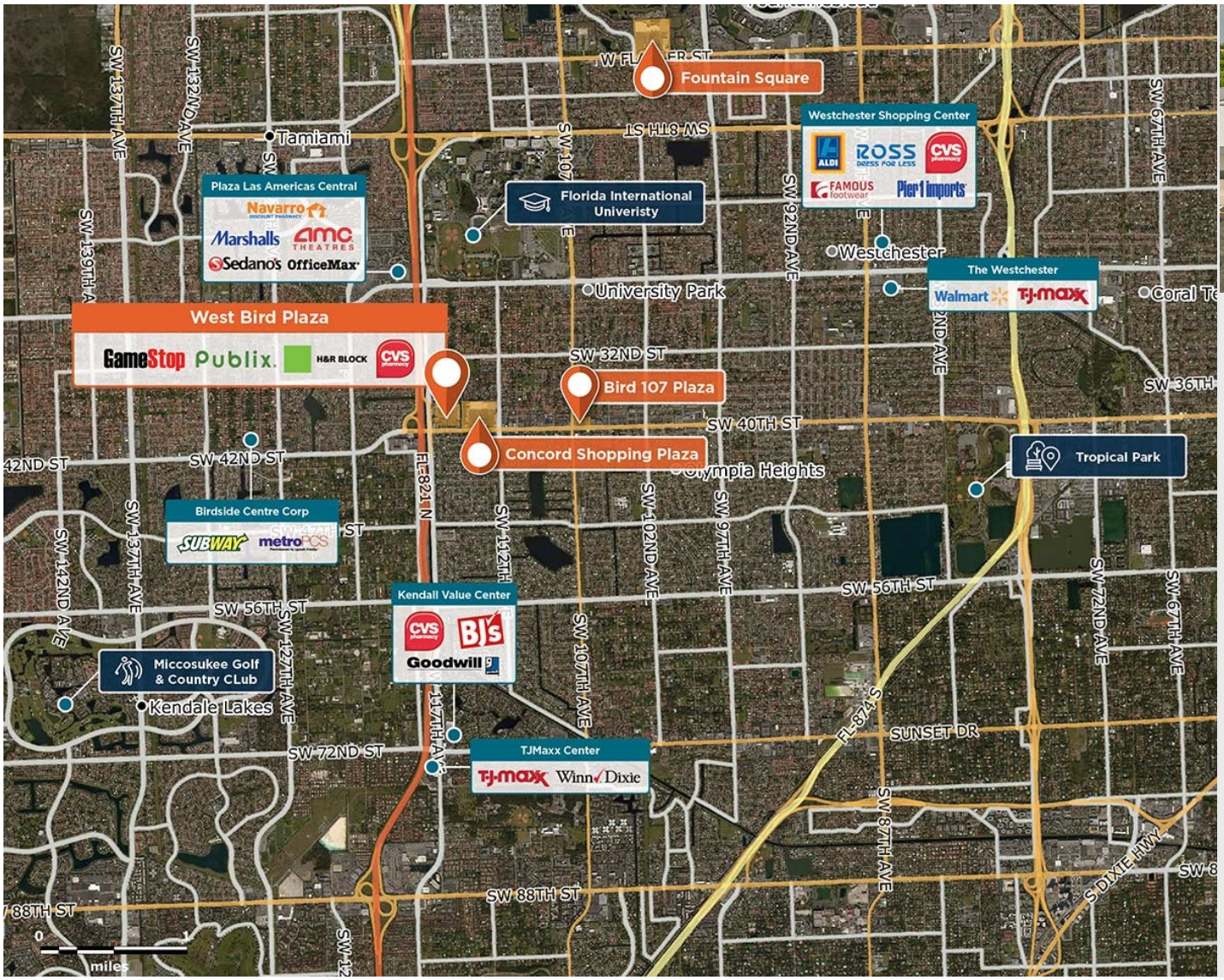
West Bird Plaza

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	**196,708**
Avg. Household Income	**115,298**
Avg. Home Value	**$563,972**

Annual Visits	**1,779,019**
Vehicles Per Day	**39,531**

Regency Centers.

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Updated: Nov 1 2026

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

West Bird Plaza

11469 SW 40th Street, Miami, FL 33165



Center Size: 98,859

SPACE	TENANT	SF
320	AVAILABLE	1,440
020	PUBLIX	47,744
040	JUST DANCE IT	3,451
050	COMPLETE DENTAL CARE	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	RZONE FITNESS	1,800
140	DE LA CRUZ INSURANCE	600
150	TROPICAL SMOOTHIE CAFE	960
160	DR. PHONE FIX	1,440
170	GOOD CHEF RESTAURANT	1,200
180	COQUETTE STUDIO	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
290	EL CHURRASCASO GRILL	2,100
300	J&J NAILS	960
330	DOCTORS OF VISION	2,400
340	CHICKEN KITCHEN	2,800

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