



**Commercial Retail Miami Space  
Office Corner Lot, Medical, Car  
Rental, Special, Multiple Uses.**

4385 NW 7th St, Miami, FL 33126

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Retail Commercial Property Free Standing Building and Huge Corner Lot in the Heart of Miami



Lot with Plenty of Parking spaces

# Commercial Retail Miami Space Office Corner Lot

**\$14,999 per Month**

Miami Retail commercial space available. Prime commercial retail space located on a huge corner lot close to the Miami Airport available for Lease. Unique location, in the heart of Miami very close to Le June road, close to the Miami International Airport, SR-836 Dolphin expressway, Marlins Stadium, Magic City Casino and between a very busy commercial area, residential and a Very High Traffic Area. Great space and location ideal for Car Dealer, Car Rental, Day care, Discount Store, Dollar Store, Financial, Retail, Medical, Storage, Construction, Office, Café, Restaurant, Clinic, Car Sales, School etc. Over 100 parking car spaces available onsite on the included lot. Large Car Inventory opportunity. Previously a Car Rental place. Well Divided Office, Retail Space of approx. 4,200 sqft plus lot of approx. 28,000 sqft. Very Clean and Ready to move in! In Very good Condition with cold a/c office space, tiled office throughout, six bathrooms, electric gates, light system, alarm systems, camera security system, lot lighting, hurricane shutters, storage space etc. Don't miss this opportunity. Tremendous space corner lot with high exposure and lots of possibilities. Asking only **\$14,999 per month.**

PERFECT, Unique and Fantastic Location in the Heart of Miami. 32,000 sqft Car Rental, Dealer Lot with 4,000 sqft of Office. Great space and location ideal also for General Merchandise Commercial, Car Rental, Storefront, Day care, Discount Store, Dollar Store, Financial, Retail, Medical, Veterinarian, Dental, Storage, Construction Deposit, Pawn Shop, Inventory Space, Office, Café, Hardware Store, Restaurant, Pharmacy, Drugstore, Health Club, Recreational Establishment, Research Facility, Clinic, Pre-school, Learning Center, School, Recreational, Party Rentals, Tool Rentals, Construction Company Deposit, Plant Nursery, Garden Center, Electrician, Plumber, Professional Trades, Supply Services and many more uses. Over 100 Parking car spaces for customers, inventory or storage space available onsite on the included lot. Fantastic opportunity.

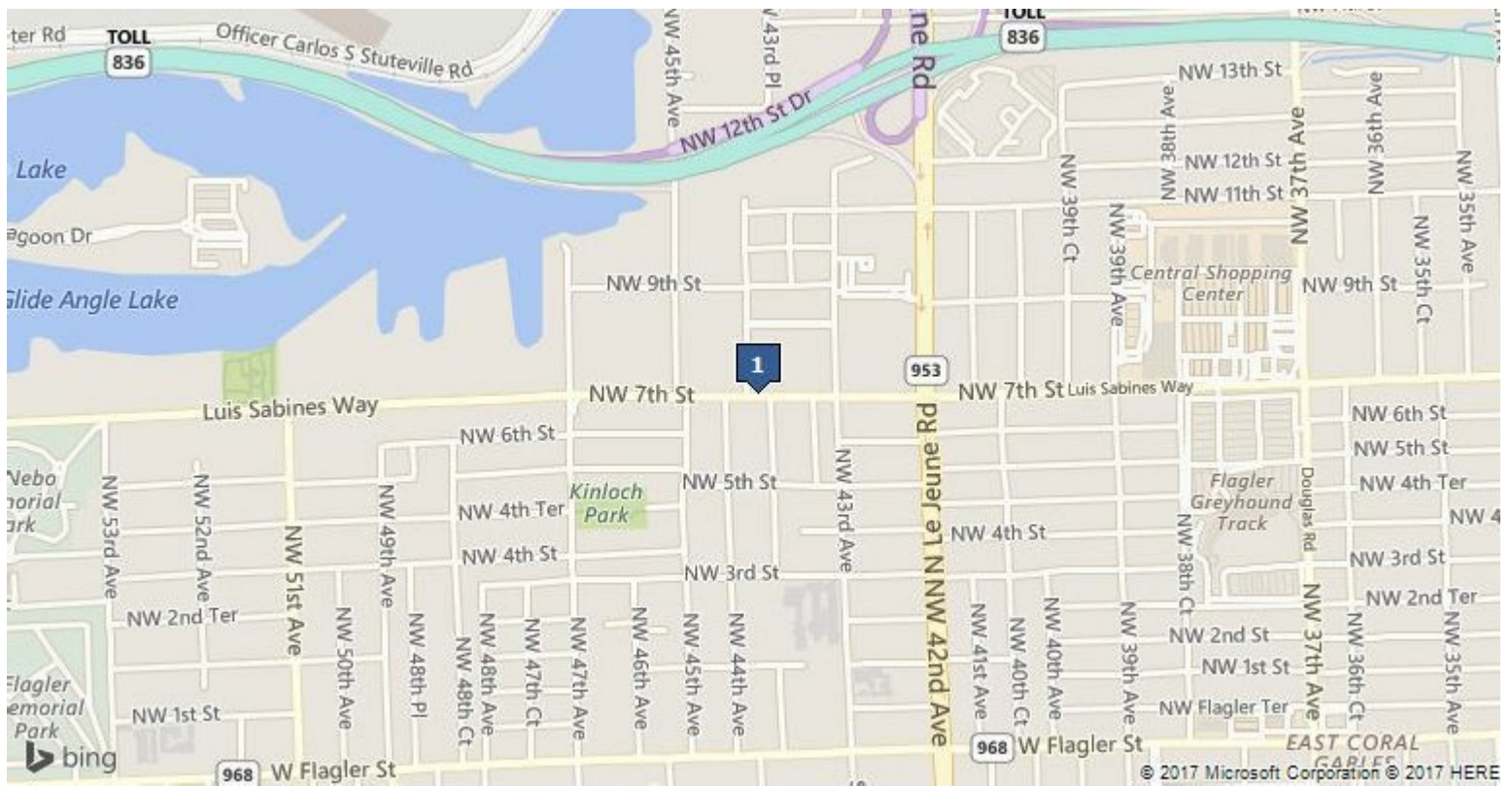
CORNER LOT, FANTASTIC LOCATION FREE STANDING BUILDING, HEART OF MIAMI HIGH VOLUME TRAFFIC LOCATION. CLOSE TO MIAMI AIRPORT LE JEUNE PLENTY/STORAGE/CUSTOMER PARKING WELL DIVIDED OFFICE READY TO MOVE IN

Total Space Available:	32,000 sqft
Rental	\$14,999 /Month
Property Type:	Retail
Property Sub-	Vehicle
Additional Sub-types:	Free Standing Bldg, Street Retail, Retail (Other)
Building	4,256 SF
Year Built:	1954
Lot Size:	32,000 SF
Zoning Description:	T-68O

## Space

Space Available	32,000 SF
Rental Rate	\$14,999 /Month
Space / Lot Type	Vehicle Related
Additional Space / Lot Types	Retail (Other), Street Retail,Free Standing Bldg
Lease Type	Modified Gross
Date Available	Jun 2019
No. Parking Spaces	100
Pct. Procurement Fee	2.5%

Miami Commercial Retail space available. Corner lot Office space retail space of approx 4,200 sqft plus lot of approx 28,000 sqft. Previously a Car Rental place. Well Divided Office and/or Retail Space. Over 100 parking car spaces available onsite!



**4385 NW 7th St, Miami, FL 33126**

**RESTAURANT, MEDICAL, OFFICE**

**CAR RENTAL PRIME LOCATION**

**AVAILABLE FOR LEASE.**

High traffic exposure on very busy Miami street. Close to airport, main highways, banks, financial institutions and residential areas. Fully Gated Unique location, in the heart of Miami very close to Le June road, close to the Miami International Airport, SR-836 Dolphin expressway, Marlins Stadium, Magic City Casino and between a very busy commercial area, residential and a Very High Traffic Area. Close to Calle 8, Coral Gables and Downtown. Lots of parking and space. Ready to move in. Jump start your business now! Best price and Best Exposure. Don't miss this opportunity. Tremendous space, The very best in Miami as far as traffic and commercial area. Big Opportunity on huge corner lot with high exposure and lots of possibilities. Asking \$14,999 per month

# Property Photos



Excellent Location in Miami for your Retail Business

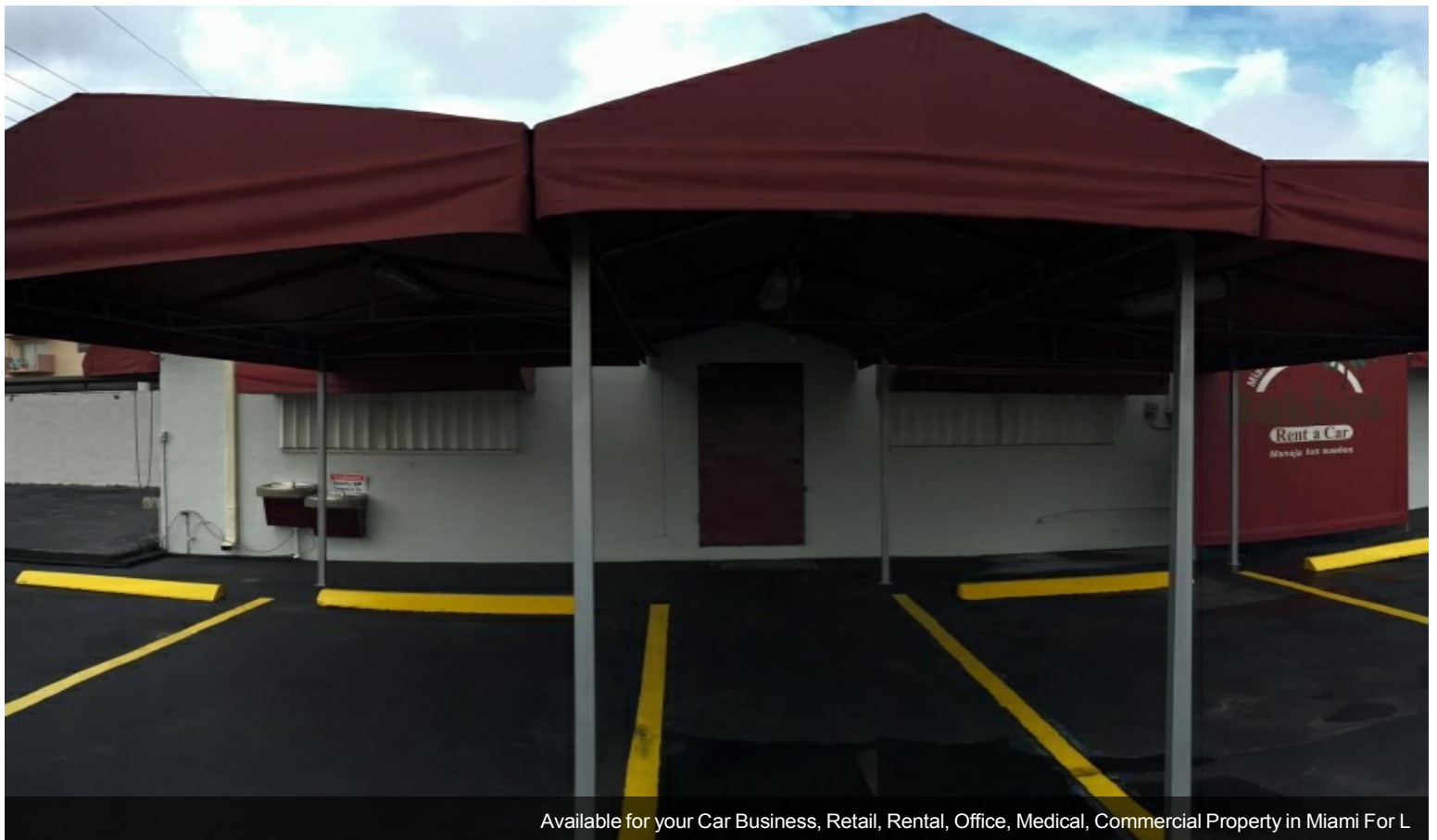


Lot with Plenty of Parking spaces

## Property Photos



Clean, Updated and Ready to go for your Business!



Available for your Car Business, Retail, Rental, Office, Medical, Commercial Property in Miami For L

# Property Photos



Retail Building Street View



Retail, Free Standing Building, Car Rental, Dealer, Corner Lot

# Property Photos

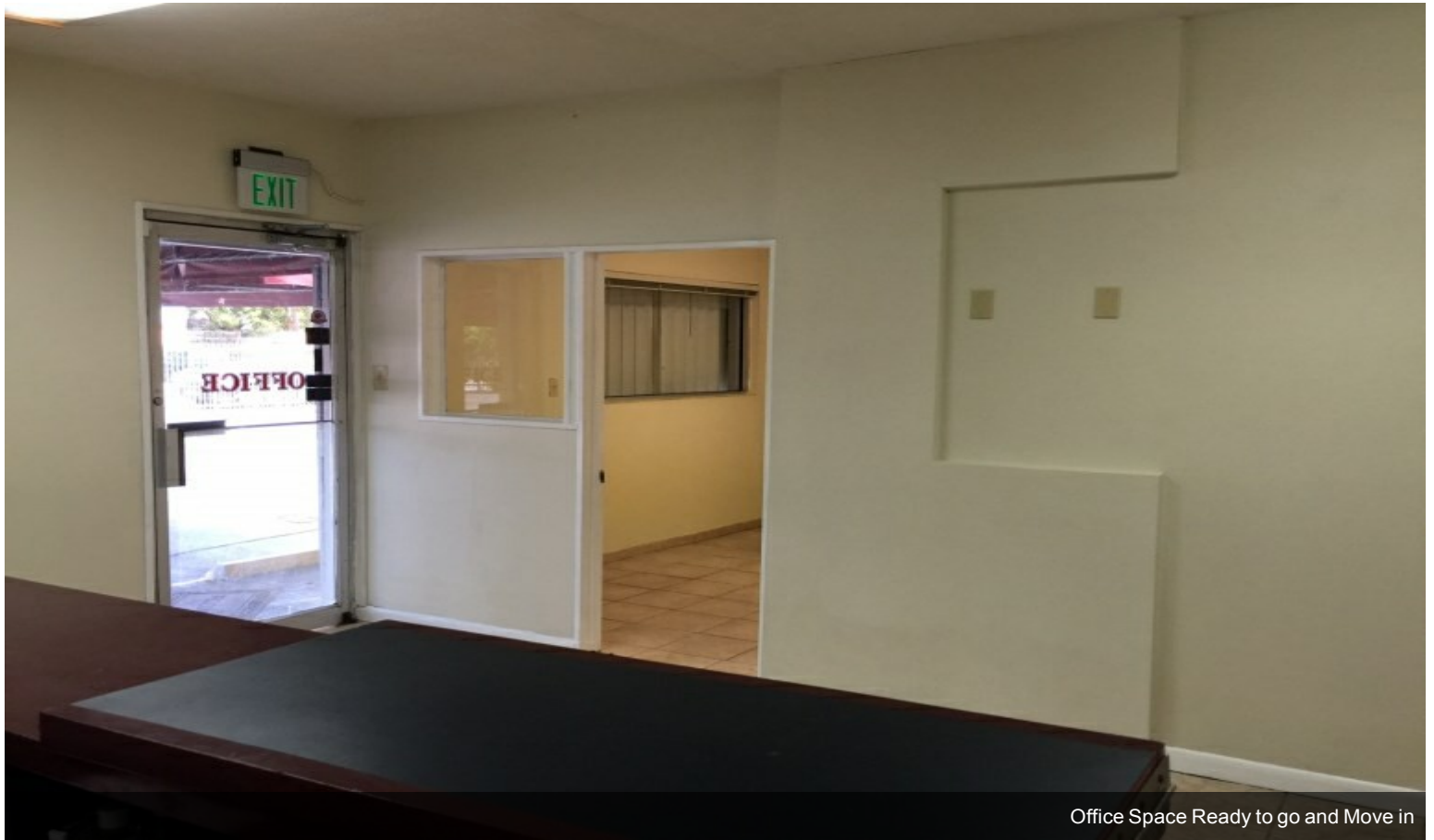


Office Commercial Retail Space Available



Huge Lot Close To Miami Airport. Over 100 car parking spaces

# Property Photos



Office Space Ready to go and Move in



Office rooms Well divided space

# Property Photos

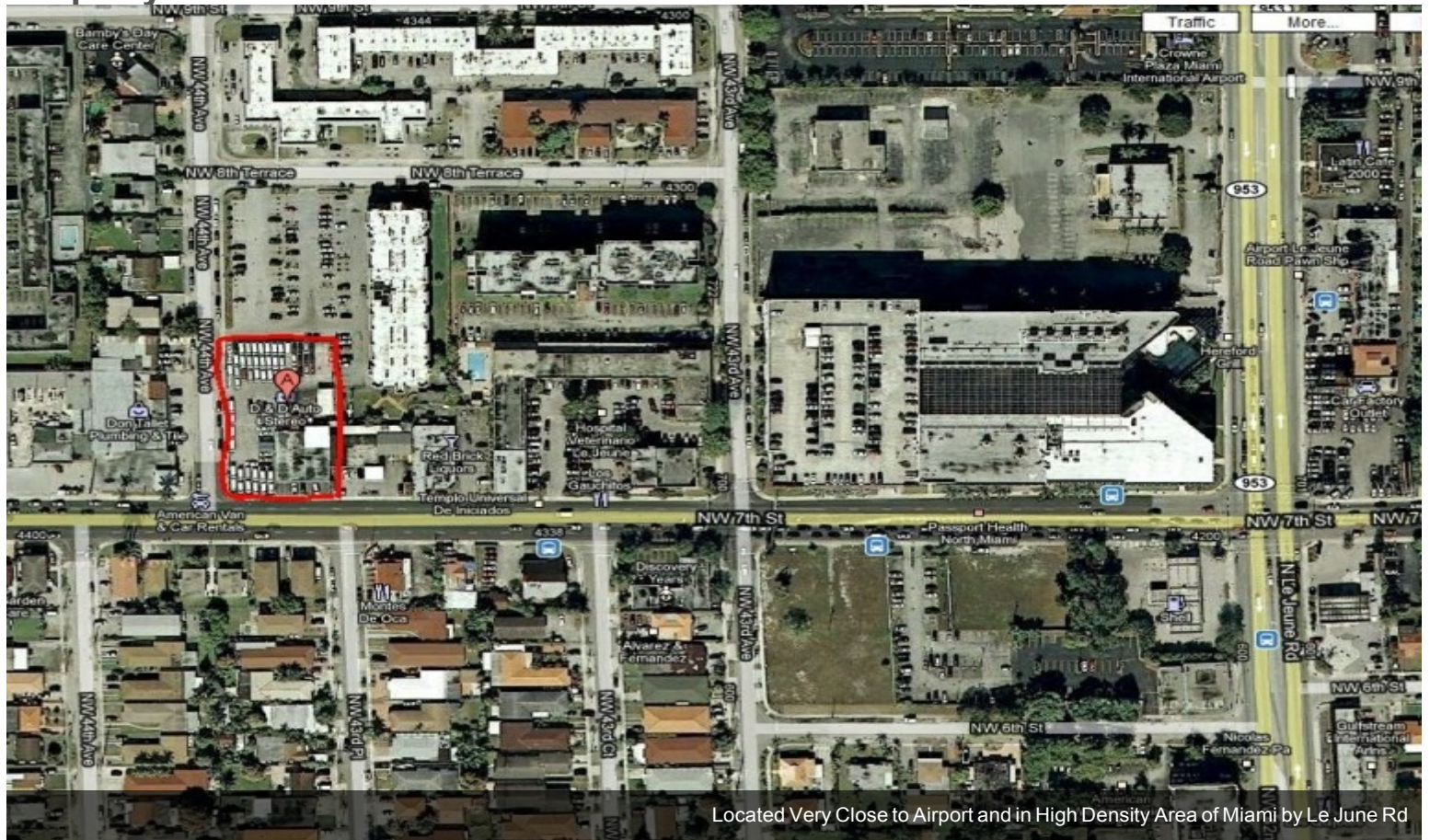


Ready to move in Space.

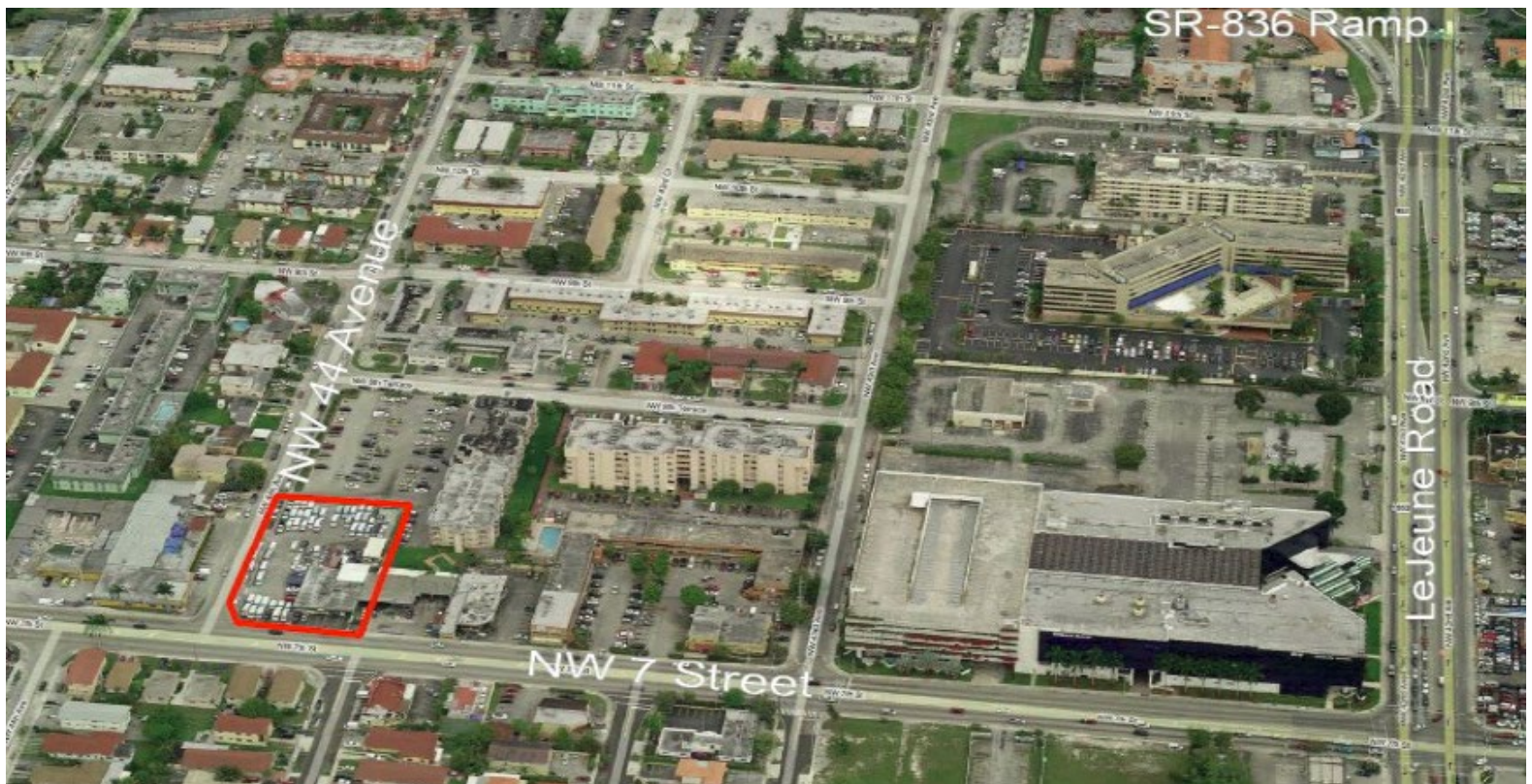


Reception or retail

# Property Photos

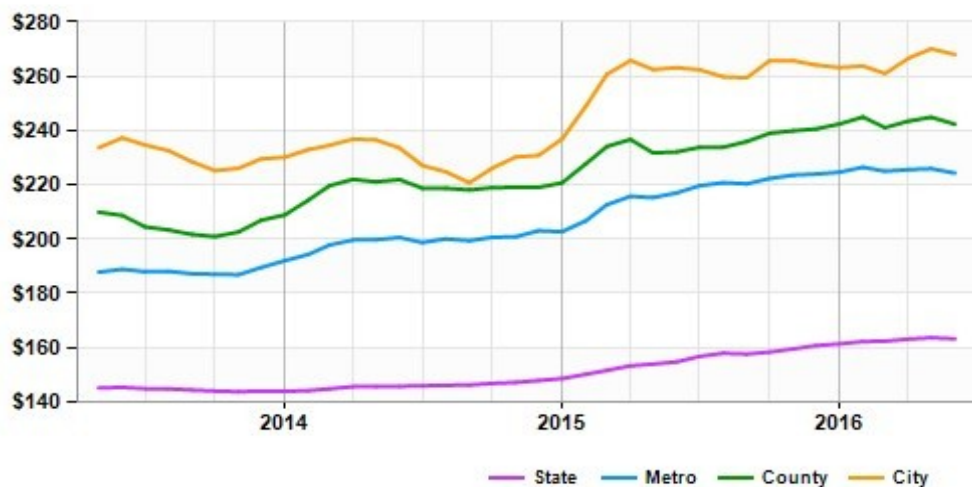


Located Very Close to Airport and in High Density Area of Miami by Le June Rd



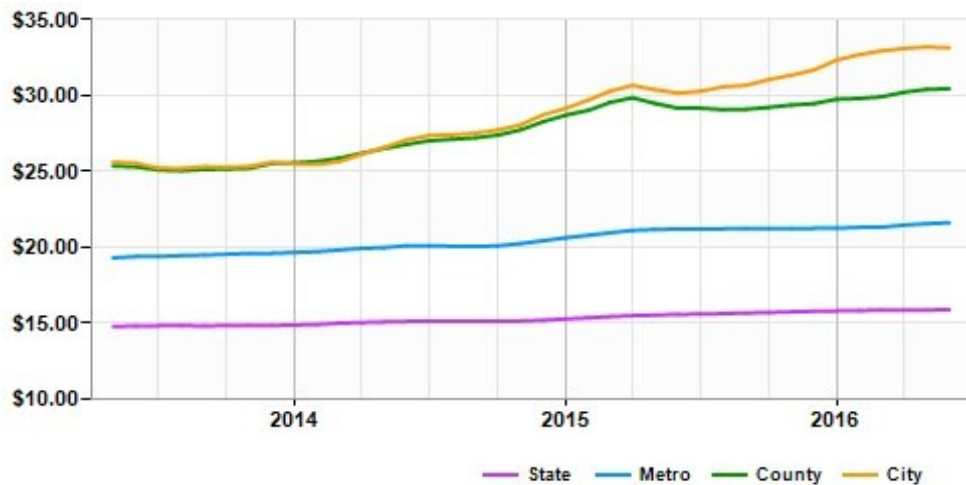
# Market Trends

Asking Prices Retail for Sale Miami, FL (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$163	+0.5%	+5.5%
Metro	\$224	-0.3%	+3.3%
County	\$242	+0.5%	+4.4%
City	\$268	+2.7%	+1.8%

Asking Rent Retail for Lease Miami, FL (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.89	+0.2%	+2.0%
Metro	\$21.62	+1.4%	+2.0%
County	\$30.44	+1.8%	+4.4%
City	\$33.13	+0.6%	+9.9%