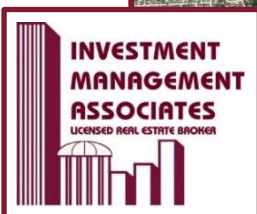


◆ FOR LEASE ◆

Three Prime Corner Parcels
2.41 Acres ± Total



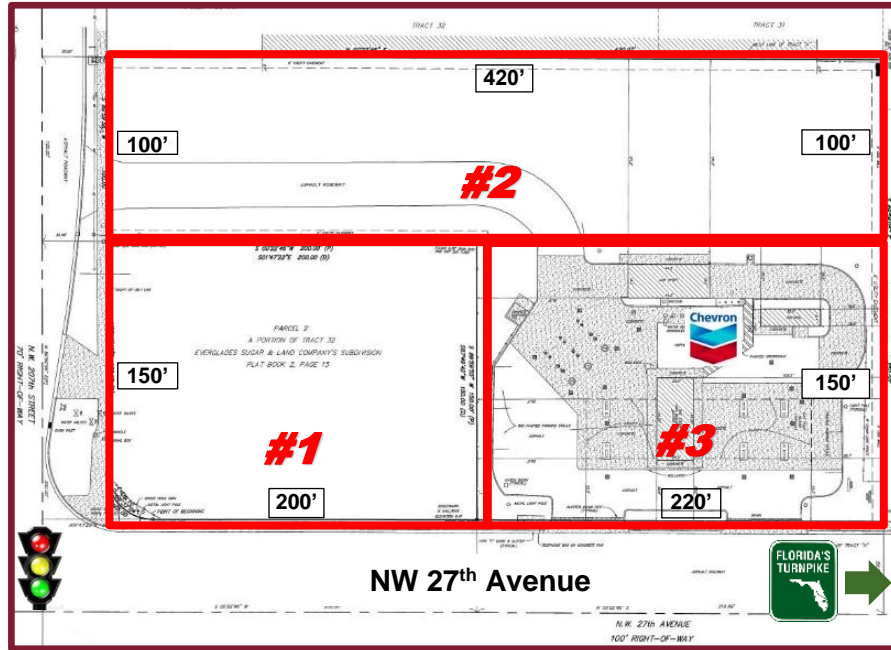
Northwest Corner:
NW 27th Avenue & NW 207th Street
Miami Gardens, FL 33056



Three Prime Corner Parcels For Lease

2.41 Acres ± Total

NW 27th Avenue & NW 207th Street
Miami Gardens, FL 33056



TOTAL PARCEL SIZE: 105,000 SF± or 2.41 Acres ±

- ◆ Parcel 1: 30,000 SF ± (200' x 150' ±)
- ◆ Parcel 2: 42,000 SF ± (100' x 420' ±)
- ◆ Parcel 3: 33,000 SF ± (220' x 150' ±)

ZONED: PCD / Planned Commercial Development. Approved Uses Include Office, Hotel, Retail & Restaurant

AVERAGE

HOUSEHOLD INCOME: ◆ 1 Mile: \$47,344± ◆ 3 Mile: \$55,765± ◆ 5 Mile: \$57,585±

POPULATION: ◆ 1 Mile: 13,998± ◆ 3 Mile: 180,945± ◆ 5 Mile: 509,032±

TRAFFIC COUNT: 59,000 + Vehicles per Day

HIGHLIGHTS:

- ◆ Located at Busy Signalized Intersection: *NW 27th Avenue (6 Lanes) & NW 207th Street (4 Lanes)*
- ◆ In Immediate Vicinity: *Calder Casino & Race Course, SunLife Stadium, US Storage, Chevron, RaceTrac, Chase, Walmart, Office Depot, Pollo Tropical, Family Dollar, Sonic, Badcock Home Furniture & Bravo*
- ◆ Surrounded by Dense Established Residential Neighborhoods
- ◆ Direct Access to Florida Turnpike, Just a Few Blocks Away on NW 27th Avenue.

FOR INFORMATION

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