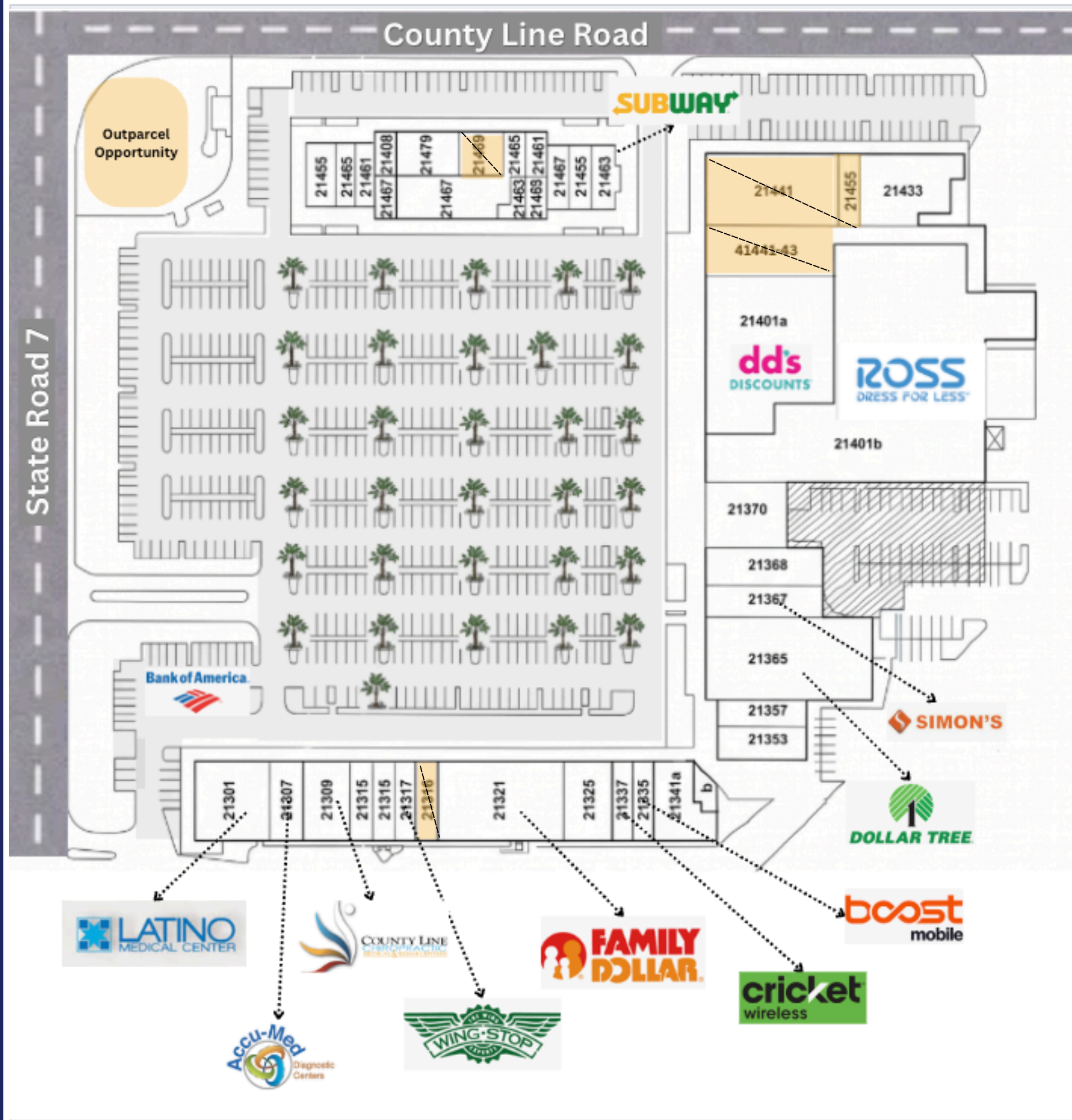


COUNTY LINE PLAZA

21301-21495 NW 2nd Avenue, Miami Gardens, Florida 33169



CURRENT VACANCIES

- Unit 21469 | 1,333 SF
- Unit 21319 | 1,400SF
- Unit 21441 | 2,600 SF
- Unit 21437 | 4,394 SF
- Outparcel | 16,266 SF



 = VACANCY / AVAILABLE N ↑

MARKET DEMOGRAPHICS

- 1-Mile Pop.: ~37,500
- 3-Mile Pop.: ~152,000
- 5-Mile Pop.: ~390,000
- Avg HH Income: \$61,000 (3-mi)
- Households: ~46,800 (3-mi)
- Daytime Pop.: ~89,000 (3-mi)
- Median Age: 37 years

SITE OVERVIEW

- High-visibility corner: SR-7 & County Line Rd
- Monument signage on two major arterials
- Ample surface parking — easy ingress/egress
- Flexible suite configurations from ±1,333 SF
- National credit co-tenancy (Ross, dd's, more)
- Monument signage & building signage available
- Outparcel opportunity available

AREA DRIVERS

- Hard Rock Stadium — 1.5 mi (NFL, FIFA 2026. Events)
- Miami Gardens City Center — \$400M dev. (1 mi)
- Miami-Dade College North Campus — 1.8 mi
- Baptist Health / Jackson Health hub
- I-95 & Palmetto Expressway interchange access
- ±65,000 VPD on SR-7 & County Line Rd
- ~111,000 city population (Miami Gardens)

CONTACT FOR LEASING

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