

DORAL CORNER UNIT FOR LEASE

3201 NW 82ND AVENUE, DORAL, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



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DORAL CORNERS UNIT FOR LEASE

3201 NW 82ND AVENUE, DORAL, FL 33122

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REALTY PARTNERS



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Gross)
Available SF:	2,475 SF
Year Built:	2000
Zoning:	IU
Traffic Count:	17,700

PROPERTY OVERVIEW

Doral Corners is an industrial warehouse space located in the city of Doral. The property has frontage on NW 82nd Avenue and is on the corner of NW 33rd Street. Across from the new One Doral retail project. The property has 1 street level door with 300 Square Feet of offices. Each office has windows overlooking to the west. The property has a 20-foot clear ceiling height in the warehouse. This is a great place for wholesalers, import/export, cellular phone companies, and/or a showroom.

LOCATION OVERVIEW

Located on the SE corner of NW 82 Avenue and NW 33rd Street. Unit faces NW 82nd Avenue.

SPACES

3201 NW 82nd Avenue
3241 NW 82nd Avenue

LEASE RATE

\$28.00 SF/yr
\$28.00 SF/yr

SPACE SIZE

2,475 SF
2,475 SF

ADDITIONAL PHOTOS

3201 NW 82ND AVENUE, DORAL, FL 33122

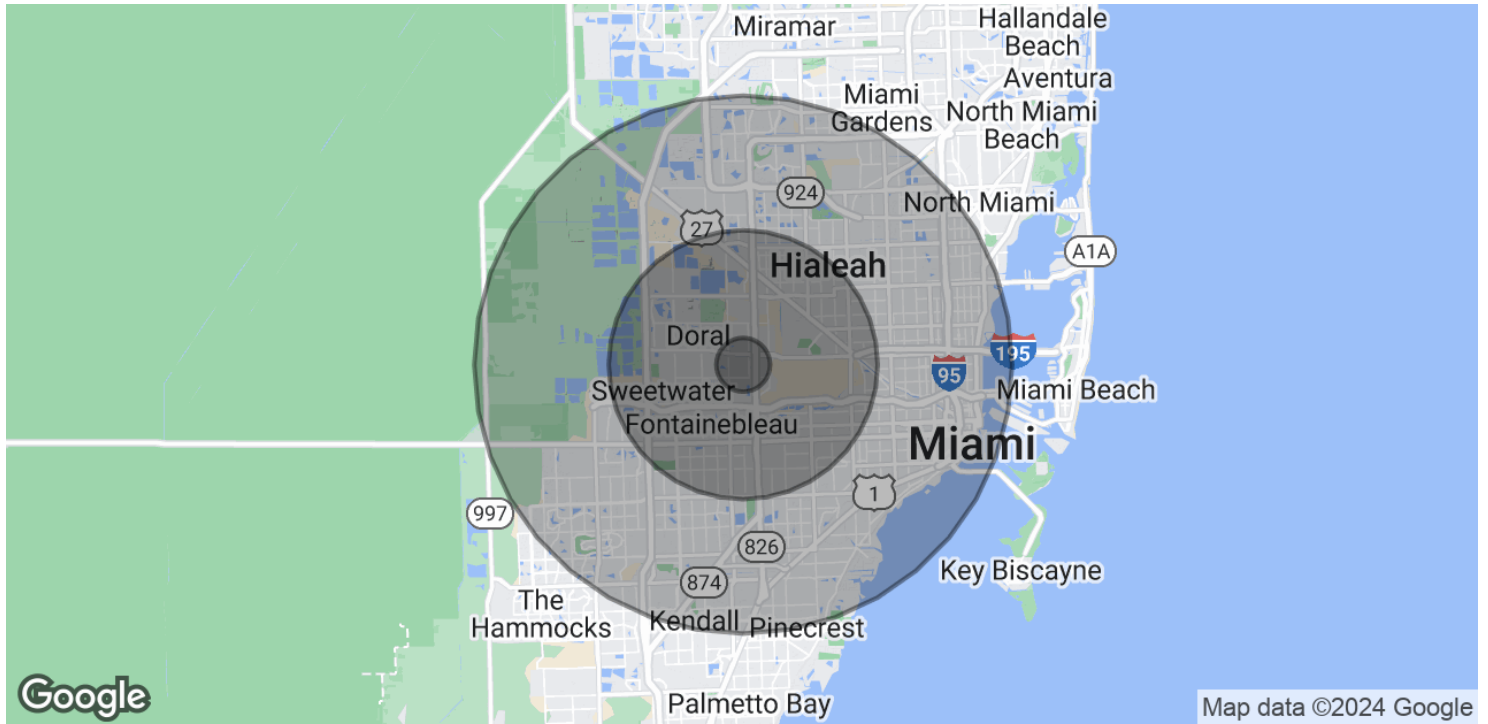
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,404	457,581	1,606,399
Average age	33.3	44.0	42.0
Average age (Male)	32.9	41.5	40.0
Average age (Female)	33.6	45.6	43.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,677	161,341	601,014
# of persons per HH	2.6	2.8	2.7
Average HH income	\$62,241	\$61,876	\$71,713
Average house value	\$133,537	\$271,762	\$304,590

* Demographic data derived from 2020 ACS - US Census