

EXECUTIVE SUMMARY

• 10410 NW 7 Ave Miami, FL 33150



OFFERING SUMMARY

Sale Price:	\$5,579,302
Price / SF:	\$358.27
Cap Rate:	5.0%
Lot Size:	0.39 Acres
Year Built:	1968
Building Size:	15,573 SF
Zoning:	MC (Mixed Use Corridor)
APN#:	30-2135-019-0101

PROPERTY OVERVIEW

North wing of busy retail plaza anchored by Bravo Supermarket available.
100% percent leased by mix of national and regional tenants.
On intersection of highly traffic area close to I-95.

LOCATION OVERVIEW

NWC of US-441 and 103rd St close to I-95.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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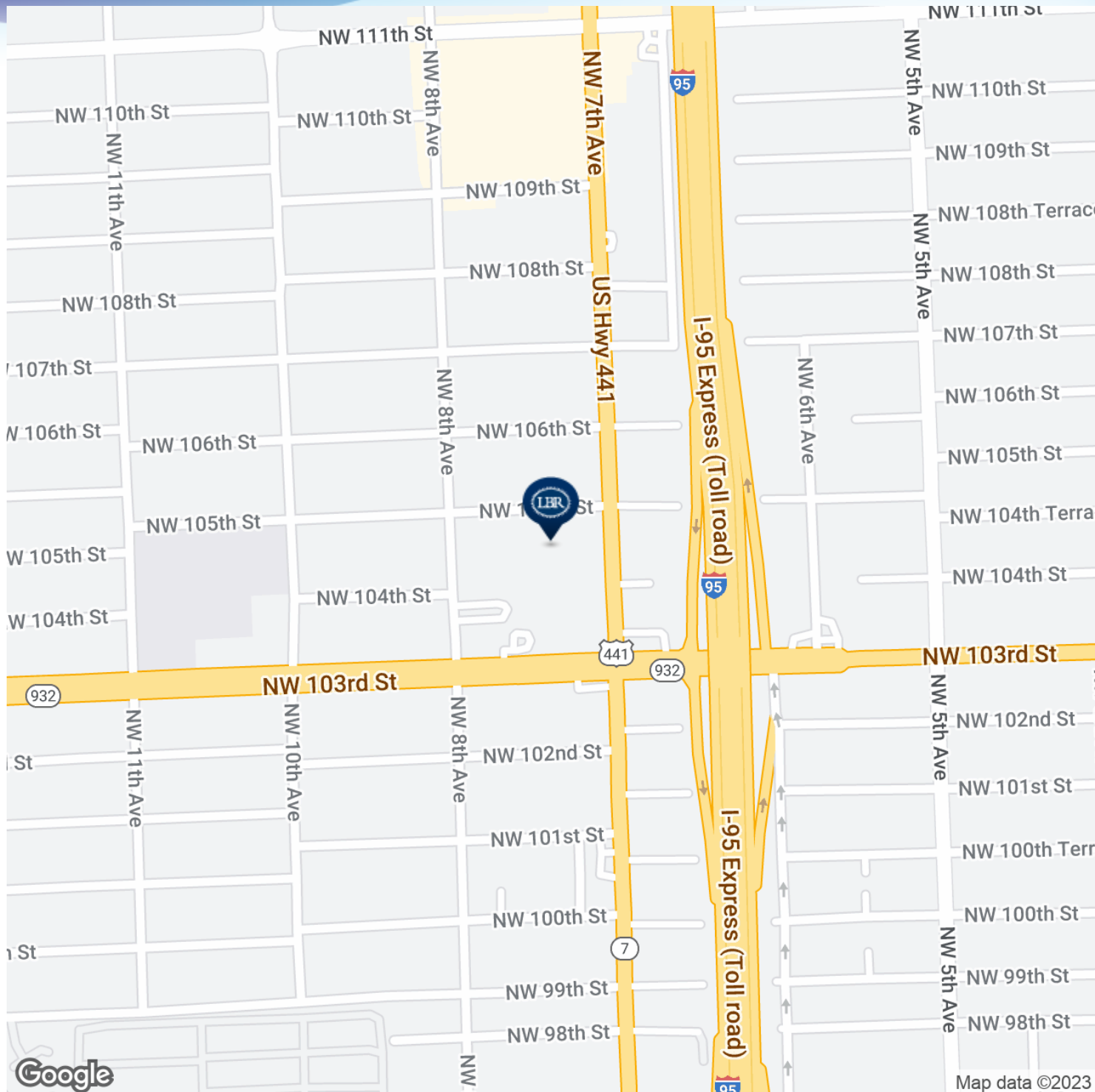
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LOCATION MAP

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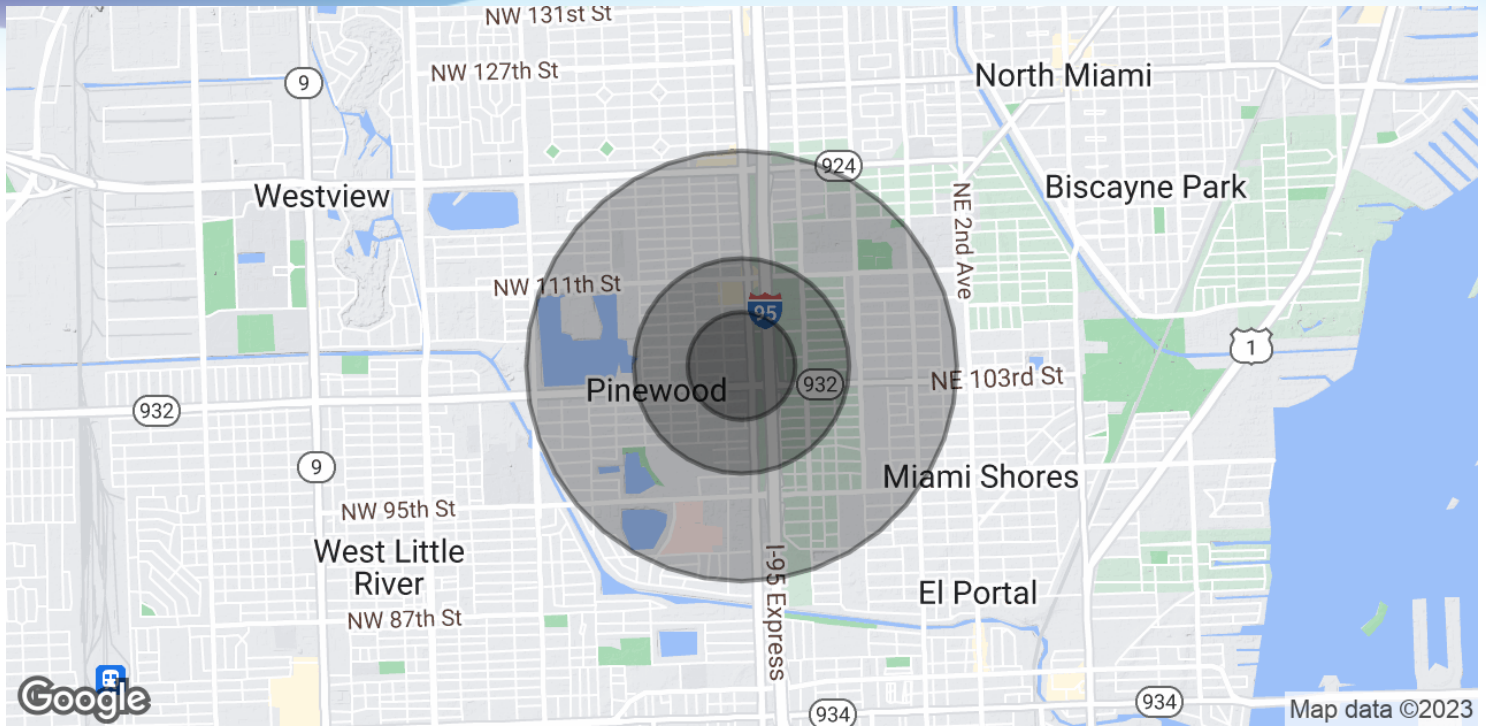
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,828	6,961	25,220
Average Age	33.2	36.4	37.3
Average Age (Male)	30.0	33.5	34.6
Average Age (Female)	37.8	39.1	39.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	539	2,066	7,785
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$40,206	\$44,941	\$56,738
Average House Value	\$276,897	\$258,423	\$231,172

* Demographic data derived from 2020 ACS - US Census

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