

SHOWROOM/RETAIL/ WAREHOUSE SPACE

3420 NW 7TH STREET, MIAMI, FL 33125



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Gross)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	16,988 SF

PROPERTY OVERVIEW

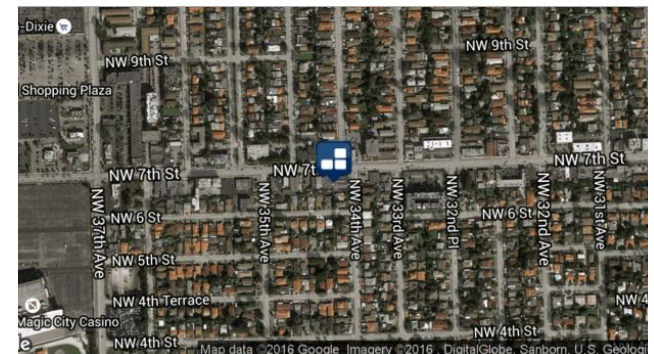
FREESTANDING BUILDING ON A CORNER LOT WITH DIRECT FRONTAGE TO NW 7th STREET. A TOTAL OF 10,000 SF WITH 5,000 SF OF WAREHOUSE AND 5,000 SF OF RETAIL DIVISIBLE SPACES. GREAT OPPORTUNITY FOR SCHOOL, GYM, MEDICAL SUPPLY, PRINTING COMPANY, CIGAR COMPANY, ART GALLERY, ETC., AVAILABLE MAY 1, 2024

PROPERTY HIGHLIGHTS

- 10,000 SF BUILDING
- 5,000 SF WAREHOUSE
- 5,000 SF RETAIL
- 11 PRIVATE PARKING SPACES
- 1 STREET LEVEL DOOR
- TWIN TEE CONCRETE ROOF

ADDITIONAL PHOTOS

3420 NW 7TH STREET, MIAMI, FL 33125



LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	36,618	130,958	274,023
Average Age	44.3	42.2	41.2
Average Age (Male)	42.7	40.1	39.1
Average Age (Female)	45.5	43.7	43.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,464	48,510	102,330
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$40,129	\$40,231	\$43,761
Average House Value	\$276,837	\$300,134	\$355,242

* Demographic data derived from 2020 ACS - US Census

