

20295 NW 2nd Ave, Miami, FL 33169

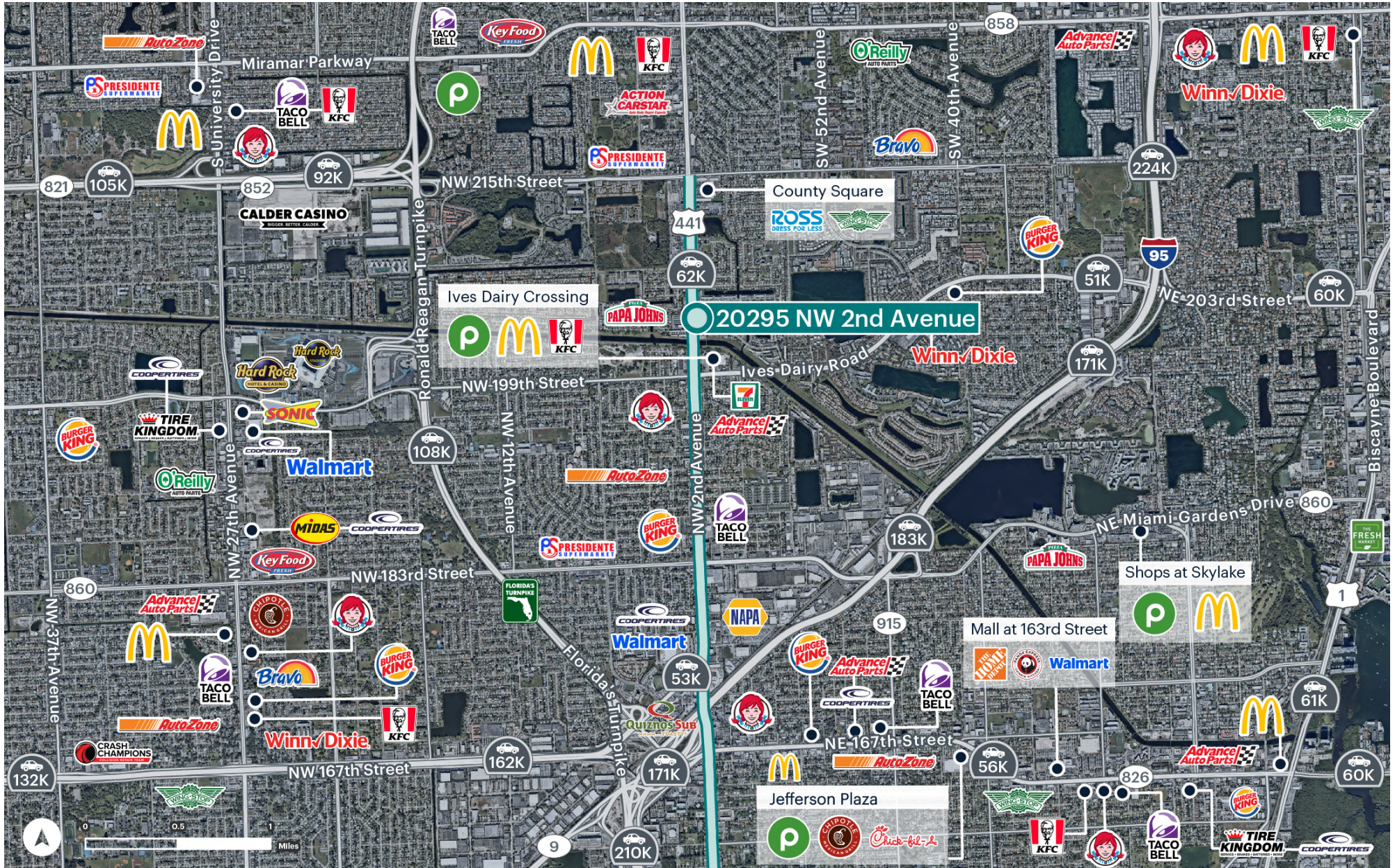
| ±0.42 Acres for Ground Lease

Conceptual Rendering



Location	Northeast corner of NW 2nd Avenue and NW 202nd Terrace	
GLA	Approximately 0.42 AC	
Frontage	105 FT on NW 2nd Avenue	
Possession	Immediate	
Term	Long term	
Rent	Upon request	
Traffic	61,500 AADT (NW 2nd Avenue)	
Neighbors	Publix, Extra Space Storage, Jiffy Lube, KFC, Papa John's, Pizza Hut, McDonald's, AT&T, Chase Bank, Walgreens, 7-Eleven	
Population	1 mile	27,411
	3 miles	199,605
	5 miles	546,959
Total Households	1 mile	9,799
	3 miles	68,811
	5 miles	197,235
Average Household Income	1 mile	\$90,216
	3 miles	\$89,807
	5 miles	\$93,192
Daytime Population	1 mile	18,973
	3 miles	166,468
	5 miles	488,745
Businesses	1 mile	732
	3 miles	9,340
	5 miles	29,046

Area Retail



Proposed Conceptual Site Plan

