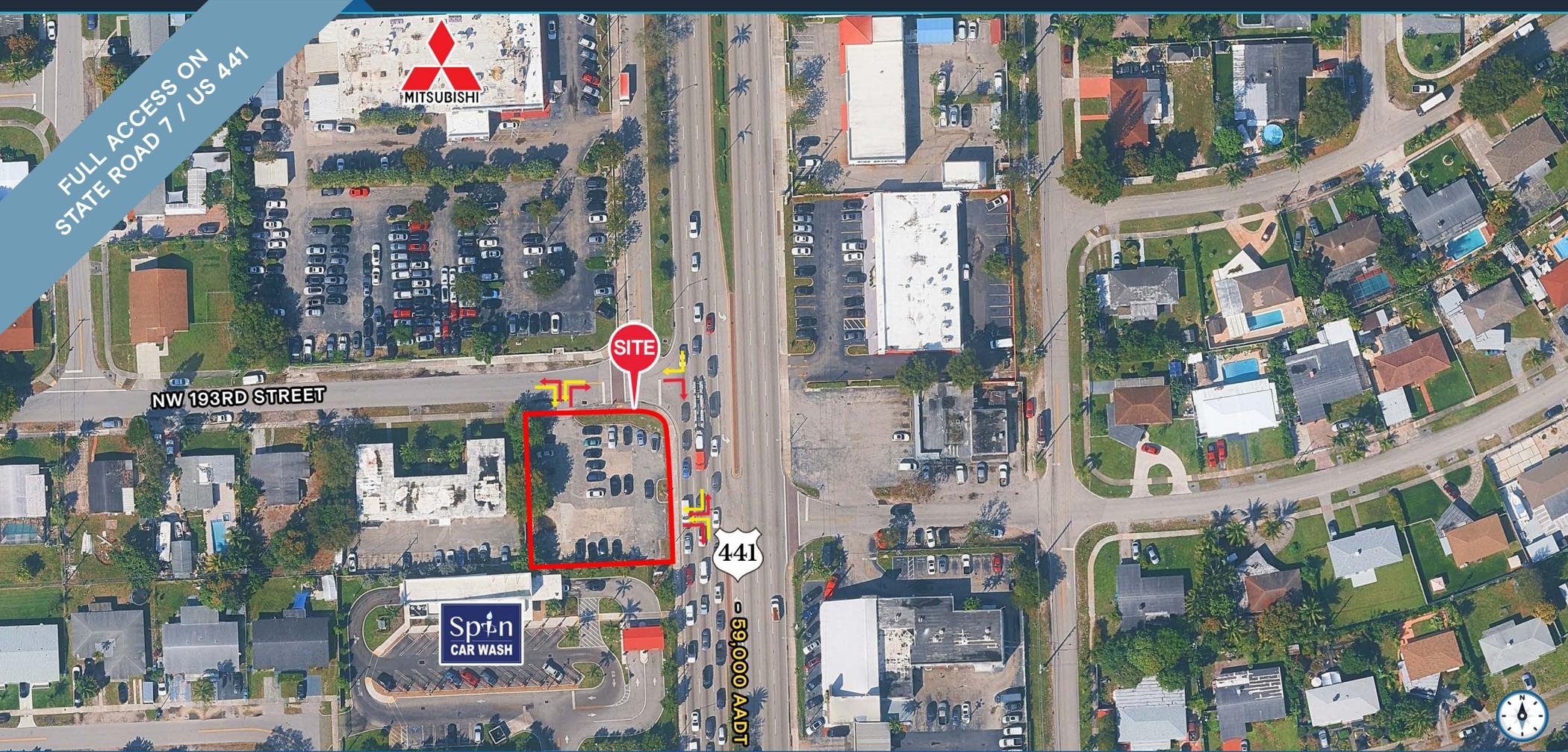


FOR LEASE

±0.36 ACRES AVAILABLE

19280 NW 2nd Avenue, Miami Gardens, FL 33169

FULL ACCESS ON
STATE ROAD 7 / US 441



5 MINUTES FROM THE GOLDEN GLADES INTERCHANGE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

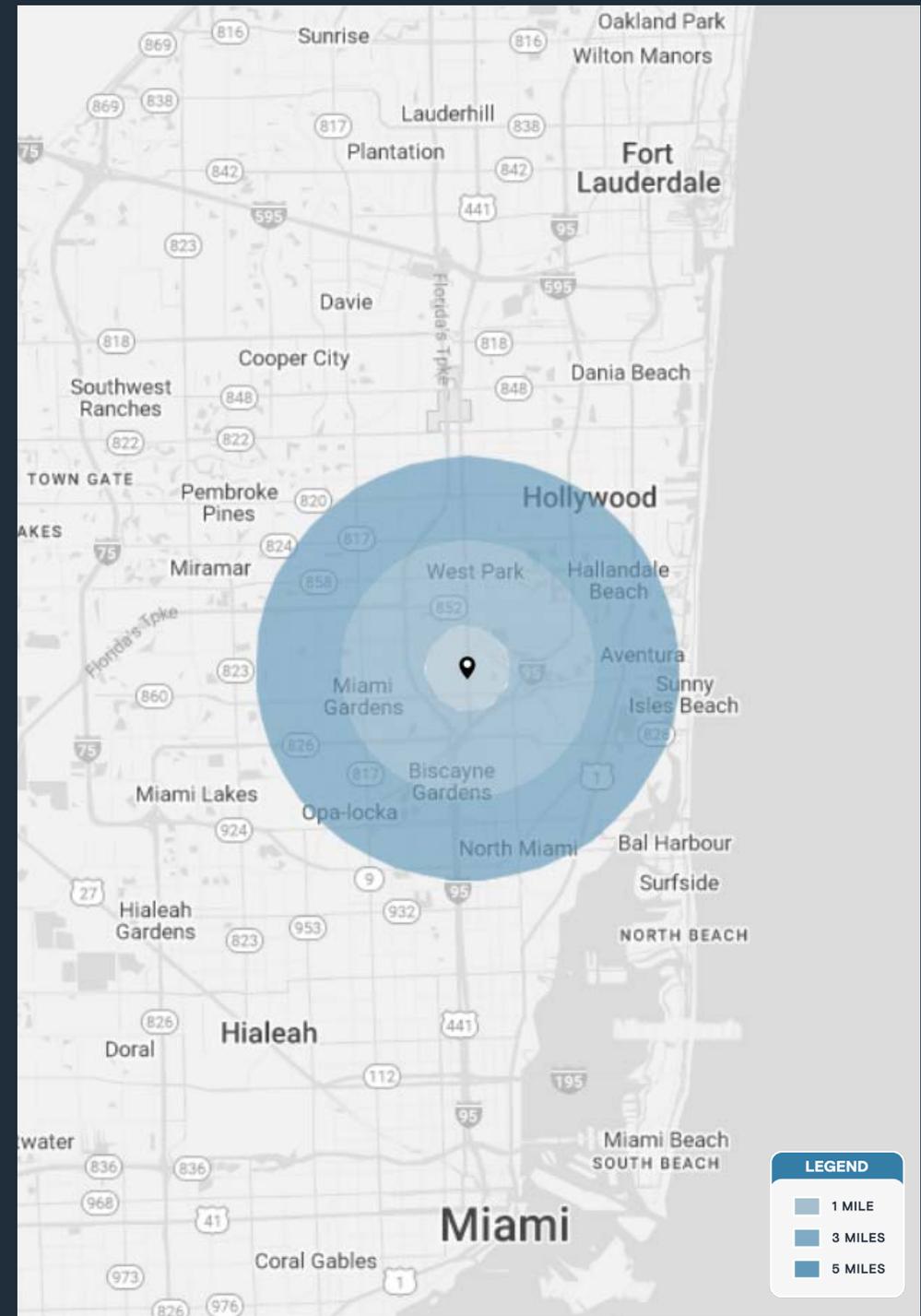
HIGHLIGHTS

- ±0.36 acres of developable land for lease
- Address: 12980 NW 2nd Avenue, Miami Gardens, FL 33169
- Full access on State Road 7 / US 441
- Additional full access on NW 193rd Street
- Less than 5 minutes to Golden Glades Interchange where more than 400,000 vehicles travel per day
- Less than 10 minutes from Hard Rock Stadium - home to the Miami Dolphins and Miami International Autodome

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	24,050	193,402	536,931
HOUSEHOLDS	8,264	64,189	186,686
EMPLOYEES	10,482	55,374	190,695
AVERAGE HH INCOME	\$77,363	\$82,015	\$84,699

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	27,337	131,685	304,055
HOUSEHOLDS	9,412	44,720	101,510
EMPLOYEES	12,776	39,978	97,094
AVERAGE HH INCOME	\$73,360	\$82,401	\$82,008





MONARCH TOWN CENTER
 Publix ROSS
 five BELOV PLATOS

NORTH PERRY AIRPORT

DIPLOMAT MALL
 Winn/Dixie ROSS
 Durlington five BELOV

MIRAMAR SQUARE
 SPROUTS FARMERS MARKET PET SUPPLIES PLUS
 KOHL'S

CALDER CASINO
 BIGGER BETTER CALDER

COUNTY SQUARE
 ROSS DISCOUNTS
 dds DOLLAR TREE

HALL ANDALE PLACE
 Publix petco

AVENTURA COMMONS
 TARGET BEST BUY
 WHOLE FOODS MARKET
 PETSMART ULTA

Hard Rock STADIUM

RK CALIFORNIA CLUB
 Winn/Dixie Durlington
 Pet Super five BELOV dds DISCOUNTS DOLLAR TREE

SHOPS AT PALM LAKES
 ROSS DISCOUNTS
 LA FITNESS DOLLAR TREE

AVENTURA MALL
 macys JCPenney
 NORDSTROM
 bloomingdales

GARDENS PROMENADE
 Marshalls ROSS
 Durlington five BELOV OLD NAVY DOLLAR TREE

SITE ★

95
 -175,000 AADT

TOWN CENTER AVENTURA
 Publix Saks OFF 5TH

Walmart

Lowe's

COSTCO WHOLESALE

THE HOME DEPOT

MIAMI-OPA LOCKA EXECUTIVE AIRPORT

JACKSON NORTH MEDICAL 382 BEDS

MALL AT 163RD STREET
 THE HOME DEPOT Walmart
 ROSS DISCOUNTS

INTRACOASTAL MALL
 Winn/Dixie TJ-maxx
 OLD NAVY HomeGoods
 IPIC DOLLAR TREE

JEFFERSON PLAZA
 Publix Marshalls
 five BELOV LOWE'S

BISCAYNE COMMONS
 Publix petco
 ULTA

WESTLAND MALL
 macys JCPenney
 HOBBY LOBBY macy's backstage

Miami Dade College



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.28.26