



# FREESTANDING FLEX BUILDING FOR LEASE

## 2ND GEN COMMERCIAL KITCHEN SPACE

5485 NW 79TH AVE,  
DORAL, FL 33166



JOSE "GIUSEPPE" ALBERTO NOTARO JR.  
LICENSED REAL ESTATE PROFESSIONAL

📍 12701 S JOHN YOUNG PKWY SUITE #209  
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# PROPERTY HIGHLIGHTS

- \$26.50 PSF plus NNN
- Rare 2nd Gen Commercial Kitchen Flex Building located by the vibrant 250 acre mixed-used development of Downtown Doral
- Freestanding Corner Building with full frontage to 79th Ave (AADT: 22,500)
- Building Size: 8,008 SF
- Property Size: 13,999 SF
- Two (2) Kitchen Exhaust Hoods: Approx. One (1) 36 Foot Hood and One (1) 8 Foot Hood
- Underground Grease Trap
- Two (2) Walk-In Coolers, One (1) Blast Walk-in Cooler, and One (1) Walk-in Freezer
- Two (2) Street Level Roll-up Doors
- Strategic logistical location with very quick/easy access the Palmetto EXPY ( Florida State Road 826 ), and less than 10 minutes from Miami International Airport, Miami International Mall, and Dolphin Mall
- Approx. 75% of building is under A/C
- Electric Power: Three Phase
- Entire Roof Silicone Coating System Work recently performed



8,008 SF FREESTANDING  
2ND GEN COMMERCIAL  
KITCHEN FLEX BUILDING



GIUSEPPE NOTARO  
COMMERCIAL REAL ESTATE FIRM

Giuseppe Notaro, LLC has made every effort to obtain the data and information pertaining to this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, restrictions, or other conditions, prior lease, sale or withdrawal without notice, and excludes all liability for loss and damages arising there from.

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# AERIAL

PALMETTO EXPRESSWAY  
EXIT / ENTRY POINT

NW 58TH ST (28,500 VPD)



NW 55TH ST

PALMETTO EXPY (259,000 VPD)

NW 79TH AVE (22,500 VPD)

DOWNTOWN  
DORAL



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# WAREHOUSE INTERIOR PHOTOS



# AERIAL



**TRUMP®**  
NATIONAL DORAL  
MIAMI

 **TRUE SPEC GOLF**

  
**DOLPHIN MALL**

  
**MIAMI INTERNATIONAL MALL**  
A SIMON MALL

**DOWNTOWN DORAL**  
250 ACRES

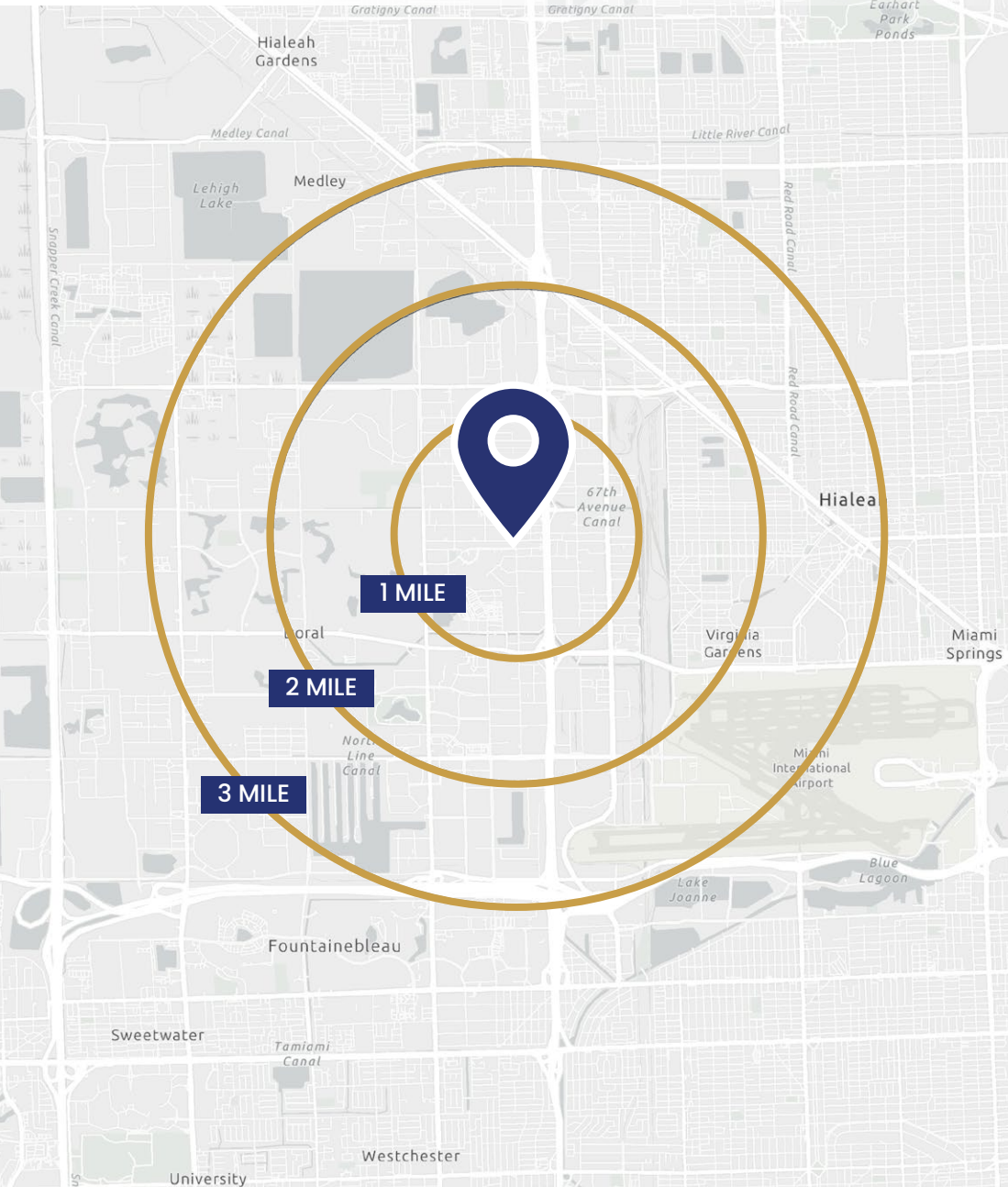
  
**CITYPLACE DORAL**

  
**MIA**  
MIAMI INTERNATIONAL AIRPORT

  
**MALL OF AMERICA**



# DEMOGRAPHICS



## DRIVE TIME

Downtown Doral	1 minutes (0.1 miles)
Miami International Airport	9 minutes (7.4 miles)
Miami International Mall	10 minutes (6.5 miles)
Florida International University	13 minutes (9.6 miles)
Downtown Miami	21 minutes (12.5 miles)
Miami Beach	32 minutes (15.1 miles)

## DEMOGRAPHICS

### 1 MILE

2023 Population:	13,238
Median HH Income:	\$92,264

### 2 MILE

2023 Population:	32,258
Median HH Income:	\$79,069

### 3 MILE

2023 Population:	117,604
Median HH Income:	\$56,163