

FOR LEASE MIAMI DESIGN DISTRICT

123-139 NE 40TH STREET | MIAMI | FL 33137



PROPERTY HIGHLIGHTS

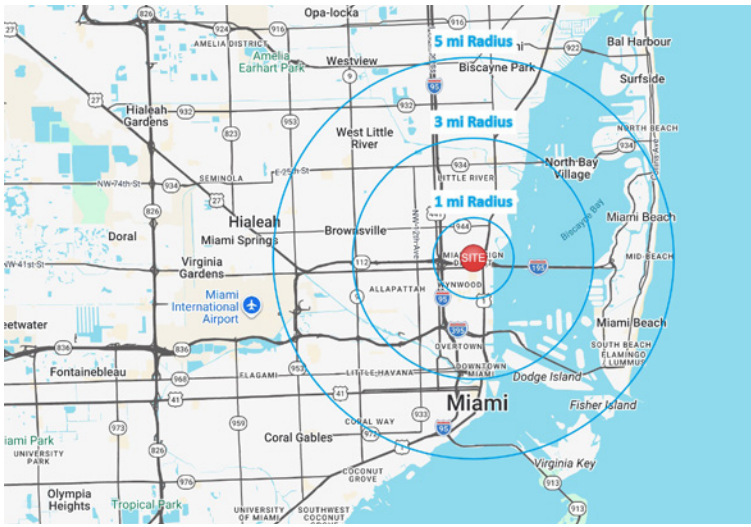
- High End Retail Spaces
- GLA of +/- 15,175 SF
- Located in the Design District of Miami
- Intersection: NE 1st Avenue & NE 40th Street
- Miami-Dade County

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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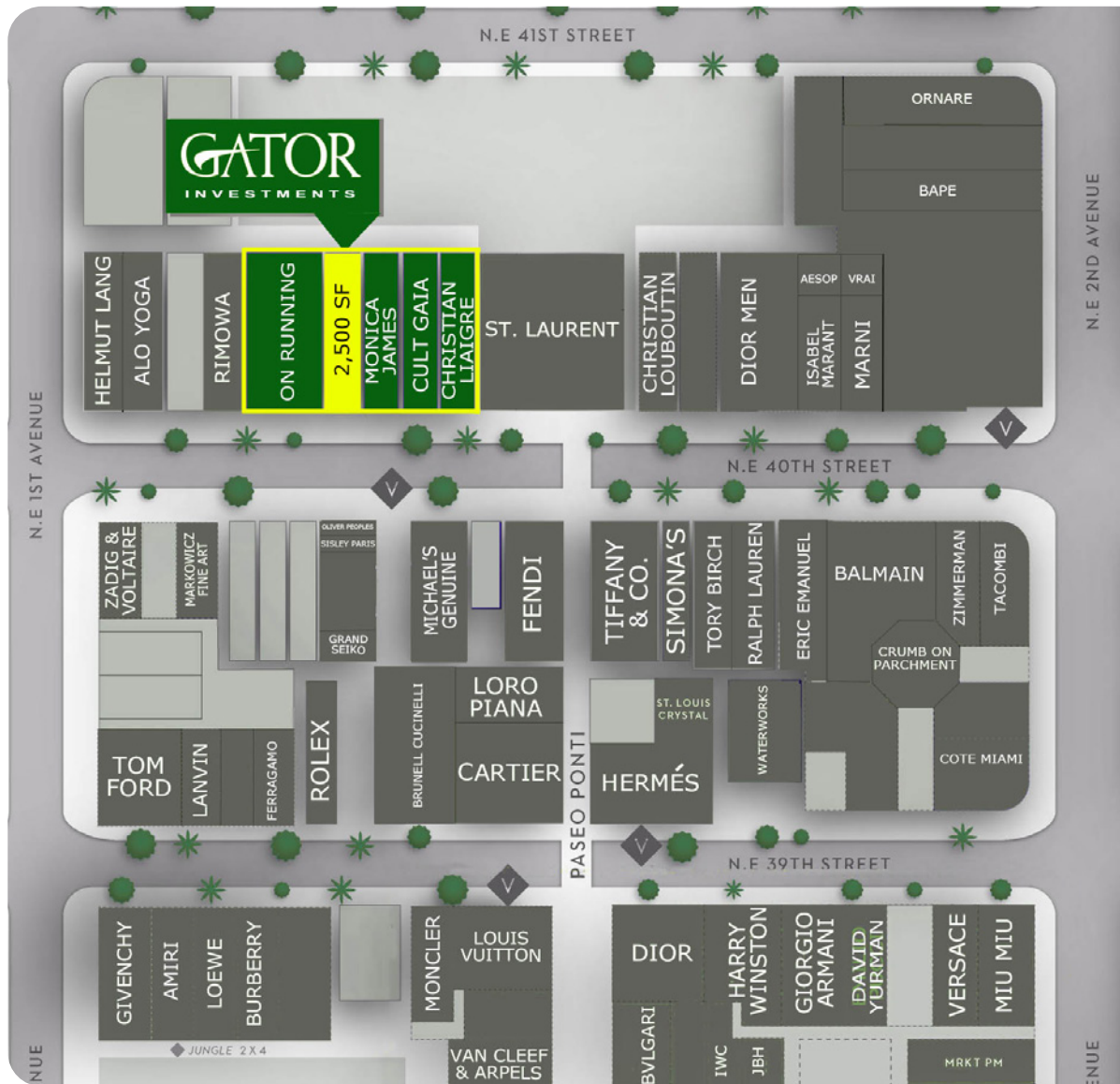
DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	41,004	257,476	627,333
	\$133,365	\$99,003	\$118,551
AGE	35	37	39

AVAILABLE

+/-2,500 SF



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James A. Goldsmith, Lic. Real Estate Broker