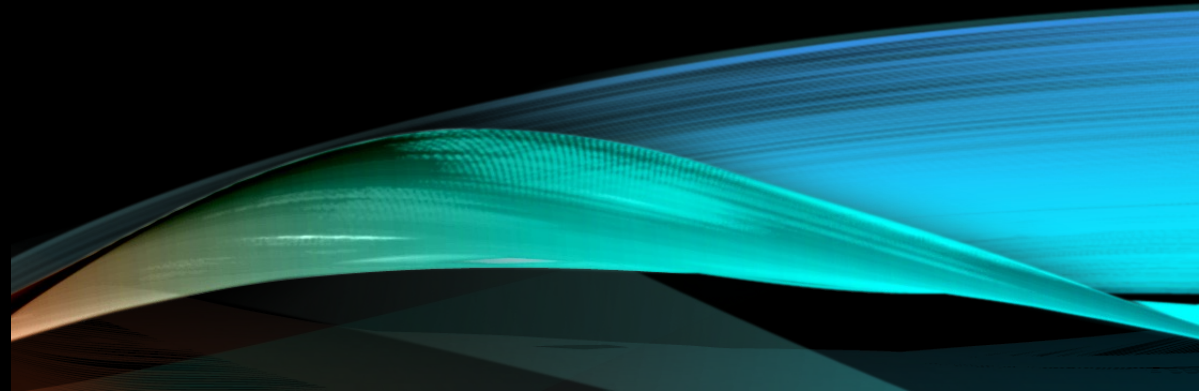


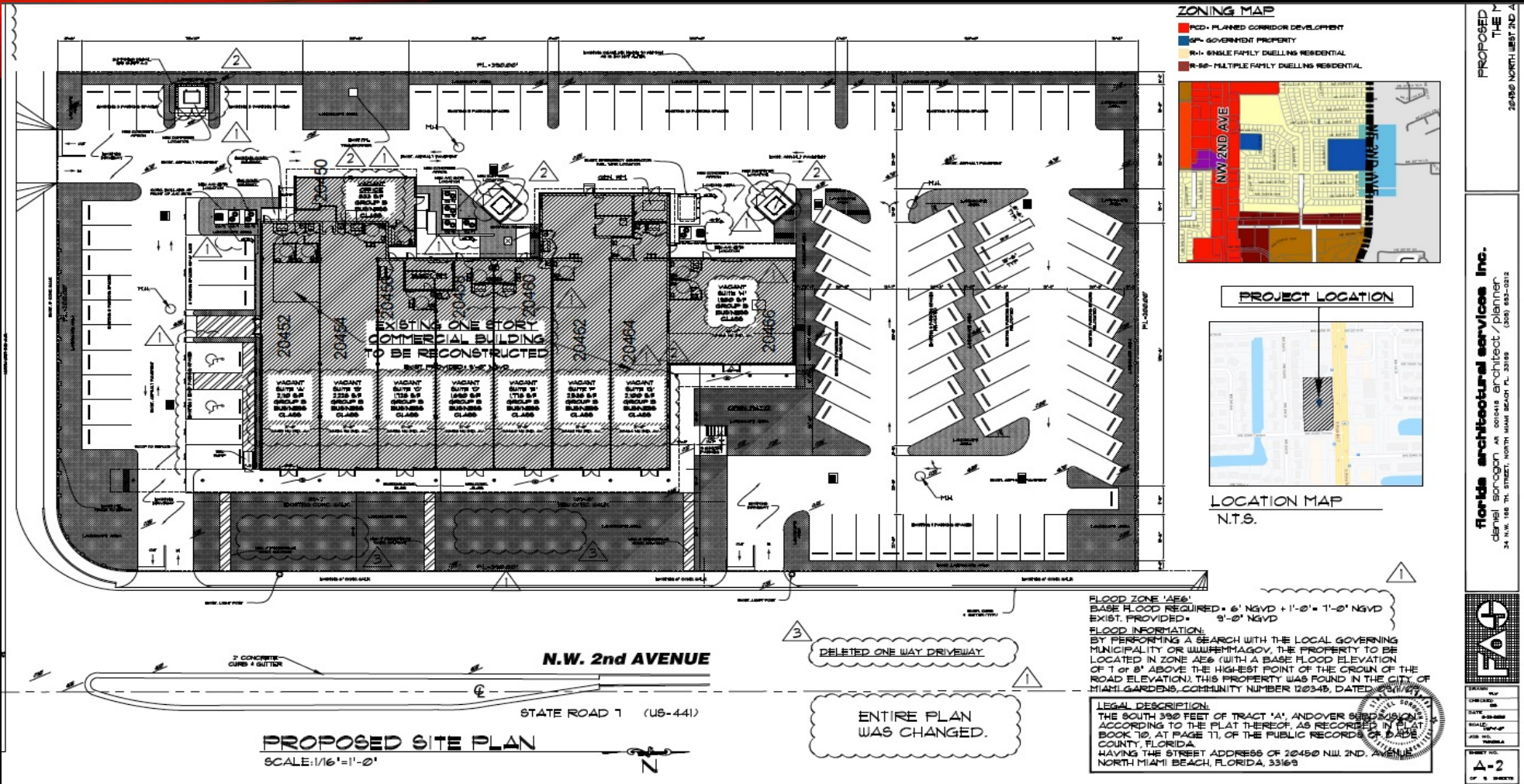


MANDELA PLAZA

20450 NW. 2nd Ave. Miami Gardens, Fl. 33169



SITE PLAN & UNITS FLOOR PLANS



ZONING MAP

- PCD - PLANNED CORRIDOR DEVELOPMENT
- GP - GOVERNMENT PROPERTY
- R-1 - SINGLE FAMILY DWELLINGS RESIDENTIAL
- R-60 - MULTIPLE FAMILY DWELLINGS RESIDENTIAL



PROJECT LOCATION



LOCATION MAP
N.T.S.

FLOOD ZONE 'AE6'
BASE FLOOD REQUIRED = 6' NGVD + 1'-0" = 1'-0" NGVD
EXIST. PROVIDED = 9'-0" NGVD

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WUPFEMAGOV, THE PROPERTY TO BE LOCATED IN ZONE AE6 (WITH A BASE FLOOD ELEVATION OF 1 or 8' ABOVE THE HIGHEST POINT OF THE CROWN OF THE ROAD ELEVATION). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI GARDENS, COMMUNITY NUMBER 12034B, DATED 05/11/2017.

LEGAL DESCRIPTION:
THE SOUTH 390 FEET OF TRACT 'A', AND OVER 5800 SQUAR...
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 11, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
HAVING THE STREET ADDRESS OF 20450 N.W. 2ND AVENUE NORTH MIAMI BEACH, FLORIDA, 33169

DELETED ONE WAY DRIVEWAY

ENTIRE PLAN WAS CHANGED.

PROPOSED THE 1 2018 NORTH WEST 2ND A

Florida architectural services Inc.
civil engineer / architect / planner
24 NW 108 TH STREET, NORTH MIAMI BEACH FL 33162
(305) 624-0232



DATE: 05/11/2017
SCALE: 1/16" = 1'-0"
JOB NUMBER: 17050
SHEET NO: 1
OF 2



FRONT VIEW FACING US 441



HIGHLIGHTS OF At



MANDELA PLAZA



- 20450 NW 2nd Avenue Miami Gardens, FL 33169
- Keyes Company is pleased to exclusively offer for Lease 18,726 SF freestanding Retail or Office building in Miami Gardens, FL It has 8 bays with the following square footage:
 - UNIT 20452. 2110 SF RESTAURANT INSTALATIONS
 - UNIT 20454. 2228 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC.
 - UNIT 20456. 1728 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC
 - UNIT 20458. 1680 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC.
 - UNIT 20460. 1778 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC.
 - UNIT 20462. 2538 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC.
 - UNIT 20464. 2100 SF OFFICE, MEDICAL, RETAIL, FITNESS, AUTO ETC.
 - UNIT 20466. 1980 SF RESTAURANT INSTALATIONS
- This property is an excellent opportunity to be utilized as-is for Urgent Care Center, Medical Center, Retail Medium size National Tenants, Fitness Centers, Auto Parts and Repair Centers or for different use. The current zoning allows for a variety of commercial uses.
- Located just north of the Golden Glades interchange connecting I-95, the Florida Turnpike, 441 and the 826, this property boasts great accessibility and ease of travel to all parts of South Florida. The City of Miami Gardens is a solid working and middleclass community of unique diversity and the home to Hard Rock Stadium, St. Thomas University, Florida Memorial University and Calder RaceTrack. The city is bordered by Broward County to the north, North Miami Beach to the east and Opa-Locka to the south.



Demographics

20450 NW 2nd Ave

Storefront Retail - Northeast
Dade Submarket
Miami, FL 33169

Under Construction 18,769 SF GLA 1.79 AC Lot 2021 Built Multiple Tenancy

★★★★★

Summary **Population** Housing Daytime Employment Consumer Spend

Currency: USD (\$) Radius 2 mile, 5 mile, 10 mile

Population	2 mile	5 mile	10 mile
2010 Population	85,346	505,861	1,426,630
2021 Population	93,514	540,598	1,549,641
2026 Population Projection	95,086	548,030	1,574,568
Annual Growth 2010-2021	0.9%	0.6%	0.8%
Annual Growth 2021-2026	0.3%	0.3%	0.3%
Median Age	36.4	38.4	40.3
Bachelor's Degree or Hig...	19%	20%	24%
U.S. Armed Forces	3	99	611

Households	2 mile	5 mile	10 mile
2010 Households	28,883	177,605	515,176
2021 Households	32,037	188,694	559,816
2026 Household Projection	32,626	191,110	568,934
Annual Growth 2010-2021	0.6%	0.2%	0.3%
Annual Growth 2021-2026	0.4%	0.3%	0.3%
Owner Occupied Househ...	19,856	119,985	343,886
Renter Occupied Househ...	12,770	71,124	225,048
Avg Household Size	2.9	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer...	\$818,895,000	\$5,031,570,000	\$15,517,500,000

Population By Race	2 mile	5 mile	10 mile
White	27,512	254,127	995,894
Black	61,674	259,864	481,418
American Indian/Alaskan ...	351	2,496	6,320
Asian	1,759	11,887	36,605
Hawaiian & Pacific Islander	86	585	1,328
Two or More Races	2,132	11,638	28,075
Hispanic Origin	24,593	193,058	756,294

Income	2 mile	5 mile	10 mile
Avg Household Income	\$62,113	\$67,596	\$73,573
Median Household Income	\$50,565	\$50,664	\$52,984
< \$25,000	6,696	43,280	135,240
\$25,000 - 50,000	9,142	49,925	130,790
\$50,000 - 75,000	7,513	38,623	104,713
\$75,000 - 100,000	3,407	21,163	62,363
\$100,000 - 125,000	2,416	13,599	41,554
\$125,000 - 150,000	1,342	7,830	28,874
\$150,000 - 200,000	1,002	7,164	25,944
\$200,000+	520	7,110	30,339

Housing	2 mile	5 mile	10 mile
Median Home Value	\$221,292	\$254,113	\$292,083
Median Year Built	1975	1972	1976

Population

Annual Population Growth

A HOT CORRIDOR FOR NATIONAL TENANTS



The Keyes Company

*Thank you for giving Keyes Commercial Real Estate
The opportunity to submit this lease memorandum for your review.*



Contact Information
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