

FOR LEASE

# GATOR GATOR 13090

INVESTMENTS 13090 NW 7TH AVENUE | NORTH MIAMI FL 33168



## PROPERTY OVERVIEW

- Direct Frontage to NW 7th Ave/SR 441
- GLA of +/- 13,855 SF

## LOCATION OVERVIEW

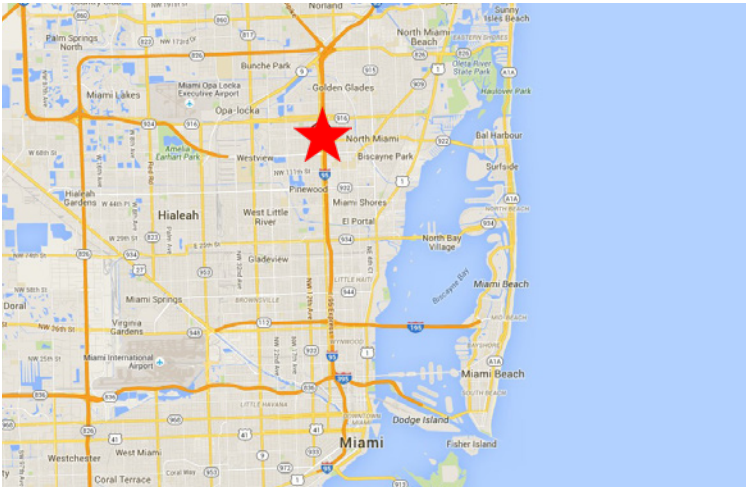
- Located just west of I-95, north of SR 112
- Intersection: NW 7th Ave/SR 441 & NE 131st Street
- Miami-Dade County
- Traffic Count: 29,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)

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

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
Leasing@GatorInvestments.com

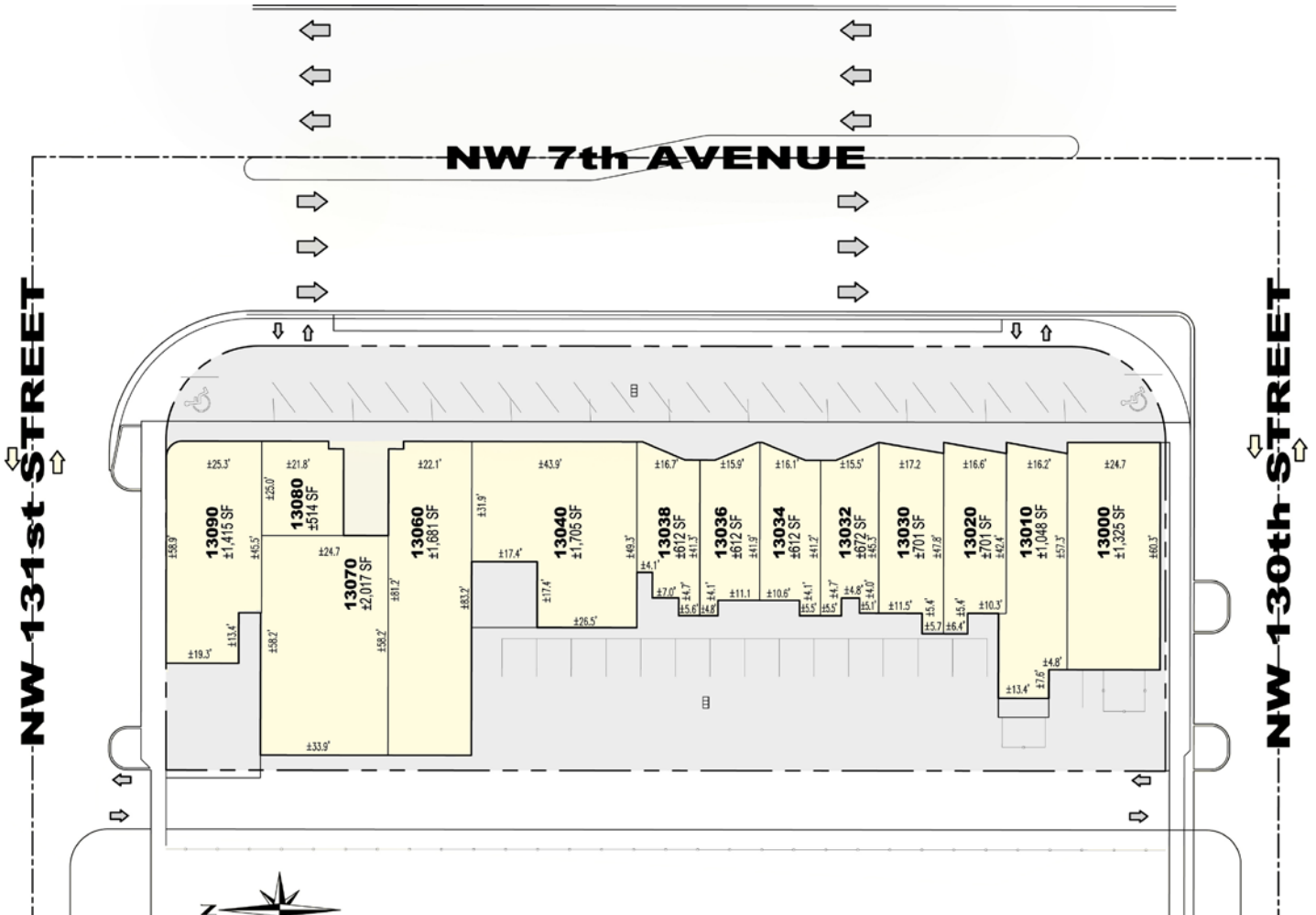


## DEMOGRAPHICS

• 2021

**13090 NW 7th Avenue  
North Miami FL 33168**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	22,447	194,923	479,237
AVG. HH INCOME	\$66,889	\$60,039	\$60,874
AVG. AGE	39	37	38



Owned and Operated By A  
**GATOR**  
Affiliated Company

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