

---

# 6562 Bird Road

## FOR LEASE

6562 Bird Road  
Miami, FL 33155

Total Available: 5,100 SF  
Lease Rate & Type: \$37.00 PSF, NNN

### For More Information

David Oxios, CCIM  
+1 305 775 2224  
doxios@naimiami.com

Craig Merlin  
+1 305 987 4401  
cmerlin@naimiami.com

**NAI** Miami  
Fort Lauderdale  
[naimia-ftl.com/properties](http://naimia-ftl.com/properties)



Retail

# 6562 Bird Road

6562 Bird Road | Miami, FL 33155

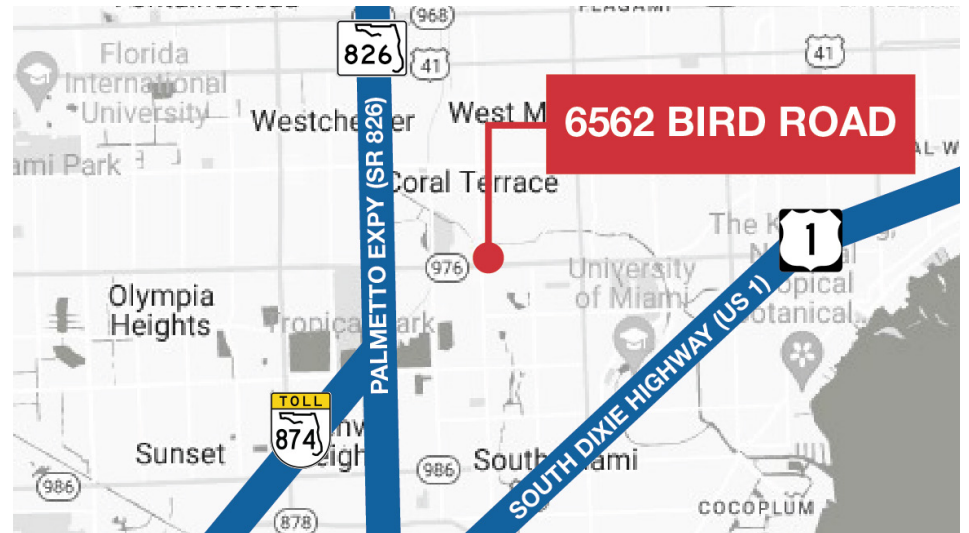


## Property Features

- \$37.00 PSF, NNN
- Excellent frontage on Bird Road
- Large signage capability
- Ample parking
- Open floor plan
- Cannabis dispensary allowed
- 4/1,000 parking ratio

## Location Features

- Easy access to Palmetto Expressway (SR 826)
- Close to all Bird Road retail/restaurants
- Good neighborhood demographics
- Traffic count: 64,000 cars per day



9655 South Dixie Highway, Suite 300, Miami, FL 33156

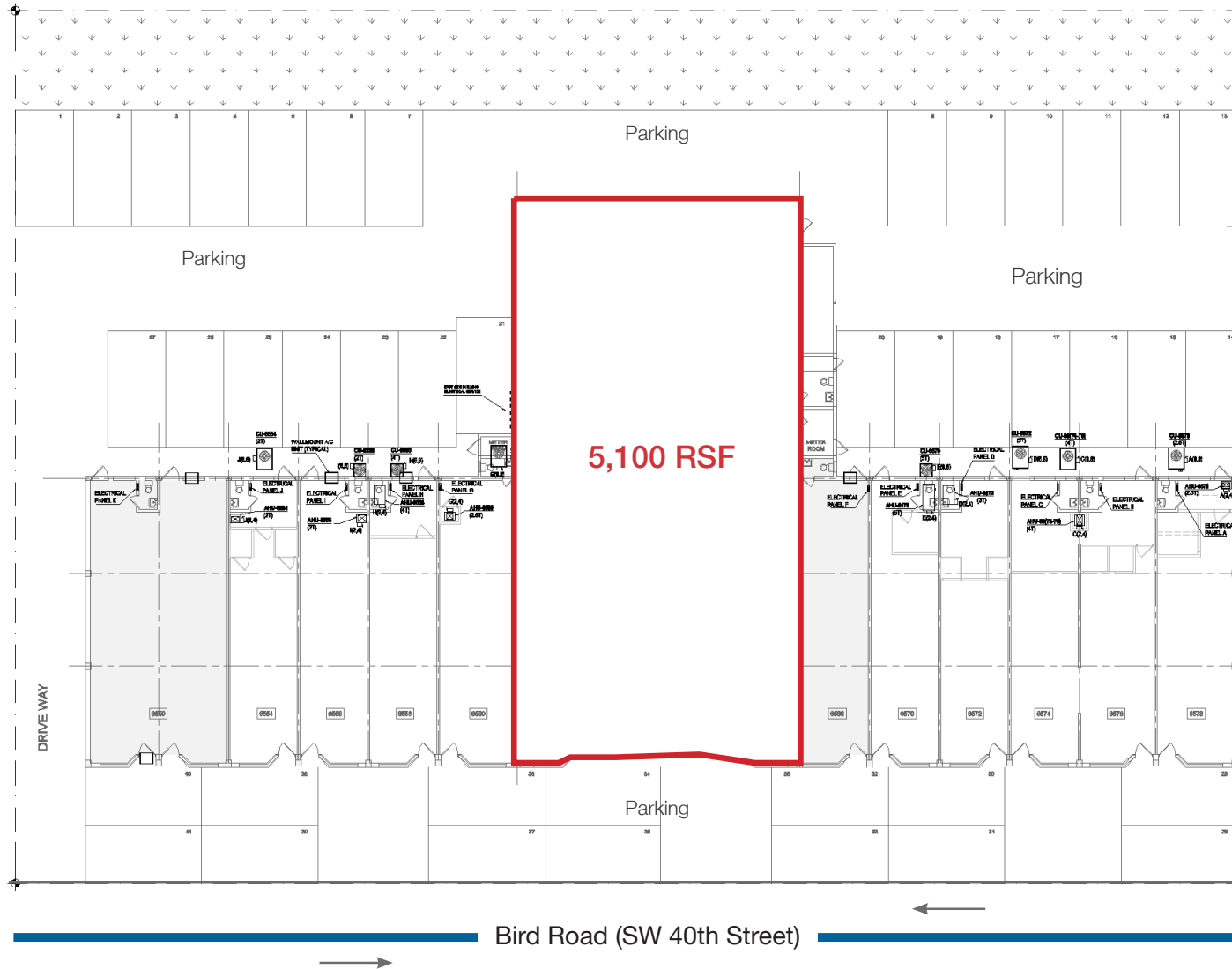
+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# Site Plan

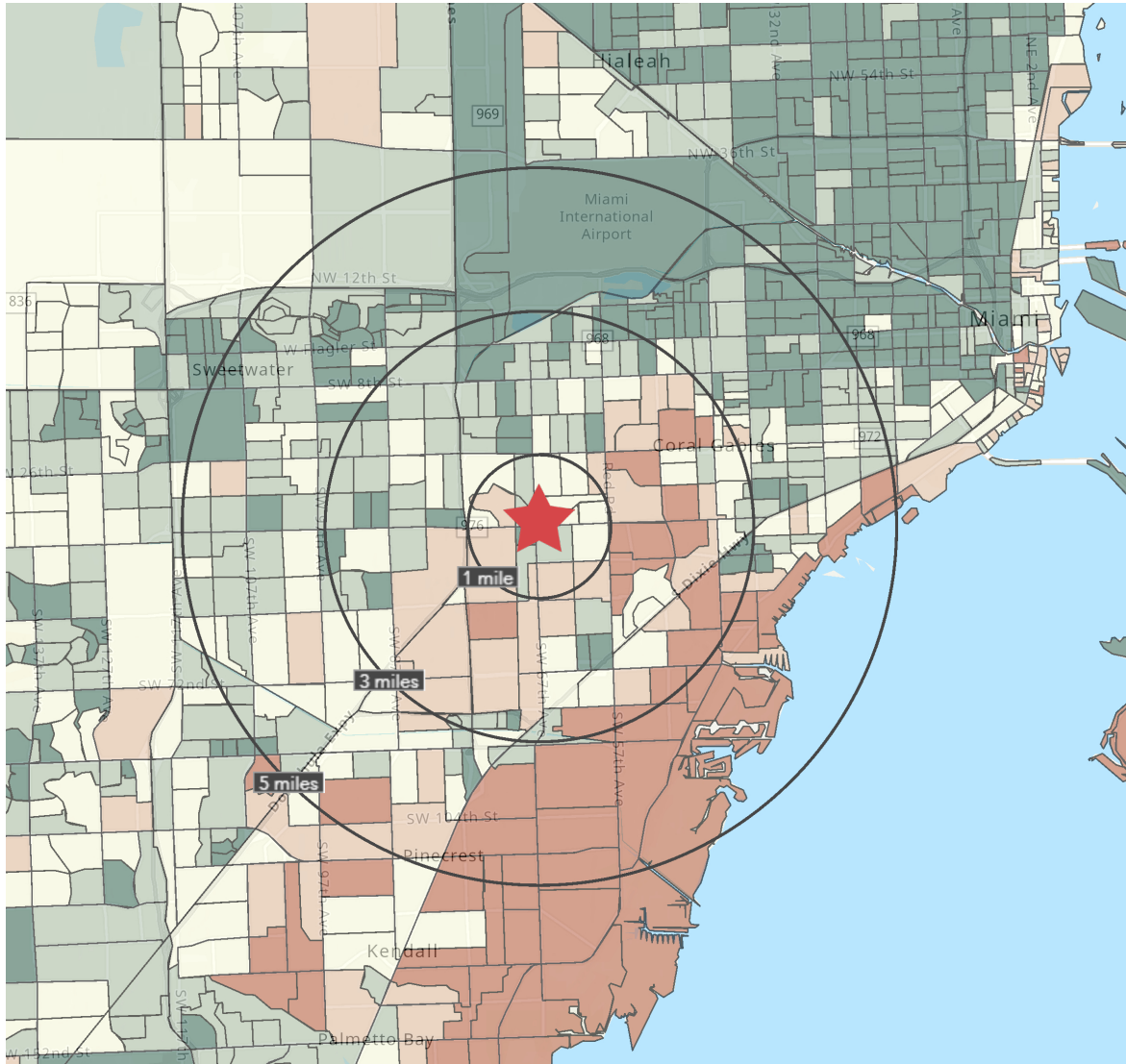
6562 Bird Road | Miami, FL 33155





# Demographics

6562 Bird Road | Miami, FL 33155



## Traffic Count



	CARS PER DAY
Bird Road (SW 40th Street)	64,000
Palmetto Expressway (SR 826)	214,000
<b>Total</b>	<b>278,000</b>

## Demographic Summary



	1 Mile	3 Miles	5 Miles
<b>Population</b>	17,535	170,677	296,240
<b>Households</b>	6,633	63,751	173,370
<b>Families</b>	4,433	43,150	116,767
<b>Average Household Size</b>	2.63	2.60	2.59
<b>Median Household Income</b>	\$87,033	\$76,411	\$67,243
<b>Average Household Income</b>	\$123,252	\$121,865	\$109,948

## 2023 Average Household Income by Block Groups

