



4301 NW 7TH STREET

RETAIL/RESTAURANT SPACE FOR LEASE

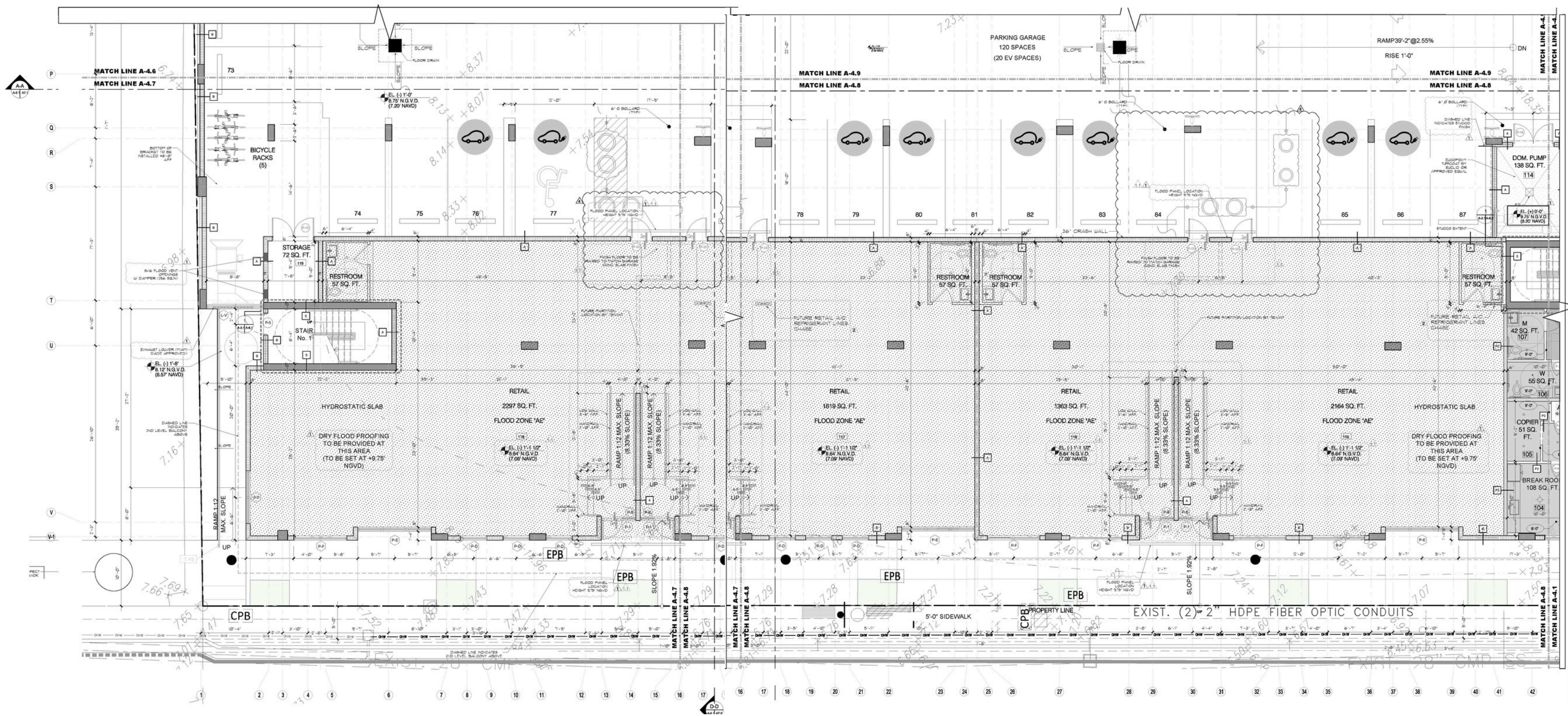
PROPERTY OVERVIEW

4301 NW 7th Street Miami, FL 33126

- **Prime Location:** Corner of NW 7th Street & NW 42nd Avenue, just off the Dolphin Expressway and minutes from Miami International Airport, home to more than 36,000 employees and the region's largest economic driver.
- **High Visibility:** Strategically positioned near several major Miami business districts and poised for significant growth.
- **Mixed-Use Development:** 6-story project featuring 162 modern apartments and 7,800 SF of ground-floor retail.

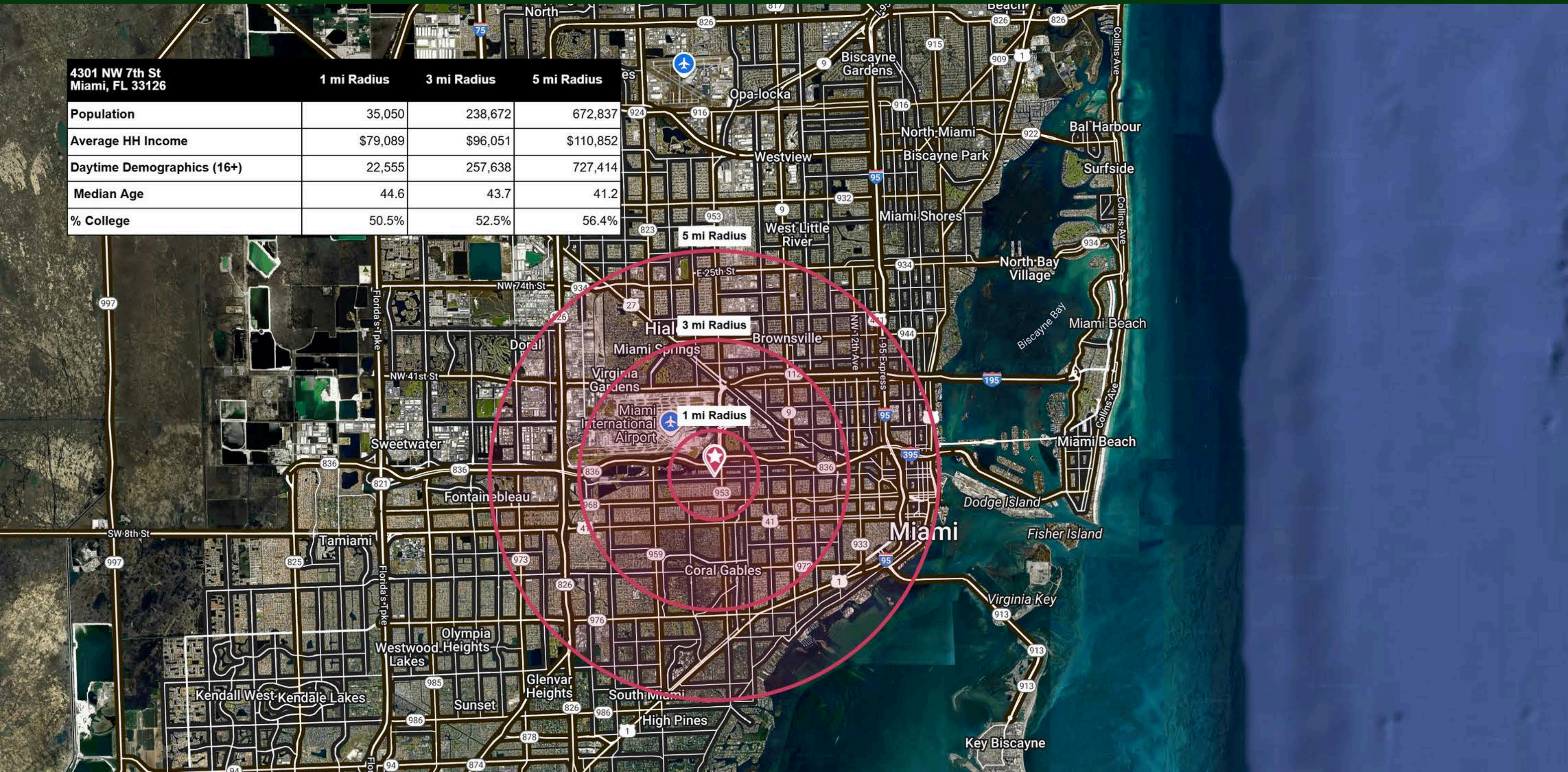


FLOOR PLAN

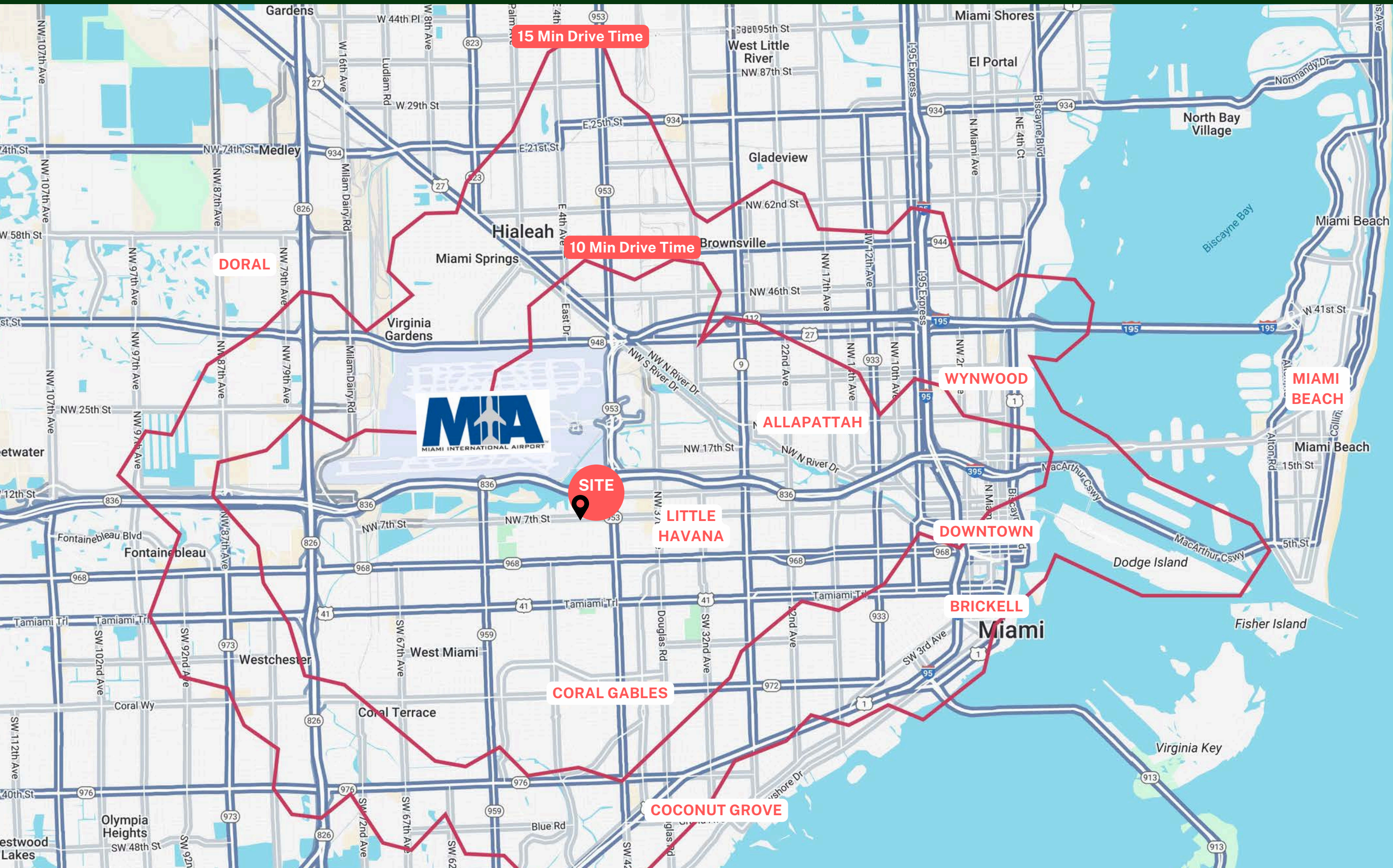


DEMOGRAPHICS

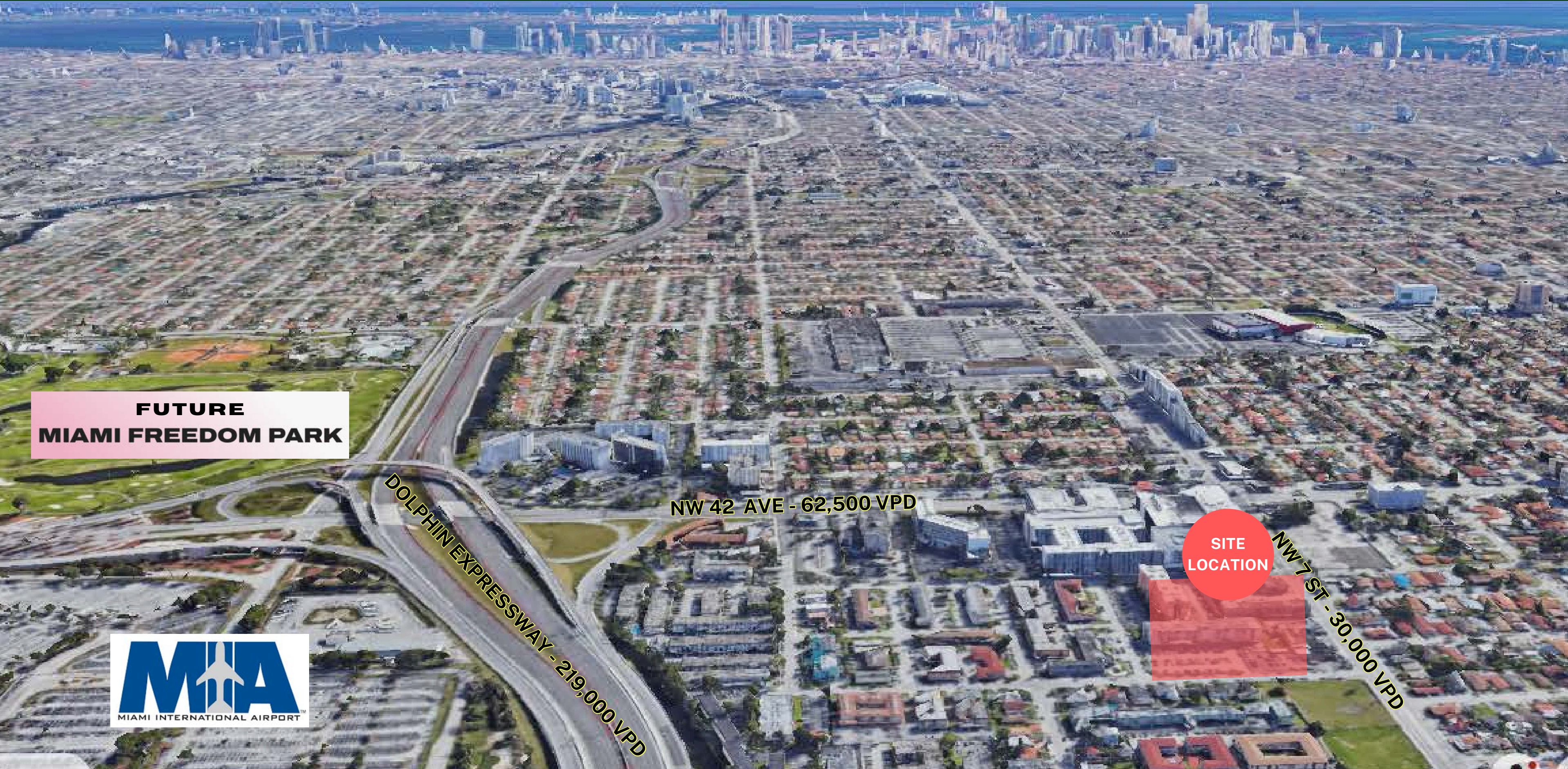
4301 NW 7th St Miami, FL 33126	1 mi Radius	3 mi Radius	5 mi Radius
Population	35,050	238,672	672,837
Average HH Income	\$79,089	\$96,051	\$110,852
Daytime Demographics (16+)	22,555	257,638	727,414
Median Age	44.6	43.7	41.2
% College	50.5%	52.5%	56.4%



DRIVE TIMES



NEIGHBORHOOD



**FUTURE
MIAMI FREEDOM PARK**

DOLPHIN EXPRESSWAY - 219,000 VPD

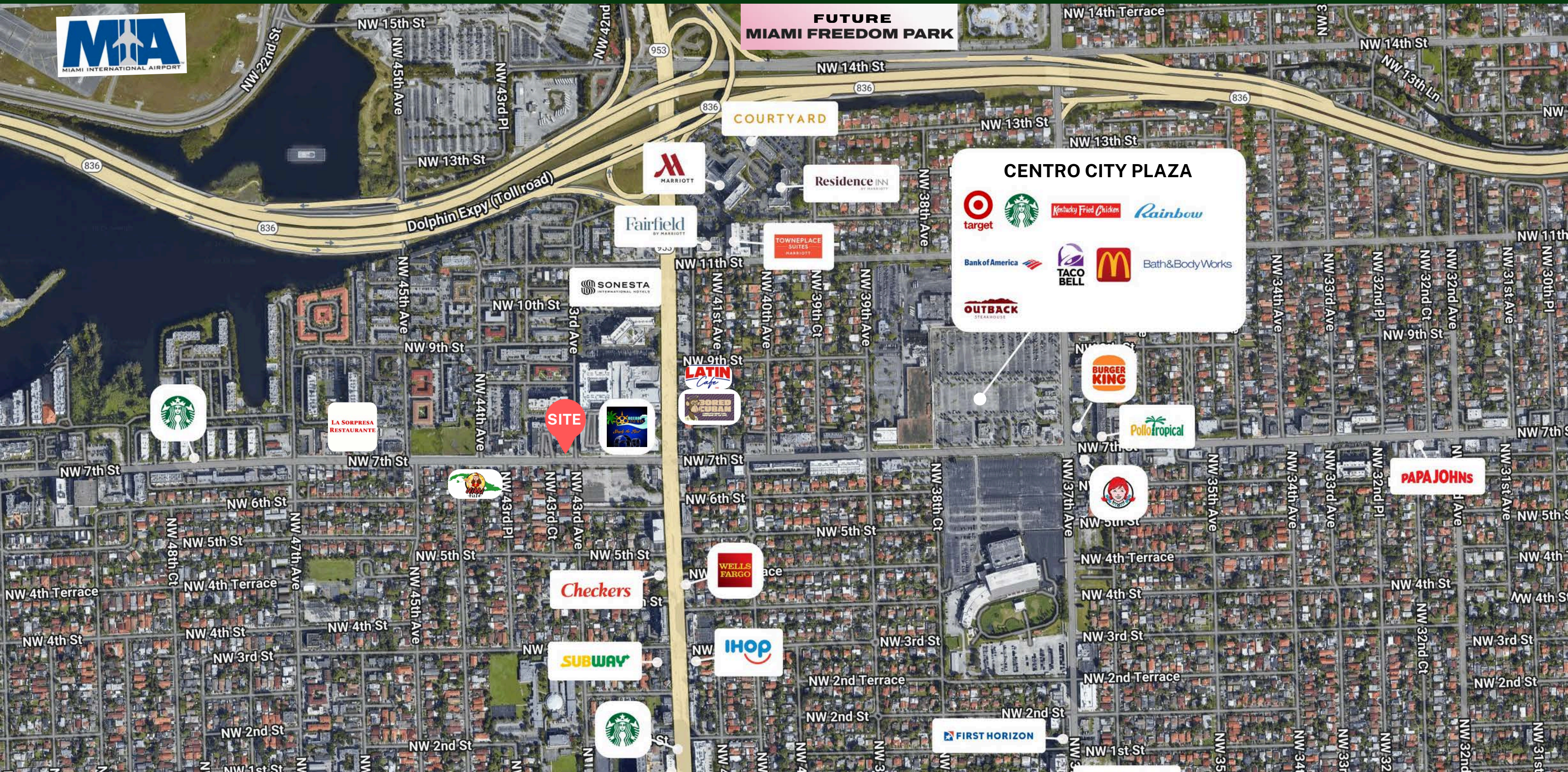
NW 42 AVE - 62,500 VPD

SITE
LOCATION

NW 7 ST - 30,000 VPD



NEIGHBORHOOD





VERTICAL

REAL ESTATE

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