



RETAIL SHOWROOM FOR LEASE

7252 SW 40th STREET
MIAMI, FL

FREE-STANDING BUILDING

This versatile commercial property offers excellent visibility along one of Miami's busiest thoroughfares. Situated in a high-traffic area with strong demographics, the space is ideal for retail, showroom, or service-oriented businesses seeking maximum exposure. Convenient access to major highways, ample nearby amenities, and a strong surrounding business community make this a rare opportunity in a sought-after corridor.



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PROPERTY DESCRIPTION**RETAIL / SHOWROOM***Free-Standing Building with ample surface parking***SIZE: 5,304 SF +/- Building | 11,070 SF Lot****OFFERED AT: \$45/SqFt** (modified gross)**LEASE OPPORTUNITY – 60 FT Bird Rd Frontage**

Position your business in one of Miami's most dynamic commercial corridors. This high-visibility retail/showroom space is located directly on Bird Road, in the heart of the **Bird Road Arts District (BRAD)**—a vibrant community of galleries, studios, and creative businesses that draws consistent local and visitor traffic.

The property benefits from prominent street frontage, strong daily traffic counts, and convenient access to major thoroughfares, including SR-826 (Palmetto Expressway) and US-1. Just steps away, the transformative **Ludlam Trail project** is bringing new residential, recreational, and commercial activity to the area, ensuring long-term growth and increased customer flow.

With its open floor plan and versatile layout, this space is ideal for retailers, showrooms, design studios, or service-oriented businesses seeking a highly visible location with a strong community presence. Modified Gross terms keep occupancy costs predictable, making this an attractive opportunity in a high-demand corridor.

Highlights:

- Located in Bird Road Arts District
- High-traffic frontage on SW 40th Street (Bird Road)
- Close proximity to Ludlam Trail redevelopment project
- Excellent visibility and signage opportunities
- Easy access to major highways and public transit
- \$45 PSF Modified Gross





**SUBJECT
PROPERTY**

**Dedicated
Parking & Rear
Entrance**

**Customer
Parking**

Bird Road (50,000 Cars Daily)

SW 41 Street



SW 24TH STREET (CORAL WAY)

PALMETTO EXPY



LUDLAM TRAIL ROUTE

SW 67TH AVE



SUBJECT PROPERTY

SW 40TH STREET (BIRD ROAD)



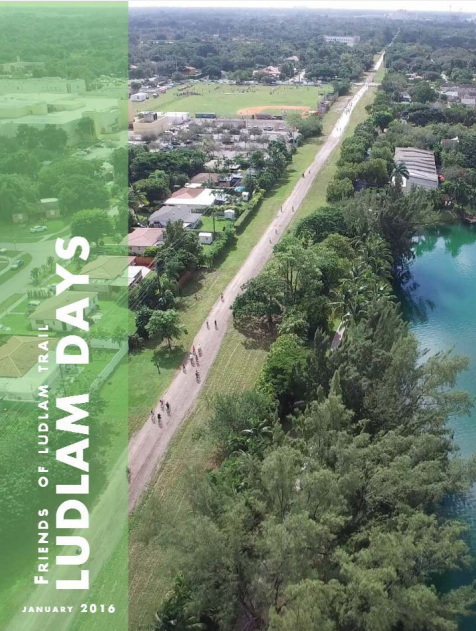
TROPICAL PARK

LEADS TO FL TURNPIKE



The proposed Ludlam Trail provides a unique opportunity to develop a 6.2-mile multi-use trail through the heart of Miami-Dade County within the former Florida East Coast railway right-of-way. The trail will provide a safe dedicated and direct route for cyclists and pedestrians to schools, parks, work and shopping. The trail can connect more than 34,000 people within a half-mile, walkable service area to five greenways, five schools, four parks and two transit hubs.

Source:
<https://www.miamiherald.com/news/local/community/miami-dade/article218401705.html>



Ludlam Trail corridor

This 6.2-mile stretch was once used as a railroad path and is zoned for transportation. But Flagler, the company that owns the land, wants to develop a mix of homes and businesses alongside a bike and pedestrian trail. The trail is 100 feet wide and bottlenecks to 50 feet in some places.

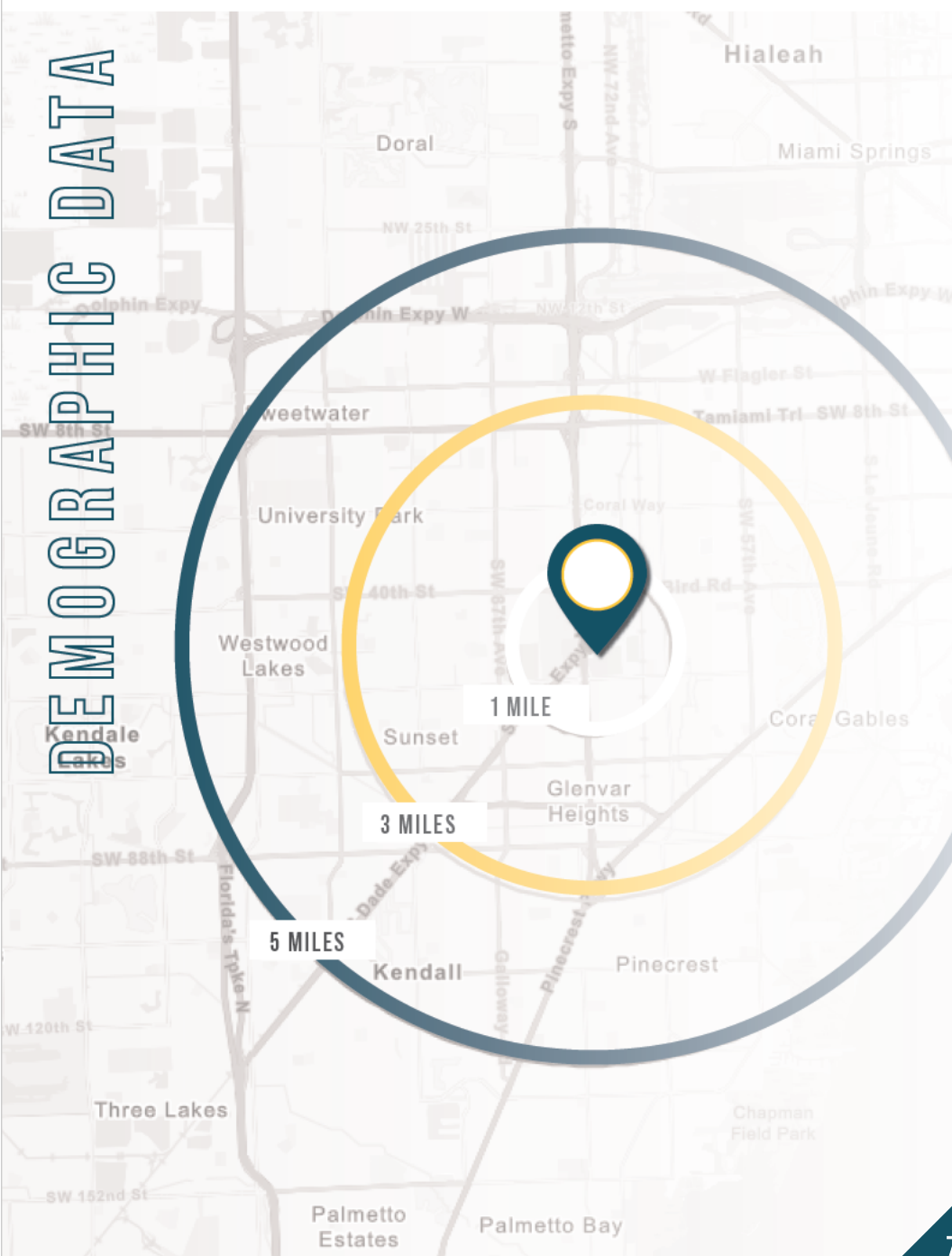


Source: Friends of the Ludlam Trail MARCO RUIZ / MIAMI HERALD STAFF





DEMOGRAPHIC DATA



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59
Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675



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