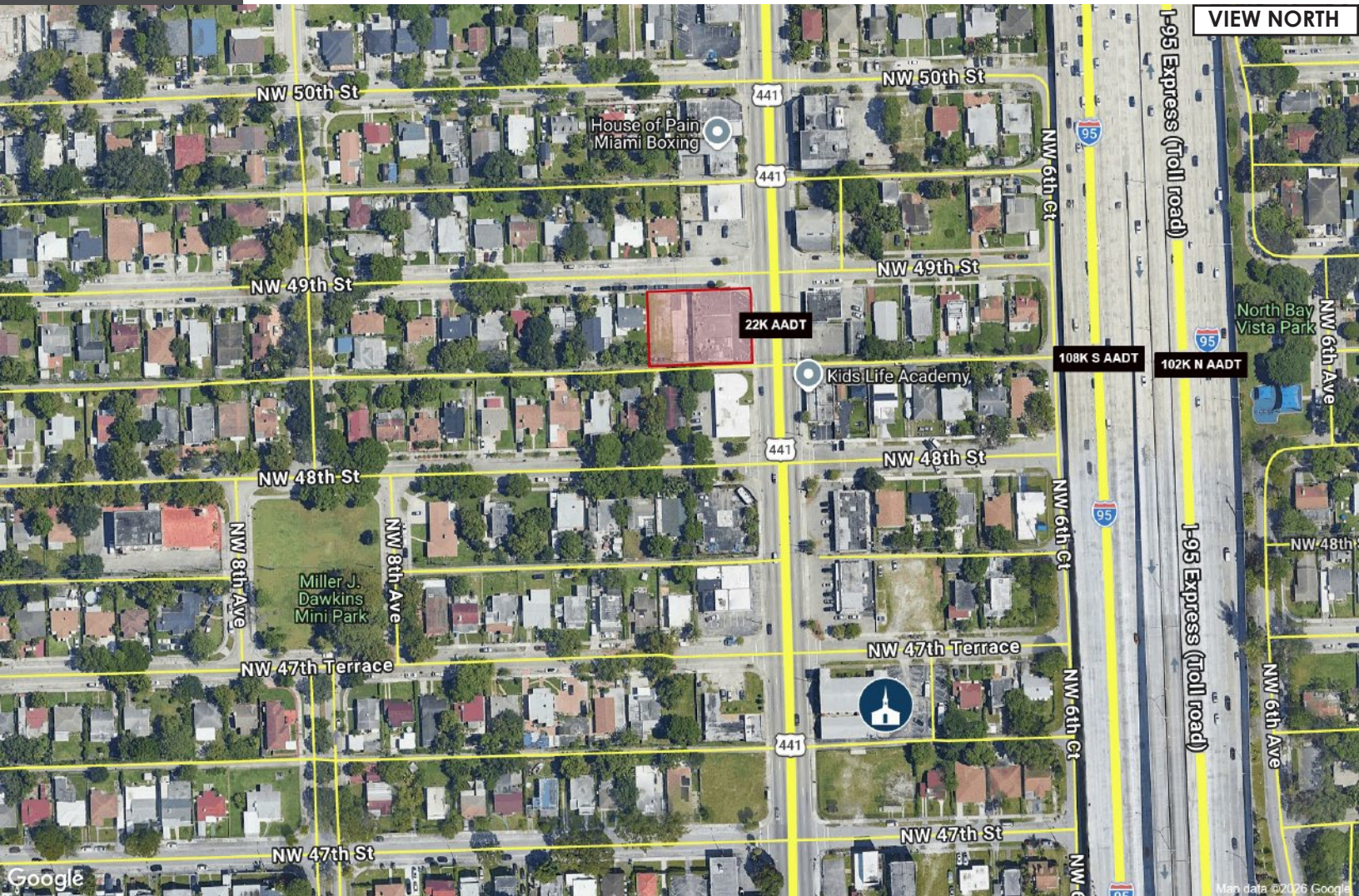


FOR LEASE

GATOR 4848

4848 NW 7th AVE | MIAMI | FL 33127



PROPERTY HIGHLIGHTS

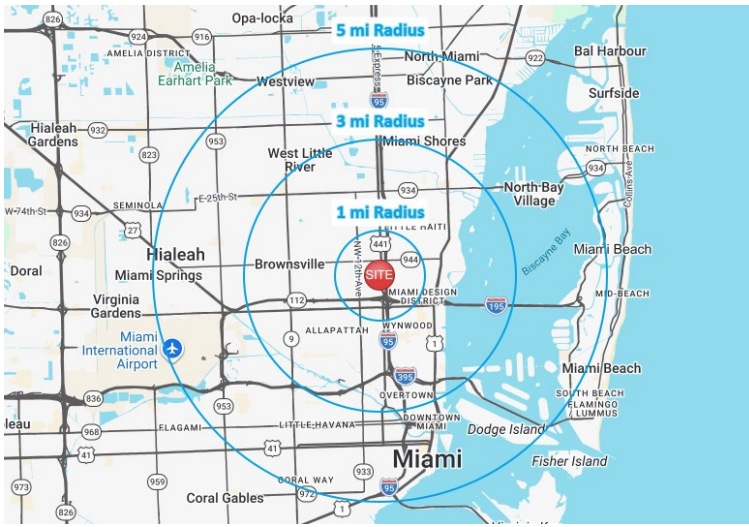
- Free Standing Building
- Direct Frontage to NW 7th Ave/SR 441
- $\pm 2,000$ SF Restaurant Ready Space w/Additional Retail Area
- On-Site & Street Parking
- GLA of $\pm 5,357$ SF, Land Area $\pm 14,500$ SF
- Located in Liberty Square, west of I-95
- Intersection: NW 7th Ave/SR 441 & NW 49th Street with a traffic count of 22K AADT
- Miami-Dade County

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

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



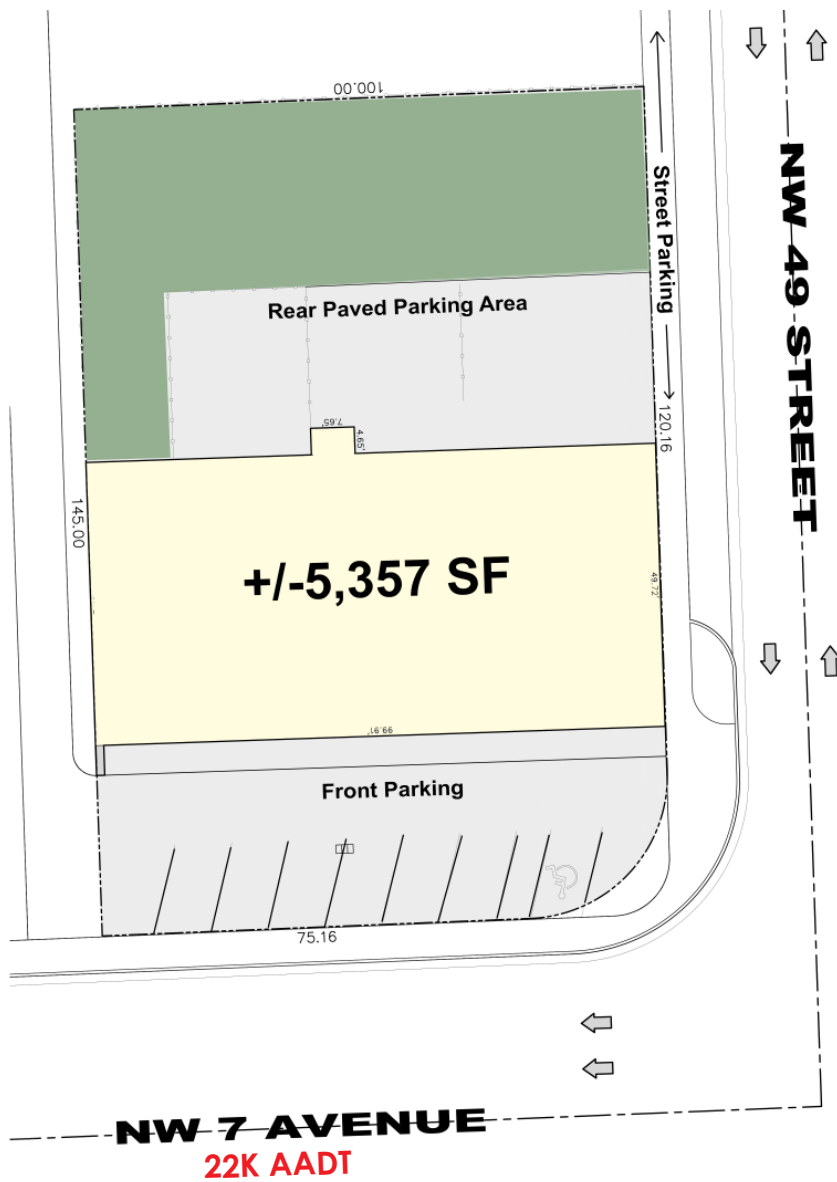
GATOR 4848

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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	30,540	269,433	648,723
	\$48,631	\$89,234	\$108,537
AGE	37	37	39



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James A. Goldsmith, Lic. Real Estate Broker