



DORAL CORNER UNIT FOR LEASE

3201 - 3261 NW 82ND AVENUE, DORAL, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



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This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.

DORAL CORNERS UNIT FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Available SF:	2,475 SF
Year Built:	2000
Zoning:	IU
Traffic Count:	17,700

PROPERTY OVERVIEW

Doral Corners is an industrial warehouse space located in the city of Doral. The property has frontage on NW 82nd Avenue and is on the corner of NW 33rd Street. Across from the new One Doral retail project. Each unit has 2,475 SF, with 1 street level door with 300 Square Feet of offices. Each office has windows overlooking to the west. The property has a 20-foot clear ceiling height in the warehouse. This is a great place for wholesalers, import/export, cellular phone companies, and/or a showroom.

LOCATION OVERVIEW

Located on the SE corner of NW 82 Avenue and NW 33rd Street. Unit faces NW 82nd Avenue.

SPACES	LEASE RATE	SPACE SIZE
3201 NW 82nd Avenue	\$25.00 SF/yr	2,475 SF
3241 NW 82nd Avenue	\$25.00 SF/yr	2,475 SF
3221 NW 82nd Avenue	\$25.00 SF/yr	2,475 SF

ADDITIONAL PHOTOS

3201 - 3261 NW 82ND AVENUE, DORAL, FL 33122

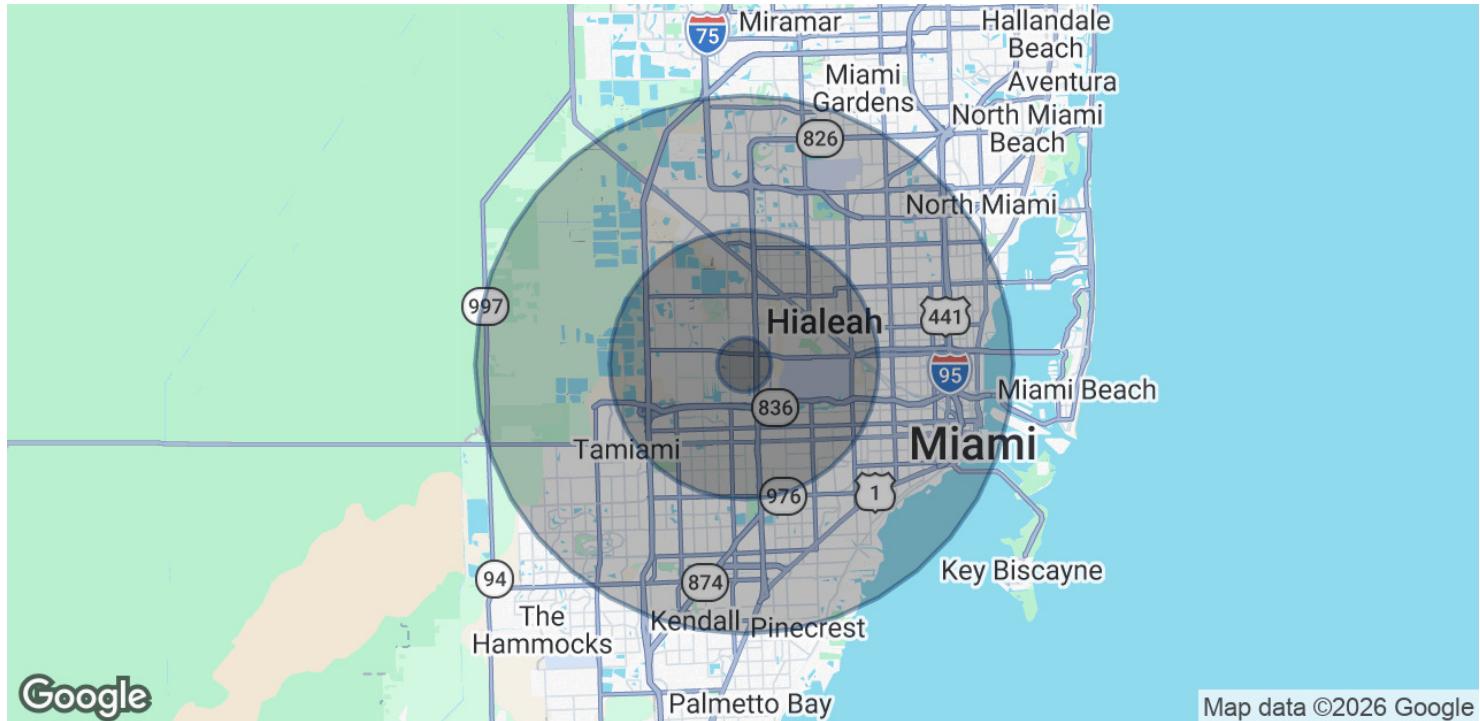
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,307	426,464	1,577,393
Average age	36	44	43
Average age (Male)	36	42	41
Average age (Female)	36	46	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,991	149,699	574,916
# of persons per HH	2.4	2.8	2.7
Average HH income	\$111,758	\$85,814	\$95,764
Average house value	\$831,511	\$456,163	\$519,153

* Demographic data derived from 2020 ACS - US Census