



Island Associates Real Estate Inc.

We create value

Gas/Convenience store with car wash

Available for

Ground Lease in Dolphin Plaza

17237 Northwest 27th Ave. Miami Gardens, FL

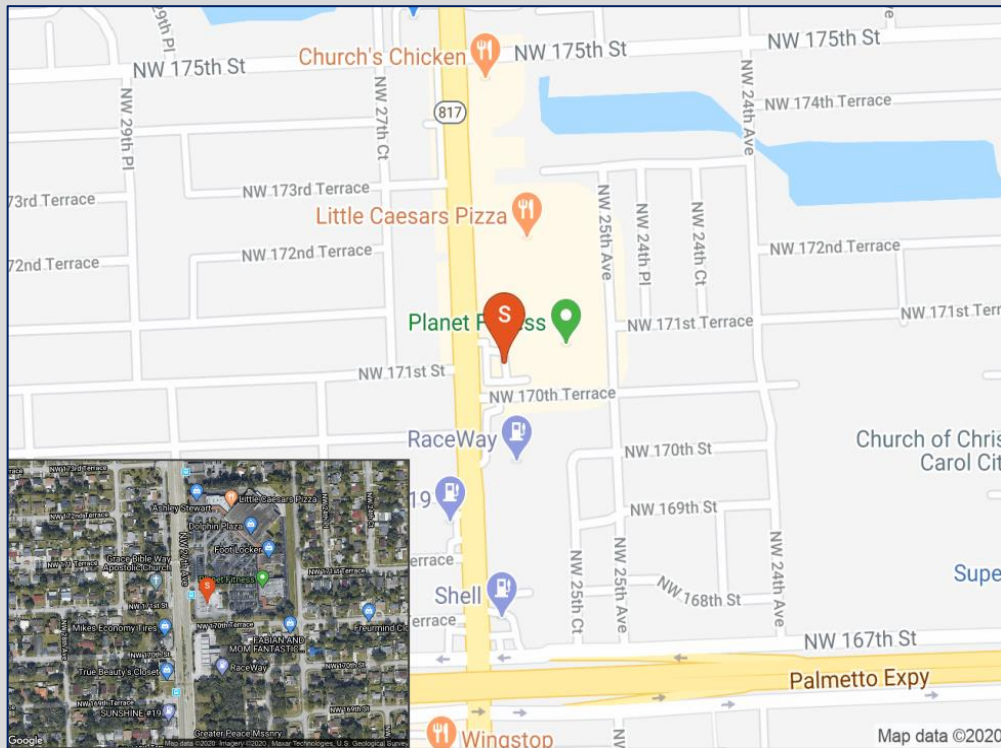


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2,000 SF convenience store on +/- 1 Acre with 6 fuel dispensers/12 pumps Available for Ground Lease \$175,000 NNN



- ❖ Tremendous Miami-Dade, Signalized Hard Corner Location
 - ❖ Four points of ingress/egress.
 - ❖ Adjacent to the Palmetto Expressway/SR-826
 - ❖ 51,500 Average Daily Traffic Count
 - ❖ Over 542,000 People in a Five Mile Radius
- ❖ Under 2 Miles to the Golden Glades Interchange (Confluence of Five Major Roads)
 - ❖ Under 2 Miles to Hard Rock Stadium, Home to Miami Dolphins and Miami Hurricanes
- ❖ Excellent Co-Tenancy: Winn Dixie, Planet Fitness, Foot Locker, Rainbow Shops, Ashley Stewart, Little Caesars Pizza & More!

Additional Information



Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,278	156,244	526,061
Average HH Income	\$56,479	\$55,041	\$57,950



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.