

FOR SALE

# GATOR GATOR 6341-6355

INVESTMENTS 6341 - 6355 NW 7TH AVENUE | MIAMI, FL 33150



## PROPERTY OVERVIEW

- Direct Frontage to NW 7th Ave/SR 441
- GLA of +/- 4,983 SF
- Lot Size +/- 16,437 SF
- Built 1946
- Zoning T6-8-0 Urban Core Zone
- Enterprise Zone
- Inside Urban Development Boundary
- \$1.5 Million Asking Price

## LOCATION OVERVIEW

- Located just west of I-95, Access From NW 62nd Street Exit
- Intersection: NW 7th Ave/SR 441 & NW 64th Street
- Miami-Dade County

[www.GatorInvestments.com](http://www.GatorInvestments.com)

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

James A. Goldsmith, Lic. Real Estate Broker

**SALE INFO: 877.459.9605**  
Leasing@GatorInvestments.com

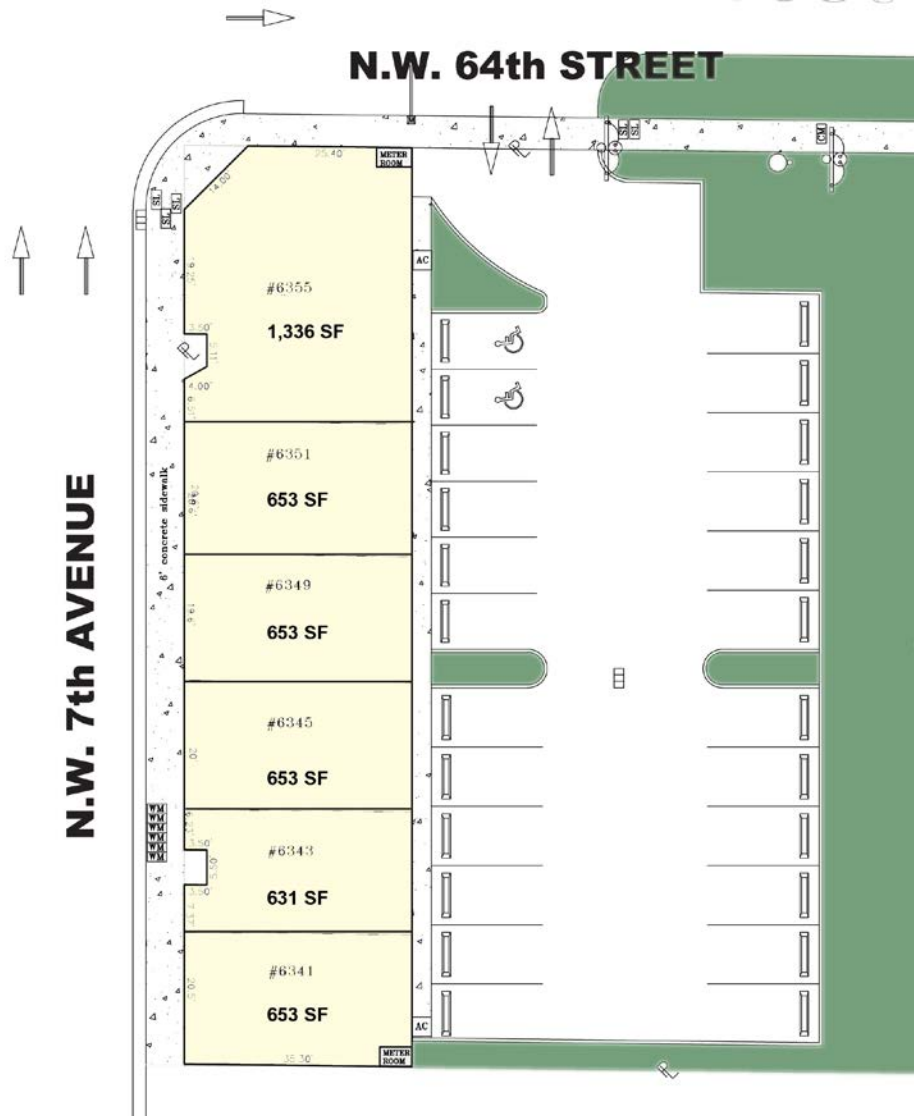


## DEMOGRAPHICS

• 2021

**6341 - 6355 NW 7th AVENUE  
MIAMI, FL 33150**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	30,048	204,803	562,667
AVG. HH INCOME	\$28,876	\$42,105	\$46,247
AVG. AGE	36	38	40



Owned and Operated By A  
**GATOR**  
Affiliated Company

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**SITE FOR SALE**

6341-6355 NW 7TH AVE  
MIAMI, FL 33150

LOT SIZE +/- 16,437 SF  
GLA +/- 4,983 SF

NW 64th ST

441

MIAMI DADE  
COLLEGE LIBRARY

FAMILY DOLLAR

PS  
PRESIDENTE  
SUPERMARKET

Rainbow

SUBWAY

EDISON  
MARKETPLACE

Walgreens

cricket  
WIRELESS  
WELLS FARGO

GameStop

McDonald's

INTERSTATE  
95

ATHALIE  
RANGE PARK

ATHALIE  
RANGE PARK

NW 62nd ST

MIAMI EDISON  
SR. HIGH SCHOOL