

Office Warehouse Great Location!

4724 NW 167th St # 4724, Miami Gardens, FL 33014



FOR MORE INFORMATION, PLEASE CONTACT:

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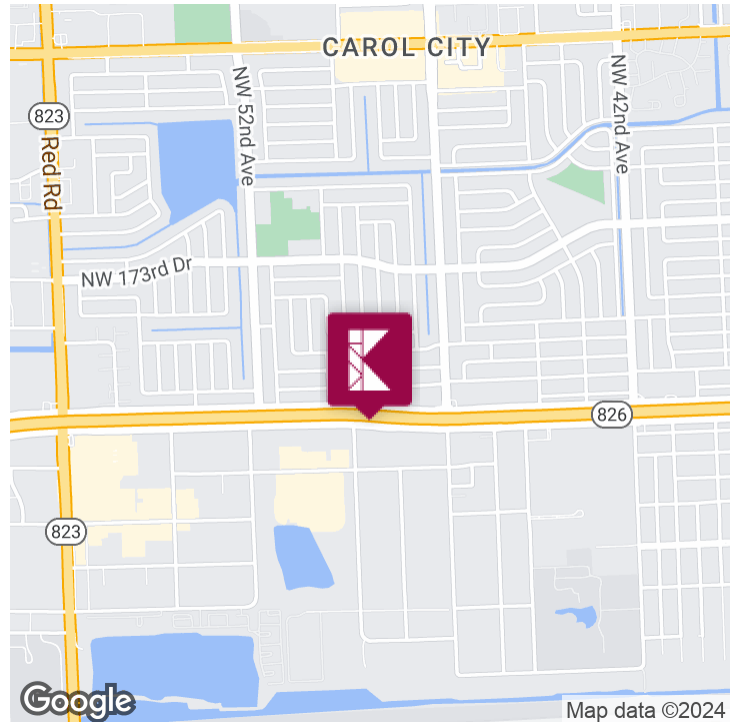
Keyes Commercial

Keyes Commercial Hollywood
4700 Sheridan St., Suite P
Hollywood, FL 33021
P: 954.893.1322
www.keyescommercial.com

OFFICE WAREHOUSE GREAT LOCATION!



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	2,553 SF
Available SF:	2,553 SF
Number of Units:	1
Year Built:	1976
Zoning:	PCD

PROPERTY OVERVIEW

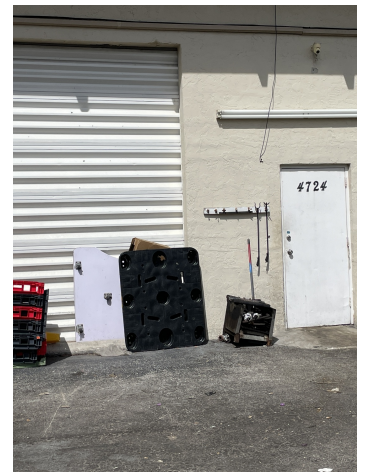
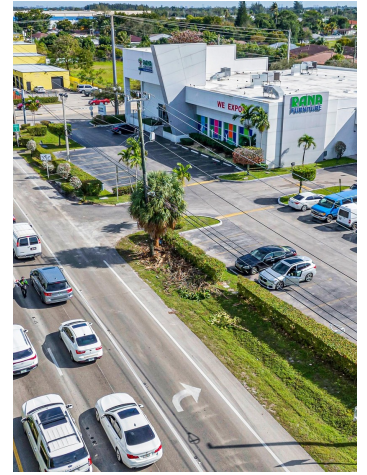
Location! Location! This Flex (office/warehouse) Space has easy access to all major South Florida highways via the Palmetto Expressway. Great for customers, vendors, and employees. Zoned PCD. For permitted uses, contact listing agent or City of Miami Gardens Zoning and Planning. Asking \$21/sf + \$4.48/sf NNN. Utilities are tenants responsibility.

PROPERTY HIGHLIGHTS

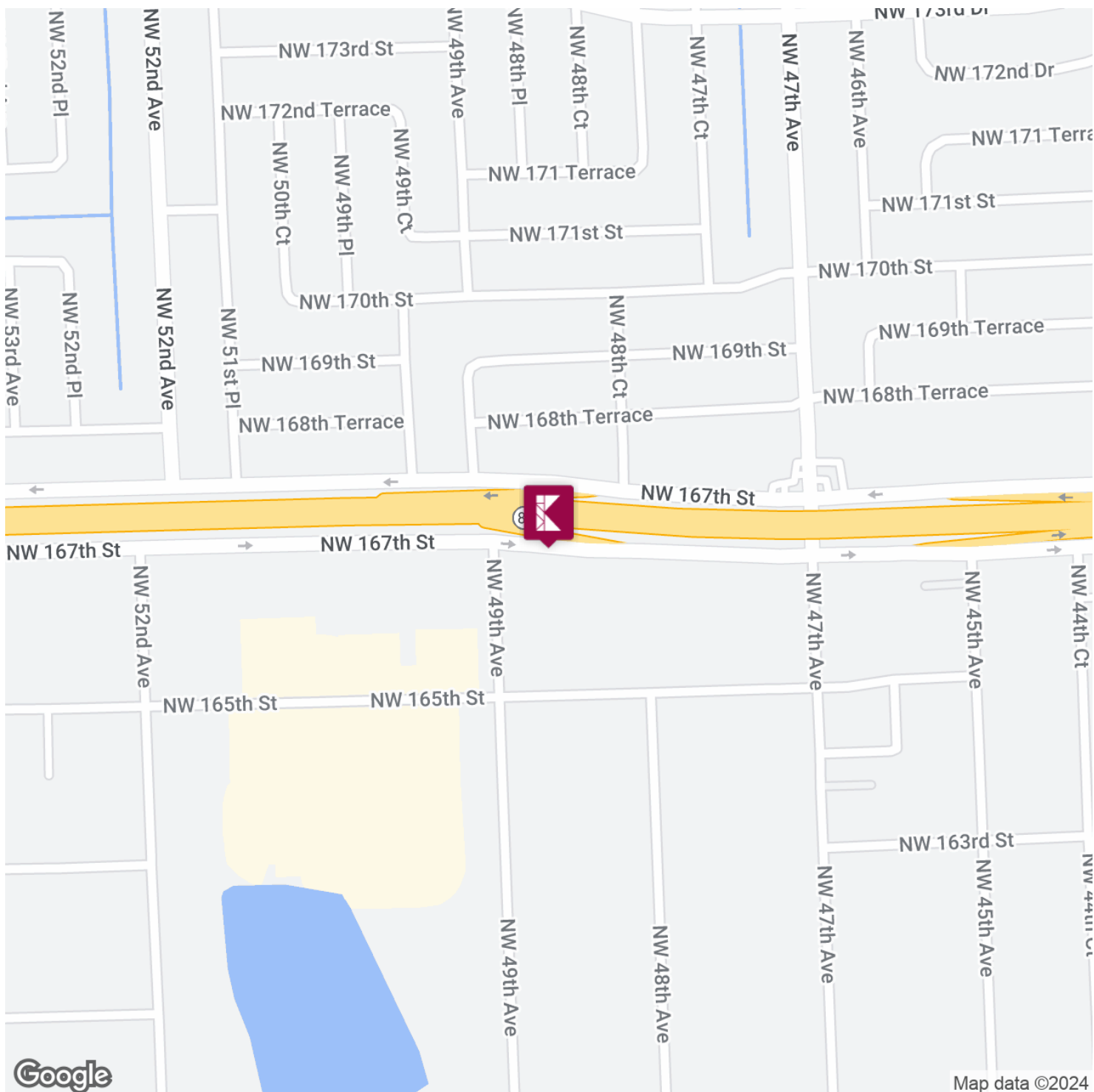
- Location! Location!
- Minutes to Golden Glades
- Storefront Signage
- AC in Office and Warehouse
- Near Home Depot and Costco
- Close to Restaurants

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Additional Photos



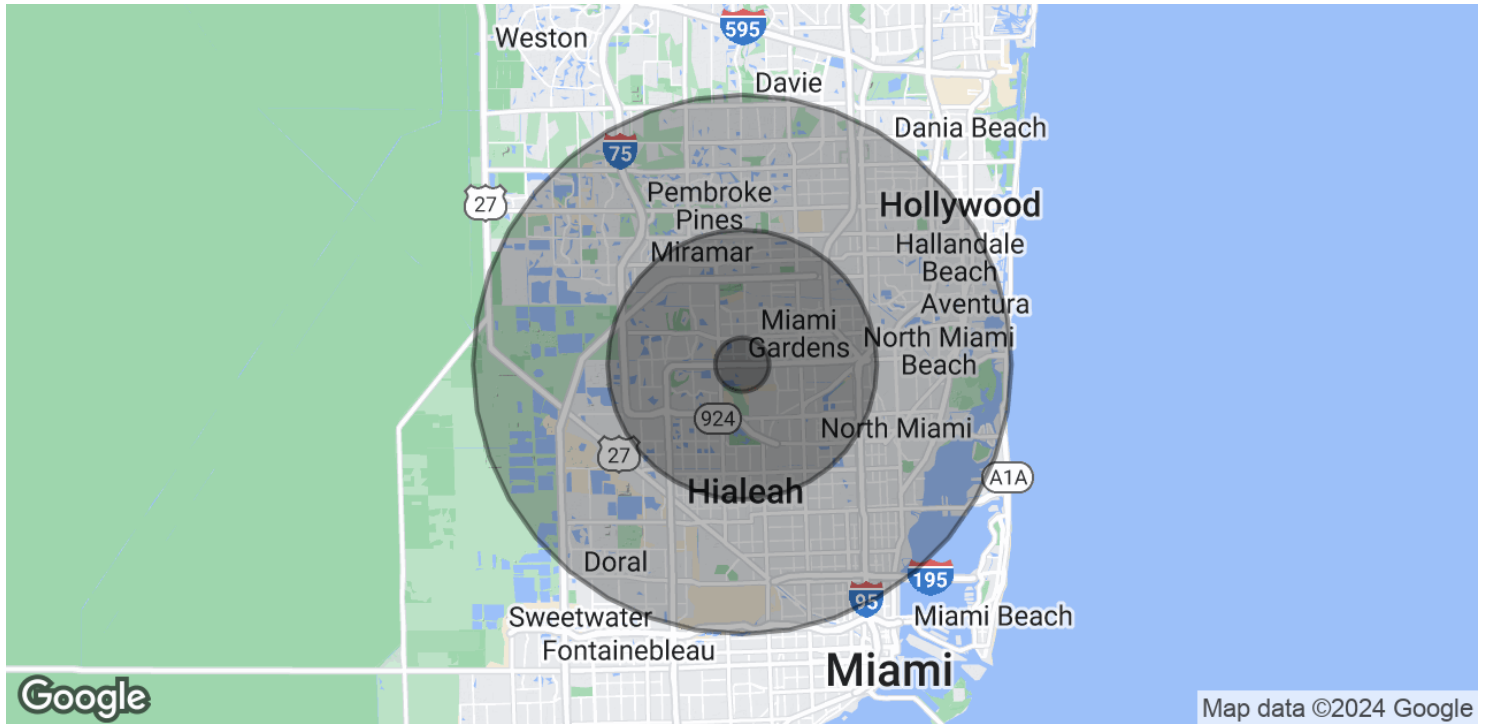
Location Map



OFFICE WAREHOUSE GREAT LOCATION!



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,215	514,337	1,639,608
Average Age	43.0	40.6	40.4
Average Age (Male)	39.0	38.3	38.6
Average Age (Female)	49.2	42.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,058	166,625	608,878
# of Persons per HH	3.3	3.1	2.7
Average HH Income	\$54,888	\$62,280	\$64,092
Average House Value	\$204,450	\$233,035	\$261,722

* Demographic data derived from 2020 ACS - US Census