

FOR SALE

# 2675 NW 207TH STREET

2675 NW 207TH STREET, MIAMI GARDENS, FL 33056



## PROPERTY DESCRIPTION

5,000 sf 3 tenant strip center located in the heart of Miami Gardens.

## PROPERTY HIGHLIGHTS

- Investment or Owner User Opportunity in a prominent location just around the corner from the Hard Rock Stadium
- Strong Demographics In 5-mile Trade Area
- Visibility from signalized intersection at NW 27th AVE.
- 2,000 sf vacant endcap available

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	3
Building Size:	5,000 SF
Cap Rate:	5.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,460	57,413	170,939
Total Population	14,331	182,390	505,285
Average HH Income	\$71,771	\$79,789	\$82,957

## BRYAN COHEN

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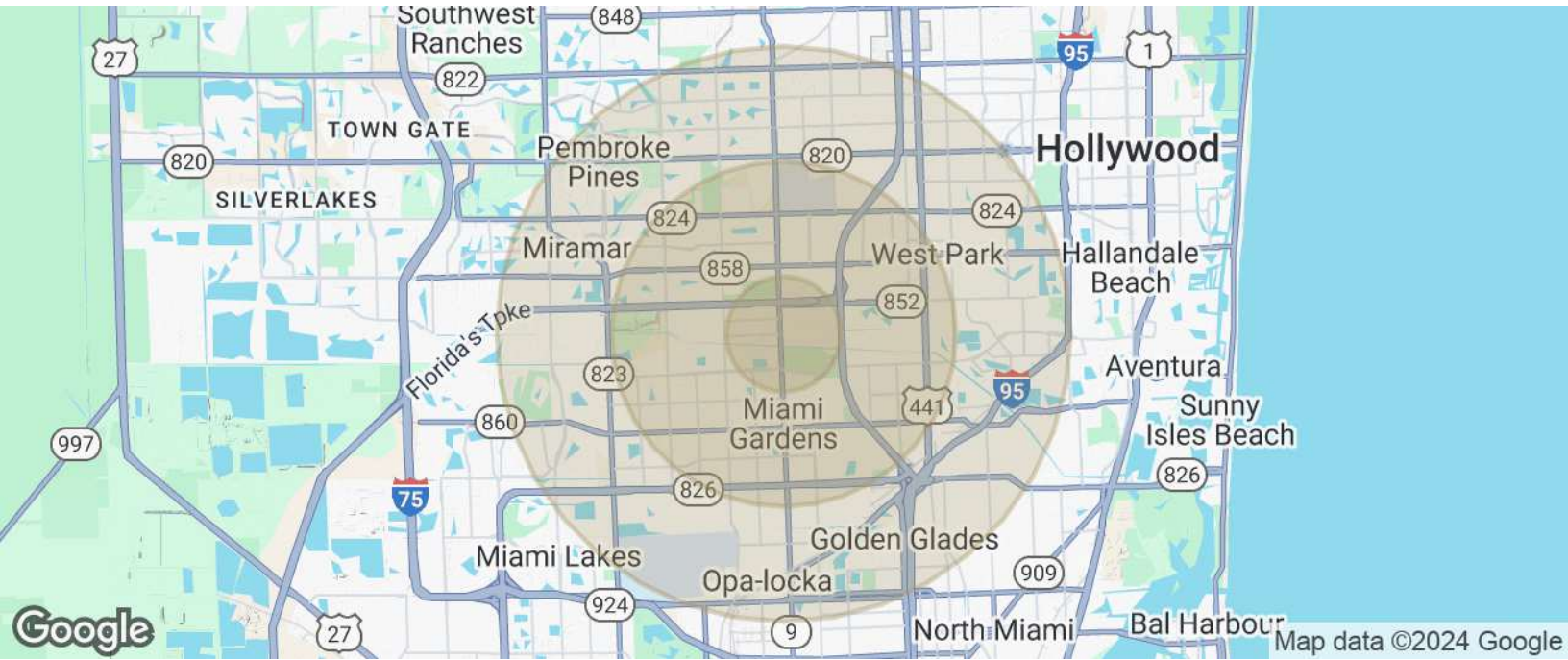
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,331	182,390	505,285
Average Age	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,460	57,413	170,939
# of Persons per HH	3.2	3.2	3
Average HH Income	\$71,771	\$79,789	\$82,957
Average House Value	\$339,413	\$362,638	\$371,988

Demographics data derived from AlphaMap

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