



Retail

Doral 9690 Plaza

FOR LEASE

9690 NW 41st Street | Miami, FL 33178

Total Available: 1,400 SF
Lease Rate & Type: \$65.00 PSF, NNN

For more listings visit: naimia-ftl.com/properties

For More Information

Valentina Tawil

+1 786 973 9046

vtawil@naimiami.com

Jeremy S. Larkin

+1 786 260 0402

jlarkin@naimiami.com

NAI Miami
Fort Lauderdale

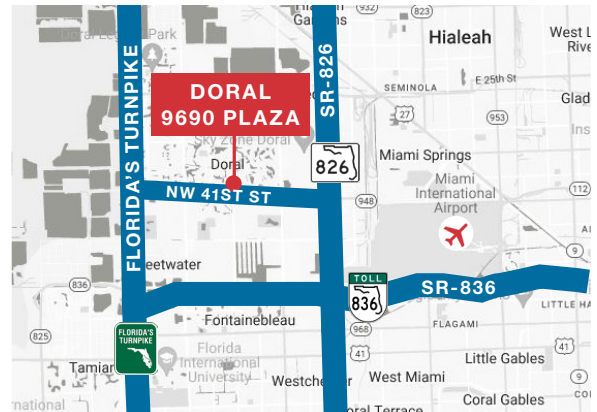
Doral 9690 Plaza

9690 NW 41st Street | Miami, FL 33178



Property Features

- Total available: **1,400 SF**
- Asking rental rate: **\$65.00 PSF, NNN**
- Dry-use unit available
- Strong residential density with a combined 12,644 residential units within 1-mile radius
- Situated directly on NW 41st Street with easy access to major highways and public transportation
- Join other tenants such as Einstein Bros Bagels, Smoothie King, La Boulangerie Boul'Mich and others



EINSTEIN BROS. BAGELS

SMOOTHIE KING

La Boulangerie
BOUL'MICH

NAI Miami
Fort Lauderdale

9655 South Dixie Highway, Suite 300, Miami, FL 33156

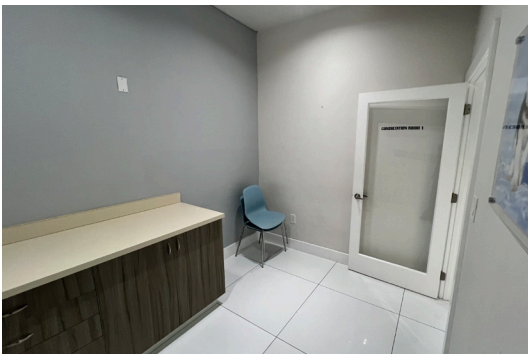
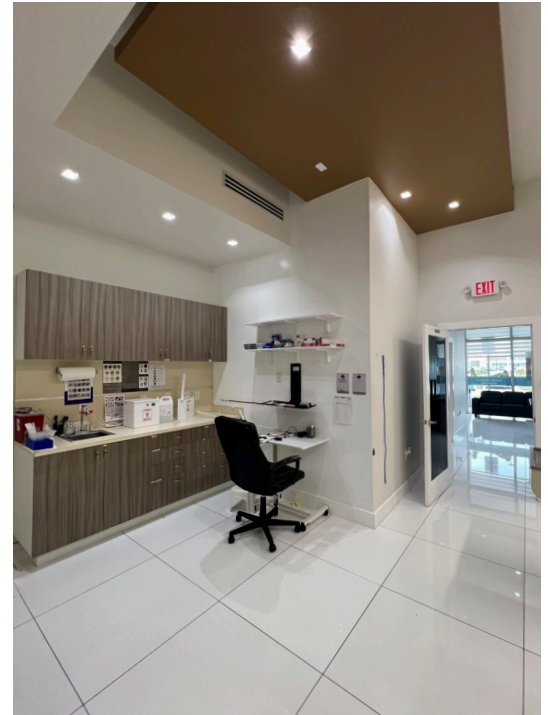
+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

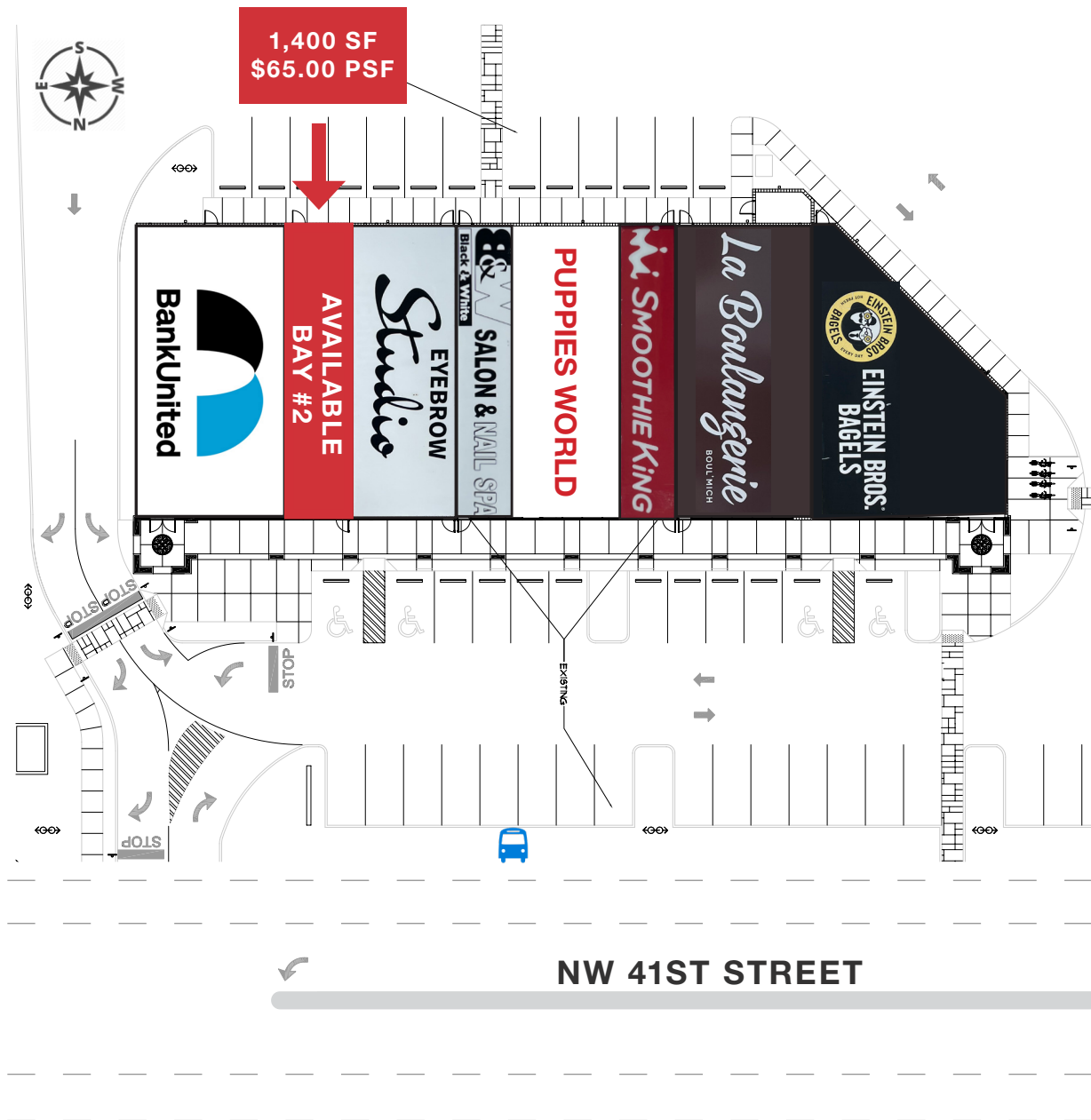
Photos

9690 NW 41st Street | Miami, FL 33178



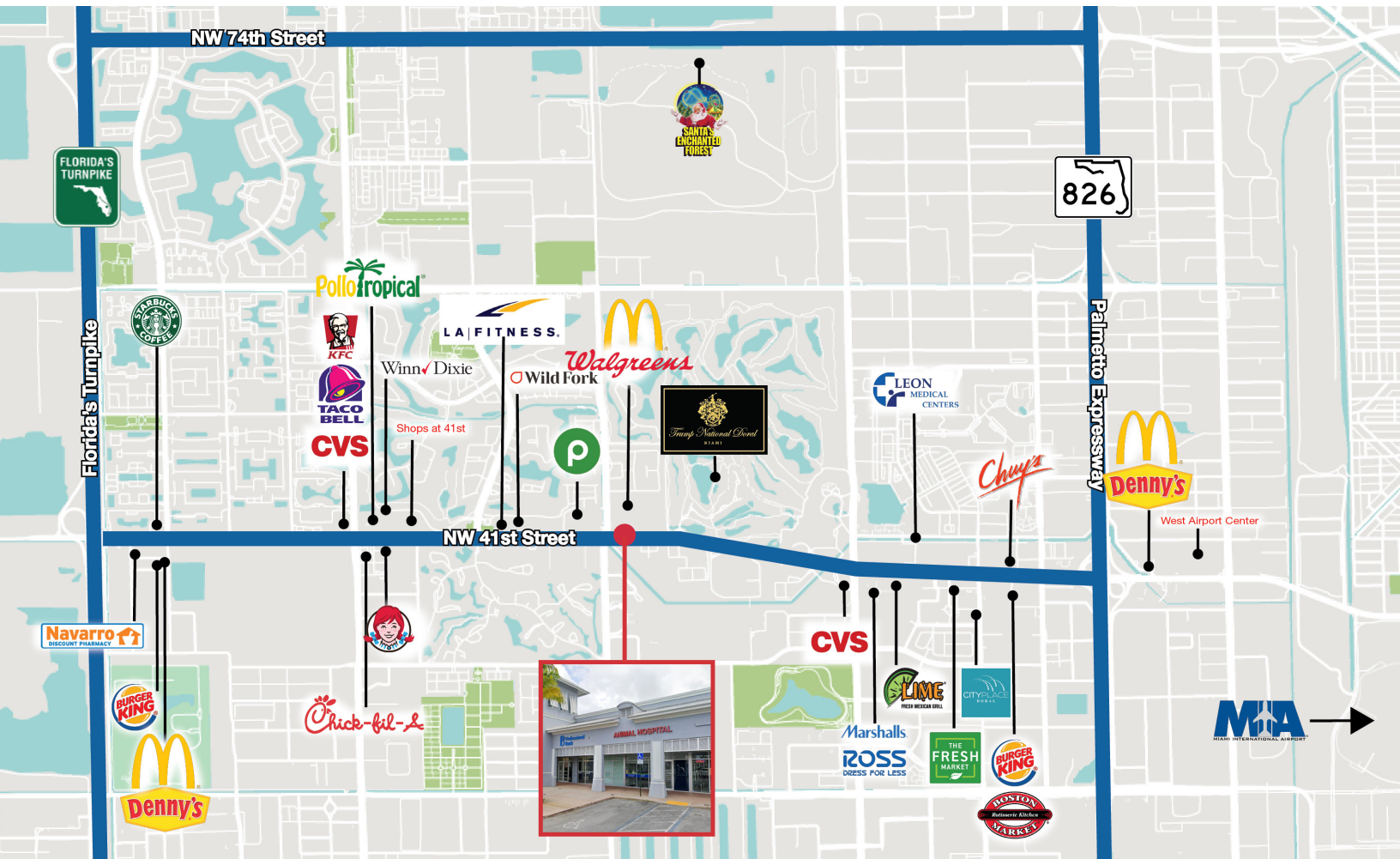
Site Plan

9690 NW 41st Street | Miami, FL 33178



Retail Map

9690 NW 41st Street | Miami, FL 33178



Location Features

- Close to all the amenities within Downtown Doral, CityPlace, Atrium @ Doral, etc.
- Easy access via Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), Florida's Turnpike via NW 41st Street
- Close to residential communities, hotels, restaurants, banks, office parks, retail centers, malls, industrial complexes, etc.

Traffic Count



Intersection of

NW 41st Street	55,140
NW 97th Avenue	15,510
Total	70,650

Demographics

9690 NW 41st Street | Miami, FL 33178



Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	12,871	125,851	396,081
Households	4,581	44,375	137,358
Families	3,516	32,453	102,750
Average Household Size	2.81	2.82	2.83
Median Age	39.2	39.2	42.6
Median Household Income	\$104,524	\$74,599	\$57,023
Average Household Income	\$132,626	\$95,609	\$79,938

Average Household Income

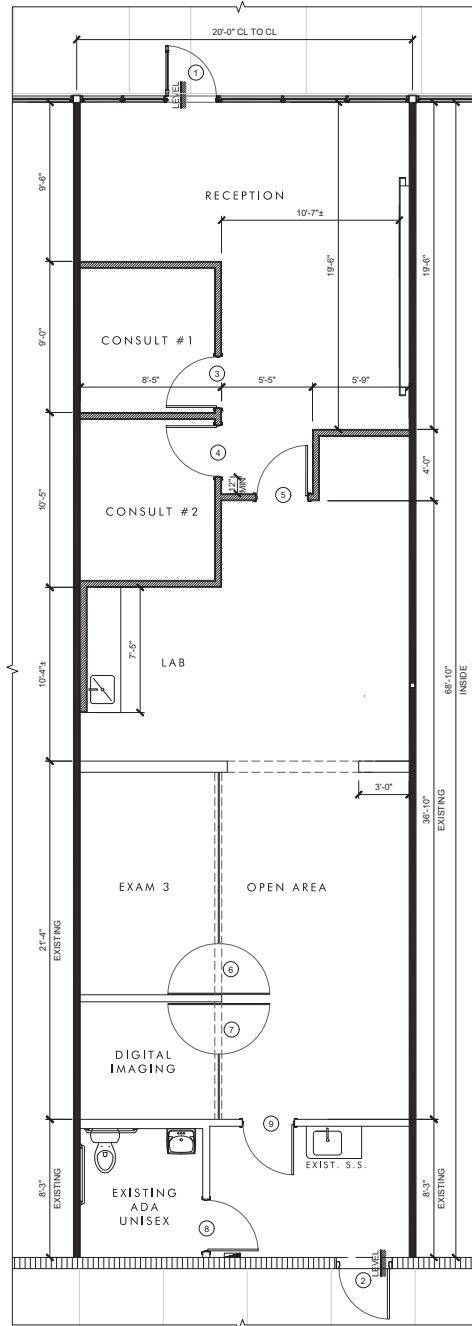


\$140,139 to \$200,001
\$94,867 to \$140,138
\$67,791 to \$94,866
\$42,740 to \$67,790
\$0 to \$42,739

Floor Plan

9690 NW 41st Street | Miami, FL 33178

1,400 SF AVAILABLE



For More Information

Valentina Tawil

+1 786 973 9046

vtawil@naimiami.com

Jeremy S. Larkin

+1 786 260 0402

jlarkin@naimiami.com



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.