



## 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 Information

**Valentina Tawil**

+1 786 973 9046

[vtawil@naimiami.com](mailto:vtawil@naimiami.com)

**Jeremy S. Larkin**

+1 786 260 0402

[jlarkin@naimiami.com](mailto:jlarkin@naimiami.com)

For more listings visit: [naimia-ftl.com/properties](http://naimia-ftl.com/properties)

**NAI** Miami  
Fort Lauderdale

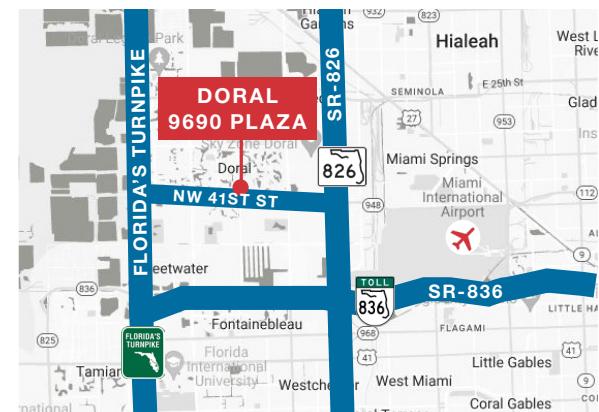
# Doral 9690 Plaza

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



BankUnited

La Boulangerie  
BOUL'MICH

**NAI** Miami  
Fort Lauderdale

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

+1 305 938 4000

[naimia-ftl.com](http://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.

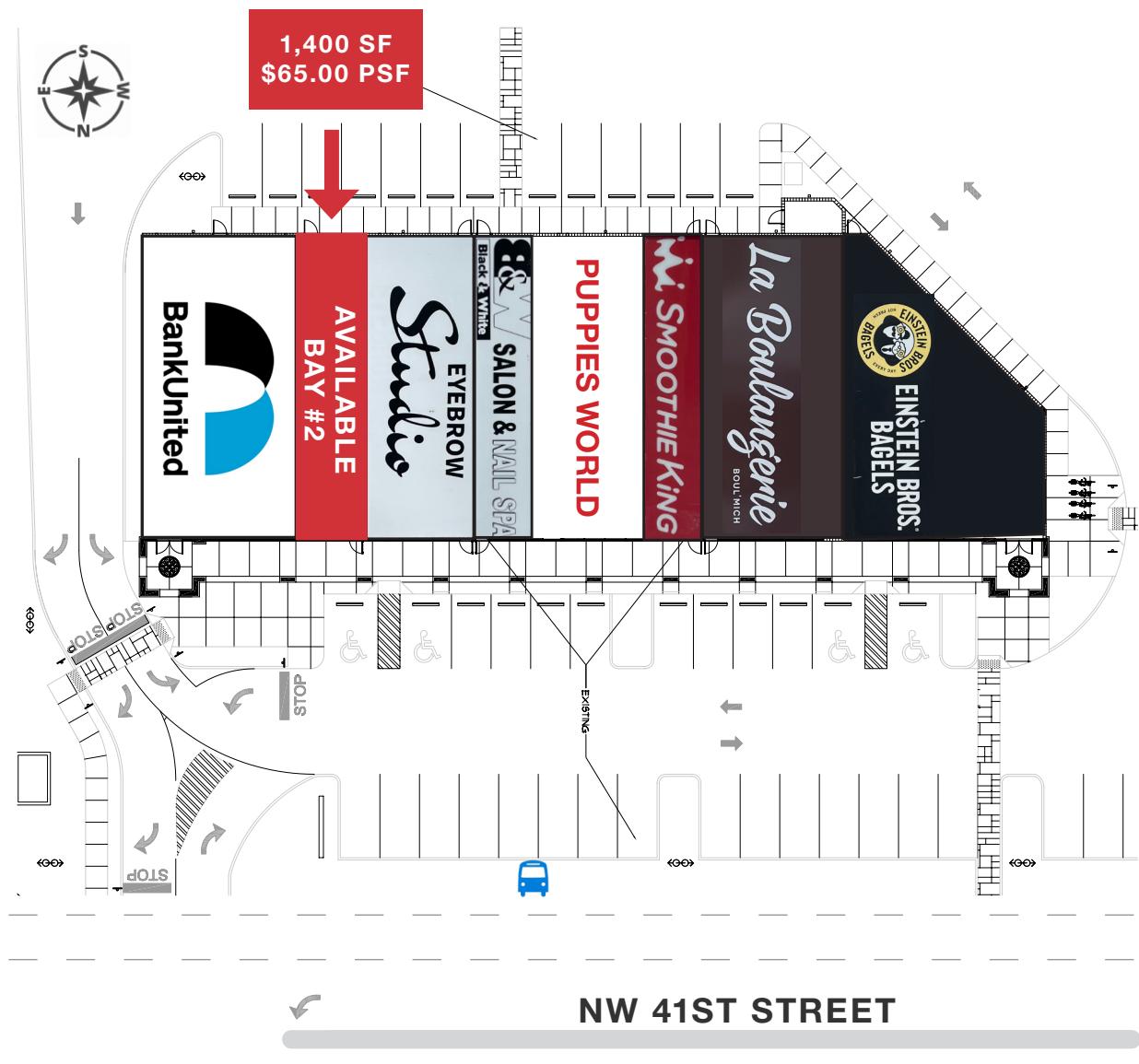
# Photos

9690 NW 41st Street | Miami, FL 33178



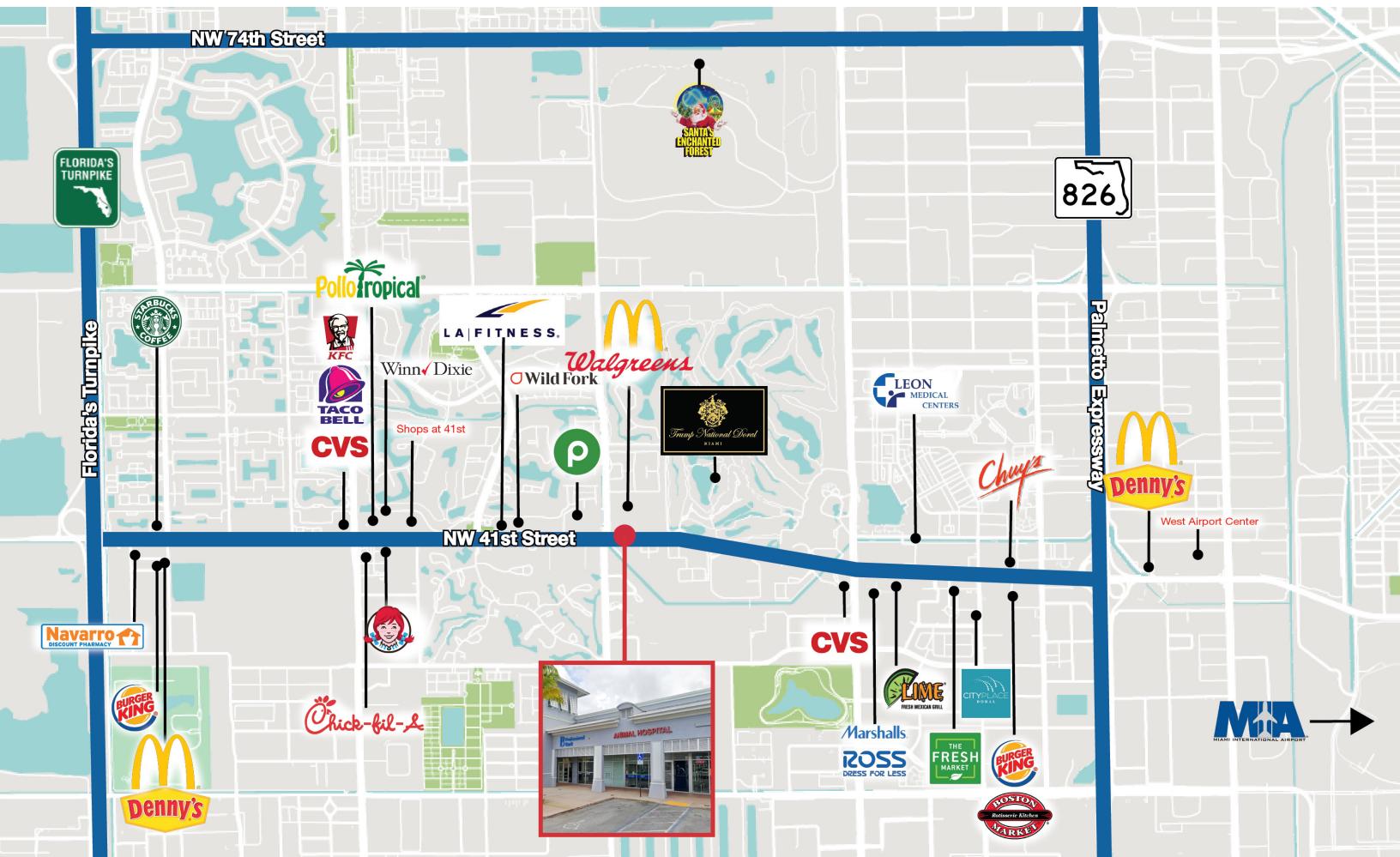
# Site Plan

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
<b>Total</b>	<b>70,650</b>

# 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

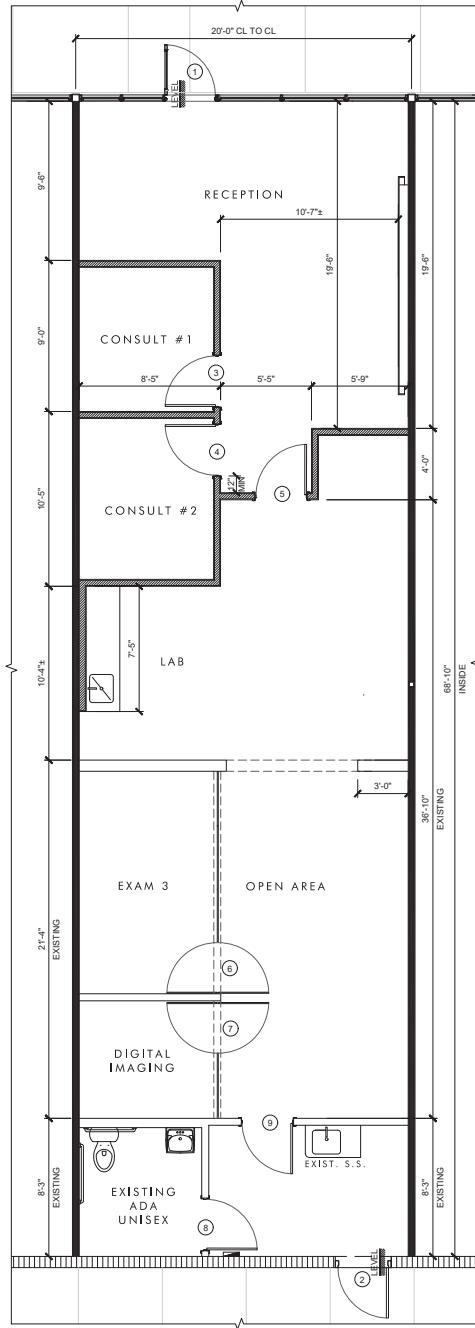
## Average Household Income



# 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](mailto:vtawil@naimiami.com)

**Jeremy S. Larkin**

+1 786 260 0402

[jlarkin@naimiami.com](mailto:jlarkin@naimiami.com)



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

+1 305 938 4000

[naimia-ftl.com](http://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.