

# Stadium Corners

19650-19674 NW 27<sup>TH</sup> AVENUE, MIAMI GARDENS, FL 33056

FOR LEASE





# Move-In Ready Retail Opportunity

## Stadium Corners

19650-19674 NW 27<sup>th</sup> Avenue  
Miami Gardens, FL 33056

### RETAIL SPACE

4,050 SF\*

*\*May be subdivided*

### FRONTAGE

45 feet

### AVAILABILITY

Immediate

### RENT

Upon request

### PROPERTY HIGHLIGHTS

- Move-in ready space with cash wrap, slat wall, stock room and restroom in place
- Divisible into two equal spaces of 2,025 SF each
- National and regional tenants nearby include Walmart, Aldi, Crunch Fitness, Pollo Tropical, Wells Fargo
- Hard Rock Stadium is just around the corner, home to 25-35 events per year including the home to the Miami Dolphins and Miami Hurricanes
- 43,000 cars per day along NW 27<sup>th</sup> Avenue



# Demographic Snapshot

(1, 3 & 5 MILES)

## POPULATION



19,272	19,954
181,354	180,465
519,145	519,493
2025 Total	2030 Estimate

## NUMBER OF EMPLOYEES

2025 Total Daytime Population



16,572
142,956
425,894

## AVERAGE HOUSEHOLD INCOME



\$77,765
\$86,153
\$88,188

## TOTAL POPULATION WITHIN 5 MILES



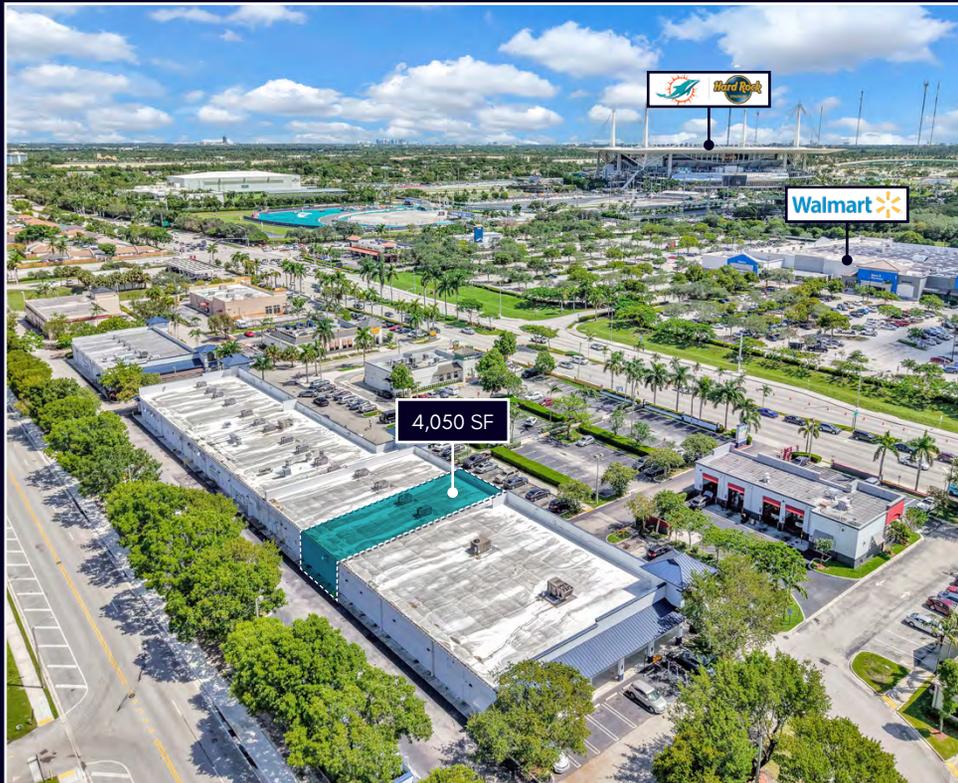
519,145

## POPULATION GROWTH SINCE 2010



44,693





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