

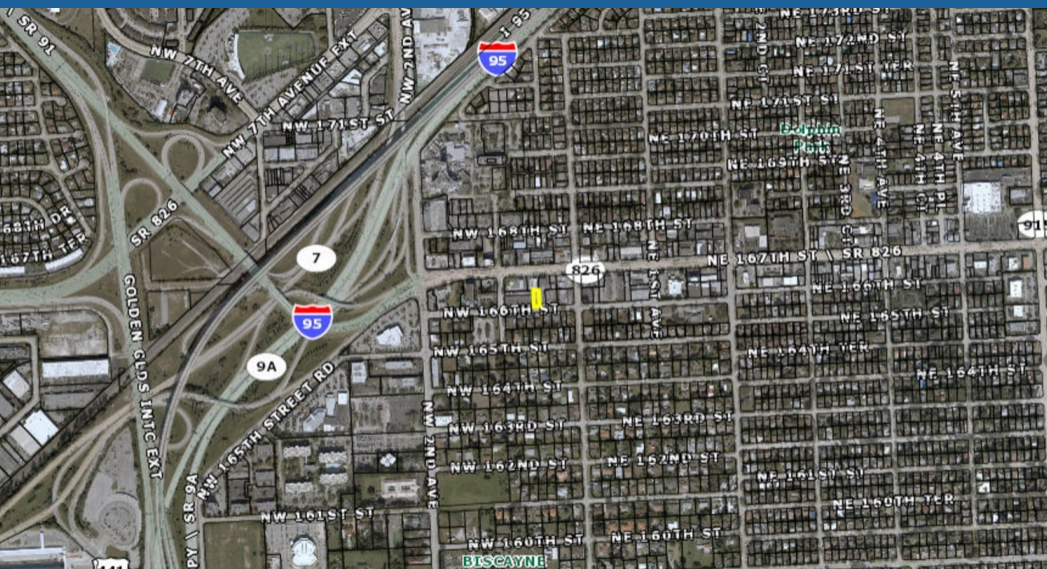


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67 NW 166 ST - WAREHOUSE

67 NW 166 St
Miami, FL 33169

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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MIAMI

About Miami



SHEVAUN D GANDY PA
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Aventura, FL 33180
Office: 9544502000
shevaunsellsmiami.com

Built By: www.crebuilder.com





SHADELUX

87 NW 90th STREET

PROPERTY SUMMARY

Offering Price	\$1,999,999.00
Building SqFt	3,145 SqFt
Year Built	1973
Lot Size (SF)	6,750.00 SqFt
Parcel ID	30-2113-007-3260
Zoning Type	Commercial
County	Miami-Dade
Frontage	50.00 Ft
Coordinates	25.927377,-80.201370

INVESTMENT SUMMARY

Free standing distribution center for sale in North Miami Beach's industrial/retail corridor with easy access to the Golden Glades Interchange. Large 0.15 AC lot with lots of room for fleet and delivery vehicles. The 3145 sqft. of recently renovated construction is perfect for distribution and storage needs. This property features 18 ft ceilings, 800 sqft mezzanine, 2 AC units, 2 bathrooms, updated electrical, newer exterior fence and 12 private parking spaces. 67 NW 166 St is ready for an immediate sale and will impress investors with its high standard upkeep and low maintenance asset. Excellent for owner/user, investment or a corporate headquarters opportunity. Can be used as a single or multi-tenant property by adding a dividing wall.



INVESTMENT HIGHLIGHTS

- Property features include protective landscaping and fenced-in 12 -car parking lot.
Zoning 6400 COMMERCIAL - CENTRAL





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LOCATION HIGHLIGHTS

- Strategically located 20 minutes from MIA and FLL, and with direct Golden Glades Interchange access, maximize the amount of same-day tasks you can accomplish in your business.

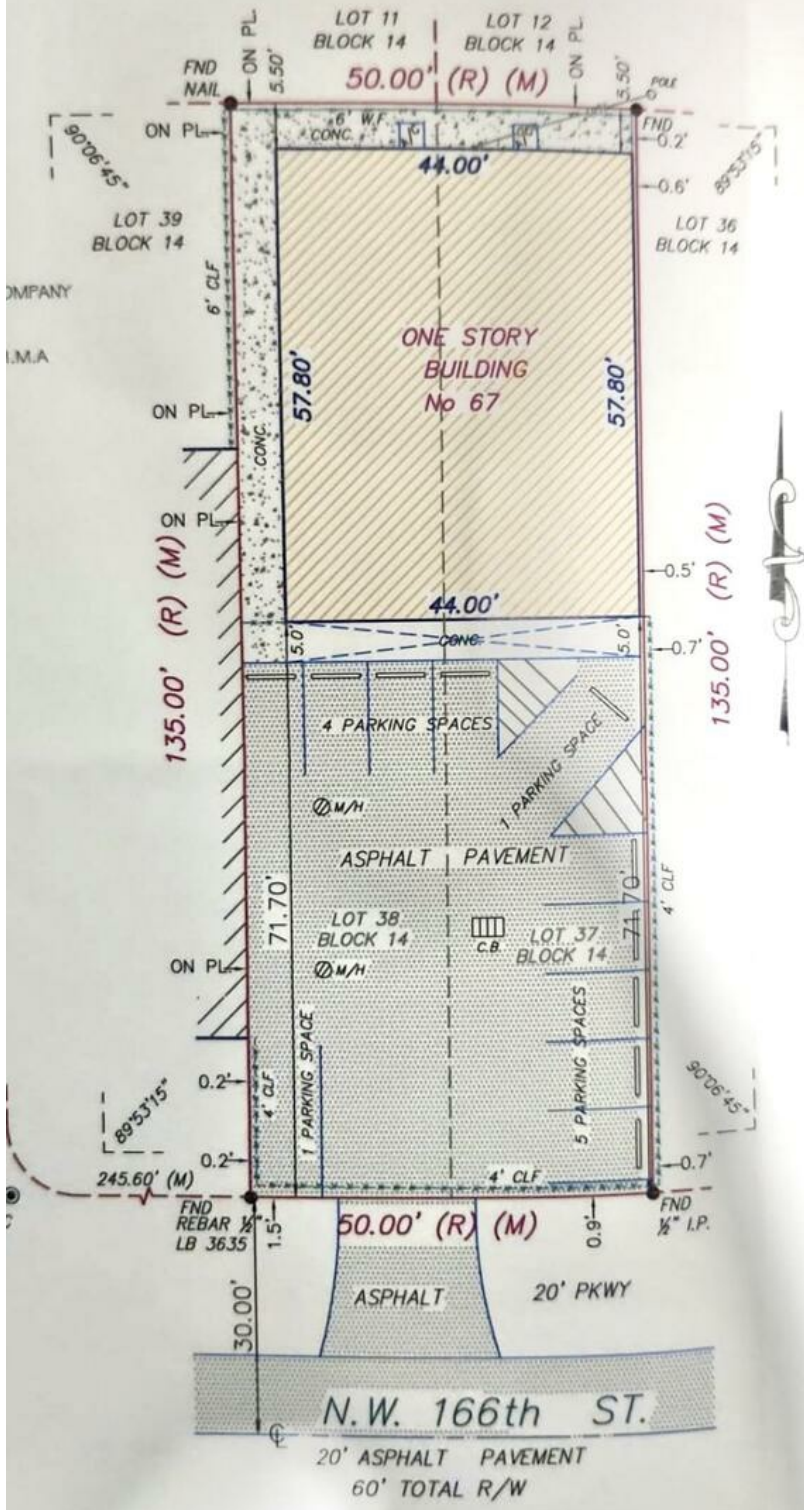


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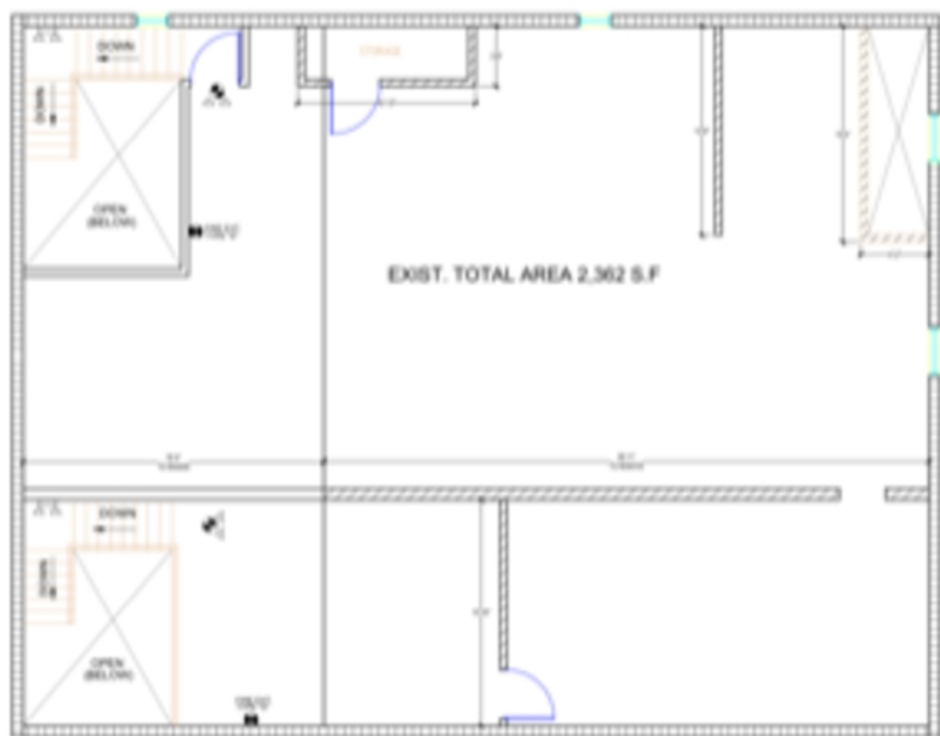
SHADELUX

UNIVERSAL WINDOWS
DOORS 808-949-9656

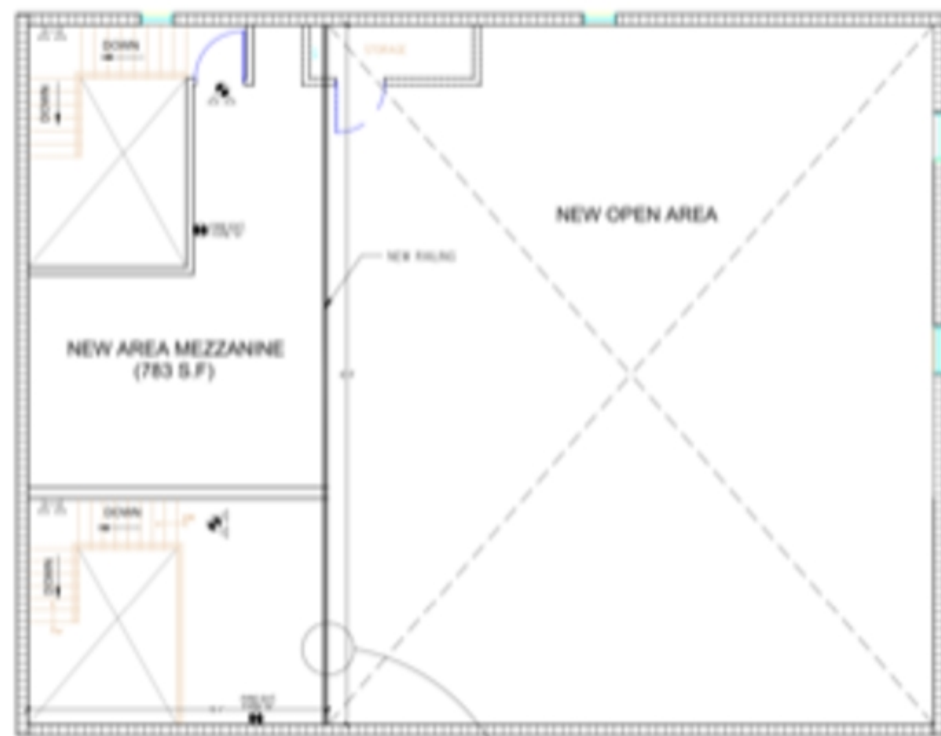








EXIST. FLOOR PLAN BC, 3/4" = 1'
EXIST. 2ND FLOOR



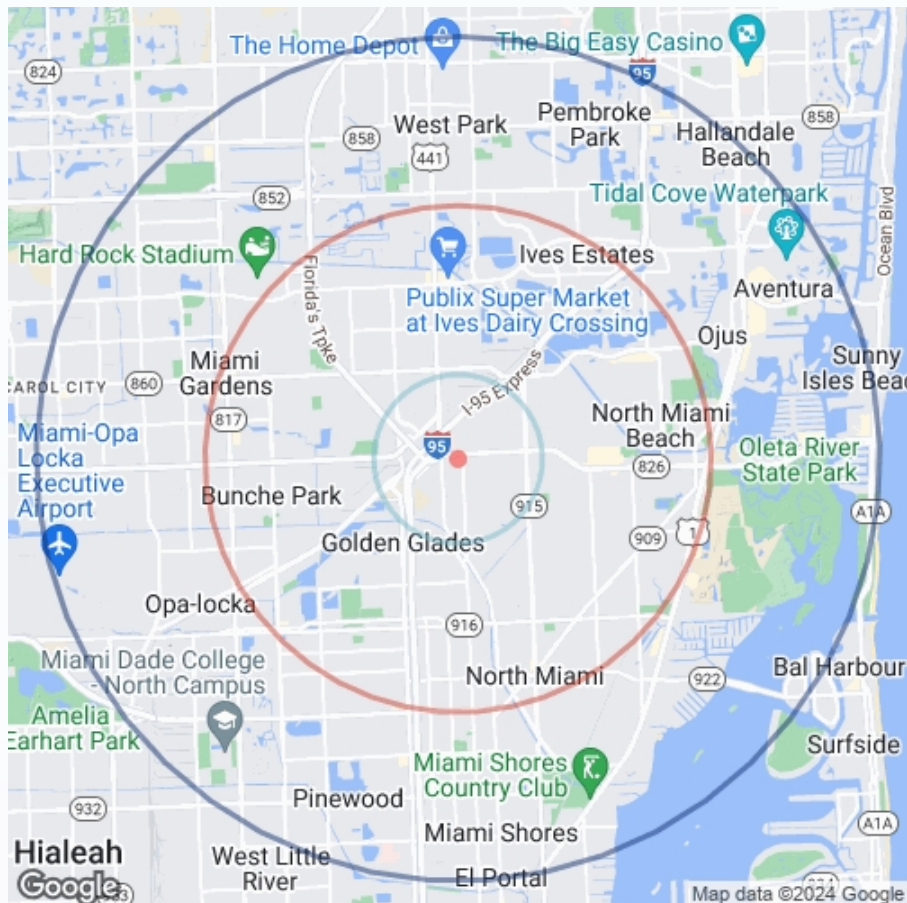
NEW FLOOR PLAN BC, 3/4" = 1'
NEW MEZZANINE



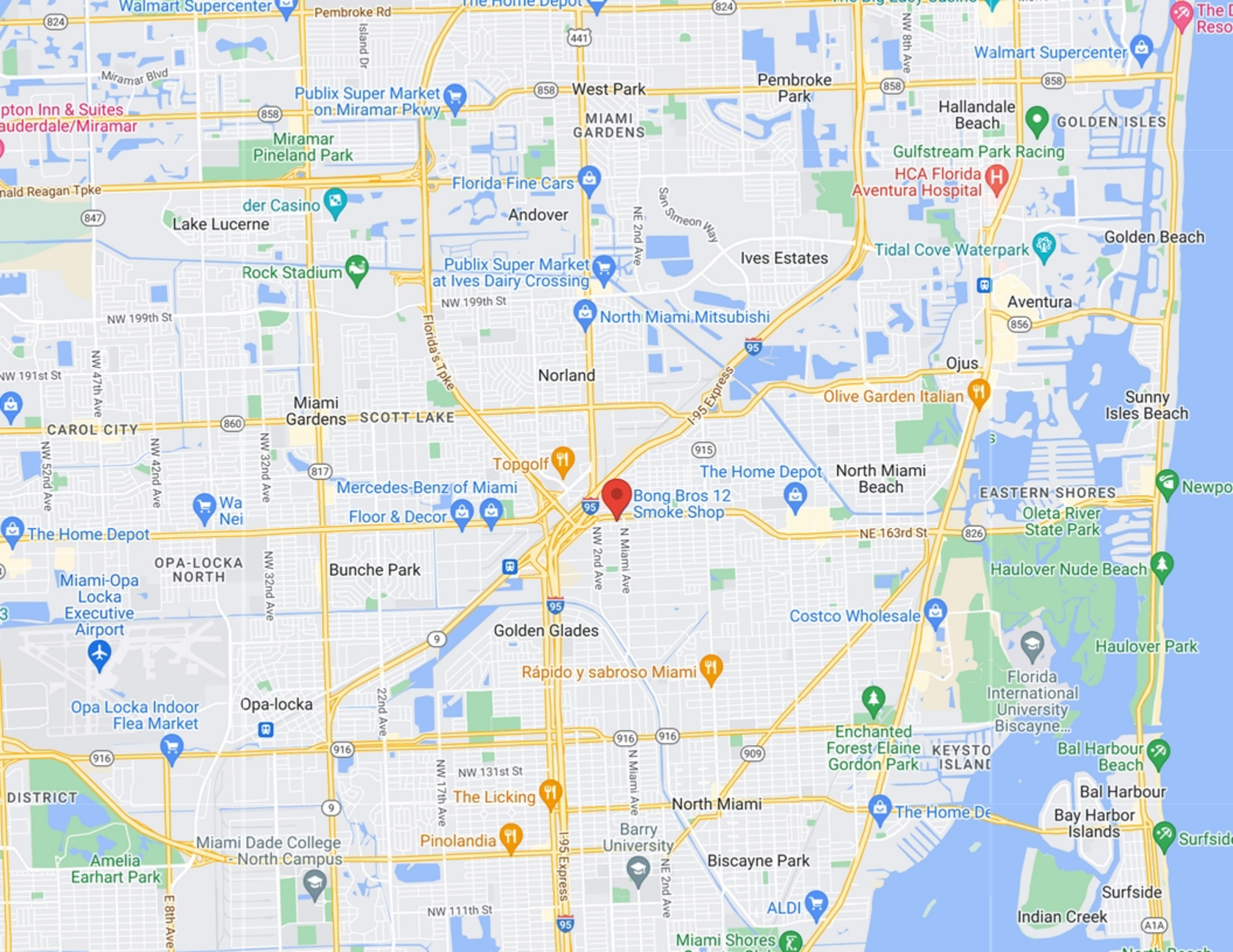
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,745	190,991	453,573
2010 Population	18,827	195,493	478,268
2023 Population	18,412	203,020	509,379
2028 Population	17,756	203,044	514,577
2023-2028 Growth Rate	-0.72 %	0 %	0.2 %
2023 Daytime Population	20,901	179,271	470,561

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	697	8,105	21,866
\$15000-24999	798	7,046	18,194
\$25000-34999	735	7,682	17,980
\$35000-49999	990	10,531	25,623
\$50000-74999	1,355	14,100	33,589
\$75000-99999	615	8,236	21,905
\$100000-149999	602	7,518	20,784
\$150000-199999	194	2,728	8,262
\$200000 or greater	179	2,337	10,485
Median HH Income	\$ 47,269	\$ 50,891	\$ 52,949
Average HH Income	\$ 65,997	\$ 70,595	\$ 80,094



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,275	61,948	156,272
2010 Total Households	5,762	62,616	163,901
2023 Total Households	6,168	68,286	178,690
2028 Total Households	6,011	69,182	182,711
2023 Average Household Size	2.96	2.95	2.81
2023 Owner Occupied Housing	2,873	36,275	96,453
2028 Owner Occupied Housing	2,869	36,736	99,311
2023 Renter Occupied Housing	3,295	32,011	82,237
2028 Renter Occupied Housing	3,142	32,446	83,399
2023 Vacant Housing	394	4,421	22,819
2023 Total Housing	6,562	72,707	201,509



pton Inn & Suites
auderdale/Miramar

Publix Super Market
on Miramar Pkwy

Walmart Supercenter

Lake Lucerne

Miramar
Pineland Park

MIAMI
GARDENS

Hallandale
Beach

GOLDEN ISLES

HCA Florida
Aventura Hospital

Florida Fine Cars

Andover

Pembroke
Park

Gulfstream Park Racing

Rock Stadium

Publix Super Market
at Ives Dairy Crossing

North Miami Mitsubishi

Tidal Cove Waterpark

Golden Beach

Aventura

Norland

Olive Garden Italian

Sunny
Isles Beach

CAROL CITY

Miami
Gardens

SCOTT LAKE

Topgolf

The Home Depot

North Miami
Beach

EASTERN SHORES

Newpro

Mercedes-Benz of Miami

Floor & Decor

Bong Bros 12
Smoke Shop

Costco Wholesale

Oleta River
State Park

OPA-LOCKA
NORTH

Bunche Park

Golden Glades

Costco Wholesale

Haulover Nude Beach

Haulover Park

Rápido y sabroso Miami

Florida
International
University
Biscayne...

Opa Locka Indoor
Flea Market

Opa-locka

Enchanted
Forest Elaine
Gordon Park

KEYSTO
ISLAND

Bal Harbour
Beach

The Licking

North Miami

The Home De

Bal Harbour

Bay Harbor
Islands

Surfsid

Pinolandia

Barry
University

Biscayne Park

ALDI

Surfside

Amelia
Earhart Park

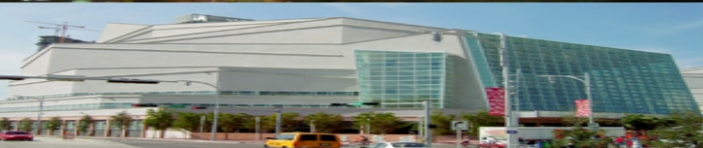
Miami Dade College
- North Campus

NW 111th St

Miami Shores

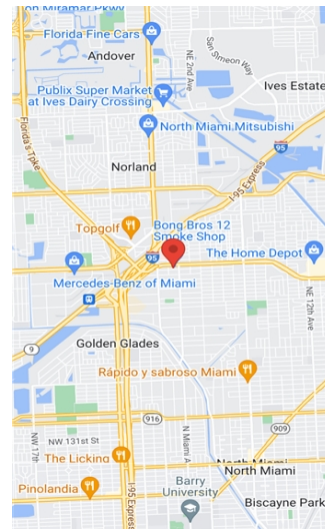
Indian Creek





ABOUT MIAMI

Miami, officially the City of Miami, is a coastal metropolis in the U.S. state of Florida and the seat of Miami-Dade County in South Florida. It is the core of the much larger Miami metropolitan area, which, with a population of 6.14 million, is the second-largest metropolitan area in the Southeast after Atlanta, and the ninth-largest in the United States. With a population of 442,241 within its city limits as of the 2020 census, Miami is the second-most populous city proper in Florida after Jacksonville.



CITY OF MIAMI

County	Miami-Dade
Incorporated	7/27/1896
AREA	
City	56.1 sq mi
Land	36 sq mi
Water	20.1 sq mi
Elevation	6 ft
POPULATION	
Population	442,241
Estimate (null)	449,514
Rank	44
Density	12,284.47 sq mi
Urban	6,077,522

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SHEVAUN D GANDY PA and it should not be made available to any other person or entity without the written consent of SHEVAUN D GANDY PA.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SHEVAUN D GANDY PA ADVISOR
FOR MORE DETAILS.**

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