

COUNTY SQUARE SHOPPING CENTER

21301 NW 2ND AVENUE
MIAMI GARDENS, FL 33169



Joseph Scarfone
Licensed Real Estate Broker
561 945 7772
Joseph@onegroup1.com

One INVESTMENT GROUP
COMMERCIAL REAL ESTATE



The Offering

County Square Shopping Center has 34 beautiful spaces with brand tenants, such as ROSS, Subway, Wing-Stop, H&R Block, and many more, with most of the shopping center already leased out we still have a few good locations in the shopping center still available. The shopping center provides a tremendous amount of parking spaces and outstanding landscaping, leaving the surrounding area trying to compete.

This large shopping center has 153,000 square feet of luxurious space. County Square ranges in unit sizes from the smallest being 600sq.ft and the largest being 61,000sq.ft and everything in between. With over 55,000 cars passing daily any new tenant will save a tremendous amount of money with just marketing alone. The Miami Gardens area provides a great demographic for this shopping center. This area is prospering with residential housing, which you will be able to provide your goods and/or services to with ease.

Investment Highlights

•**Landmark Location** — County Square Shopping Center is located at 21343 NW 2nd Ave, Miami Gardens, Florida. We are positioned perfectly in-between both the Florida Turnpike and Interstate 95 for easy access. The area is a combination of commercial and residential development. Directly to the North, East, and South of the shopping center there are residential homes, condo's, and new townhome developments.

•**Convenient ingress/egress and highly visible signage** — The Property offers three ingress/egress point on the corner of NW 2nd Avenue/441 and NW 215th Street. The site location offers terrific signage that is visible to vehicles from either direction.

County Square Shopping Center: Property Overview

Address:	21301 NW 2 nd Avenue Miami Gardens, FL 33169
Available:	5,830 Sq. Ft.
Rental Rate:	\$18 - \$25 Sq. Ft
Building Size:	153,000 Sq. Ft.
Year Built: 1986	Year Remodeled: 2017
Land Lease for Out-Parcel:	\$125,000. (Net)
Cam Expenses	\$ 5.30

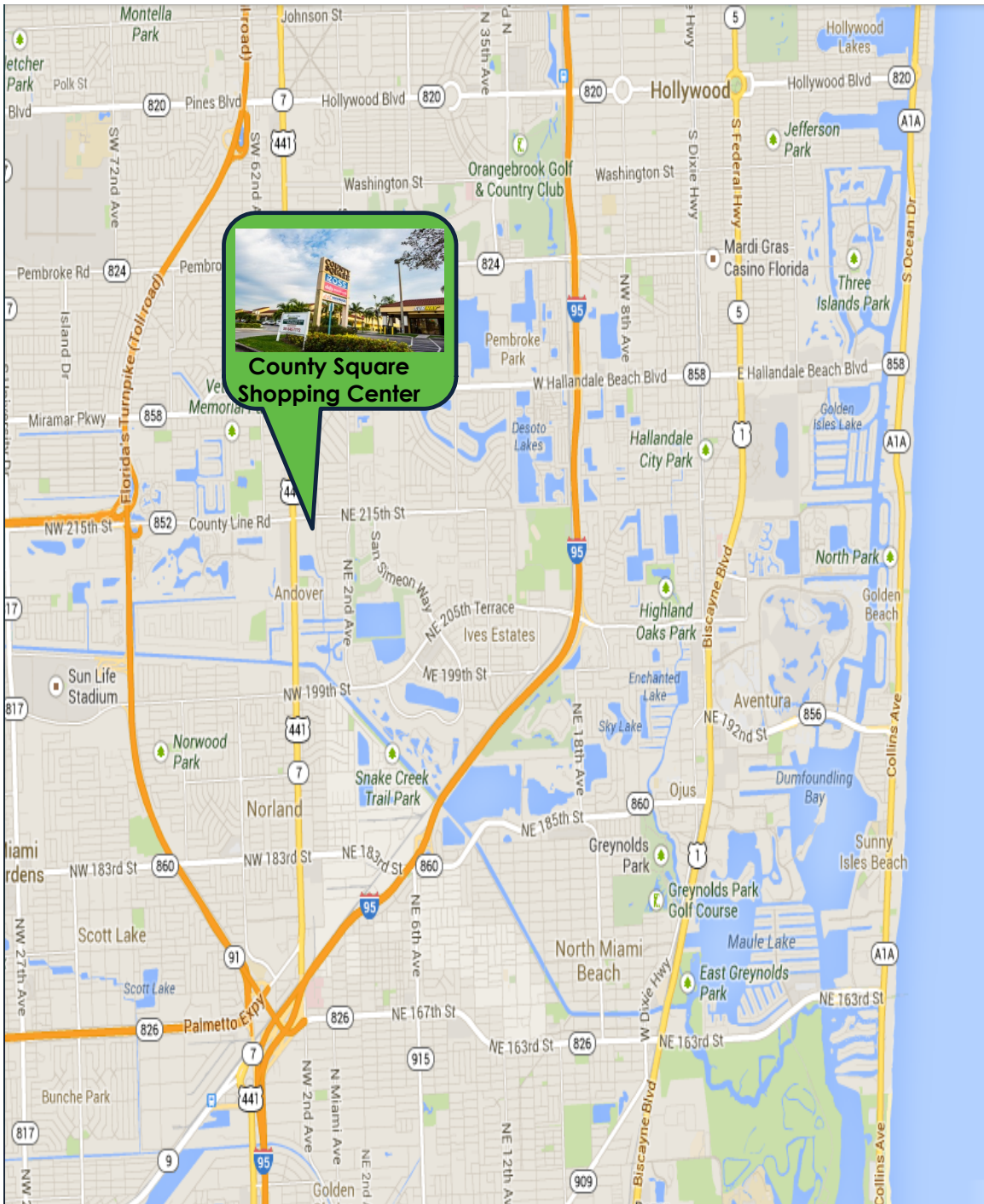
Site Analysis

Location:	On the Corner of NW 215 th St/Country Line Road and NW 2 nd Avenue.
Frontage/Access:	Corner Lot, access via four ingress/egress point, There are convenient median cuts a deceleration lanes
Zoning:	Commercial Retail Shopping Center
Parking:	Over 500 parking spaces

Demographics

	1-Mile	3-Miles	5-Miles
Population:	20,482	139,008	405,457
Average HH Income:	\$19,736	\$54,835	\$57,672





Map Locator

The Property is located in Miami Gardens in the Greater Miami Area. Miami Gardens, which is south of Broward County. Excellent neighborhoods, abundance of cultural activities, the City of Miami Gardens are a municipality of unparalleled beauty and quality of life. The Property is set in a prime location on the corner of NW 2nd Avenue and NW 215th Street, the property offers ease of access but also exceptional signage opportunities that is visible for the following traffic in either direction.

Directions

From I-95 Exit on NE 203th Street/Ives Dairy Road (Exit 16) Keep right at the fork, follow signs for US-441 and merge onto NE 199th St/Ives Dairy Rd. Continue on NE 199th Street heading West for approximately 2.5miles, turn right onto NW 2nd Avenue drive for 1.0mile and your destination will be on your right.

From Florida Turnpike Exit NW 199th Street/Stadium (Exit 2X) and continue straight on NE 199th Street and make a left onto NW 199th Street drive for approximately 2miles until NW 2nd Avenue and make a left continue straight for about 1 miles and destination will be on your right.

Key Driving Distances

- NE 199th Street/Ives Dairy Road 1.0-mile
- I-95 3.9-miles
- Florida's Turnpike 3.0-miles
- Sun Life Stadium 3.2-miles
- Fort Lauderdale International Airport 13.3-miles
- Las Olas Blvd 17.0-miles
- Downtown Miami 14.5-miles
- Miami International Airport 16.8-miles

COUNTY SQUARE SHOPPING CENTER

Space	Tenant	SqFt
21301	Latino Medical Group	5,000
21307-09	County Line Chiropractor	4,800
21313	Wonder Wok	1,400
21315	Caribbean Flavors	1,400
21317	Wingstop	1,400
21319	The Check Cashing Store	1,400
21321	Family Dollar	8,400
21325	Goodfellas Fine Suits & Spor	2,800
21337	Cricket	1,400
21339	Fashion Jewelry	1,400
21341	Micket Academy	4,083
21353	Total Renal Care	4,683
21357	Total Renal Care	2,000
21365	Dollar Tree Store	10,356
21367	Simon's Sportswear	2,786
21369	Ross	3,285
21401	Ross / DD'S Discounts	60,827
21441	Available	7,800
21435	Grace Kitchen	1,300
21427	Available	2,470
21428	Convenient Store	2,220
21453	Subway	1,200
21455	Barber	1,260
21457	County Line Dental	1,260
21459	Family Insurance Agency	800
21463	Romy's Shoe Repair	570
21467	Discount Beauty Supply	4,230
21487	Vision Hair Salon	800
21489	Tax Office	800
21491	Healthy Friends Wellness Ce	960
21493	Bahamian Resturant	960
21495	Nail Salon	1,800
21485	Laudromart Plus	2,400
21469	Available	1,600
21465	AB Auto Driving School	800
21461	Cellphone Repair	800



The information furnished above is from sources deemed reliable. It is submitted subject to errors, omissions, change of price, rental commission or other conditions, prior to sale, lease or financing, or withdrawal without notice. Square footage dimensions are approximate.



For property inquiries & tours
please call:

Joseph Scarfone

Licensed Real Estate Broker

2048 E. Sample Rd.

Lighthouse Point, FL 33064

561 945 7772

joseph@onegroup1.com

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