

ANDOVER BUILDING II

20535 NW 2nd Avenue, Miami Gardens, FL, 33169

OFFICES FOR LEASE



Property Features

- Aggressive lease rates
- Prime location on NW 2nd Avenue
- Secured building with 24-hour access
- Abundant parking - 4/1,000 square feet
- Locally owned and professionally managed

Location Features

- Prominent frontage and exposure
- Daily traffic count over 60,000 vehicles per day
- Convenient access to
 - » Florida's Turnpike
 - » Interstate 95
 - » State Road 84
- Minutes from both the
 - » Fort Lauderdale International Airport (FTL)
 - » Miami-Opa Locka Executive Airport (OPF)
- Nearby restaurants and shopping

Demographics:



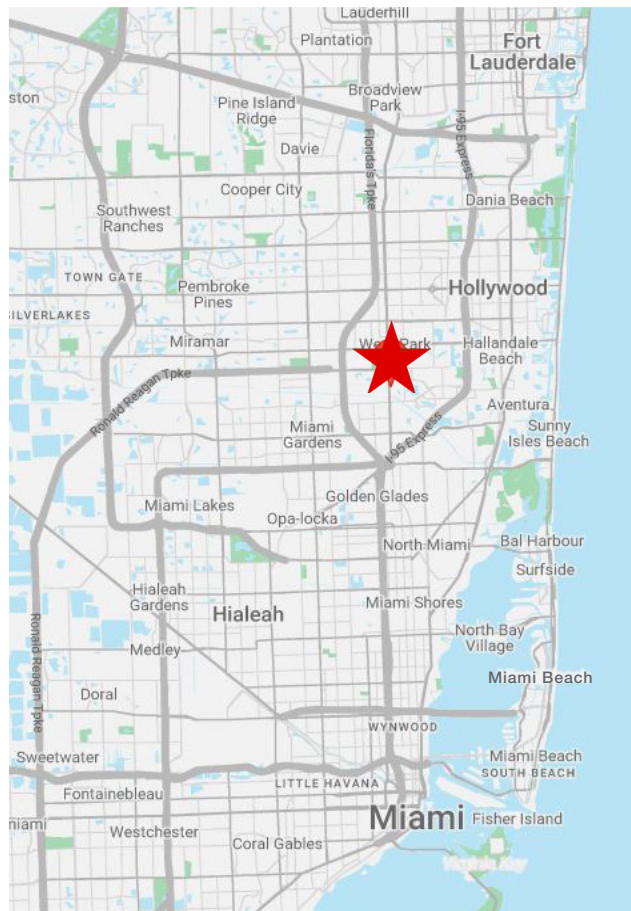
1 MILE
3 MILES
5 MILES



2023 POPULATION
29,533
198,976
552,429



AVERAGE INCOME
\$69,701
\$73,448
\$79,983



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