

# COUNTY SQUARE SHOPPING CENTER

---

21301- 21495 NW 2<sup>ND</sup> AVENUE,  
MIAMI GARDENS, FL 33169



## PROPERTY OVERVIEW

For more than 30 years, County Square Shopping Center has served as a cornerstone of retail and community commerce in Miami Gardens, offering a wide variety of shopping, dining, and essential services tailored to the needs of local residents and commuters alike. Ideally positioned at 21301–21495 NW 2nd Avenue (State Road 7 / US Hwy 441), a major north–south corridor, County Square Shopping Center provides unmatched convenience and accessibility.

The center features a complementary tenant mix that includes leading national retailers such as Ross Dress for Less, DD's Discounts, Family Dollar, Dollar Tree, and Wingstop, as well as health and service providers like DaVita Medical. This mix ensures the center functions as a true "one-stop shop" for the surrounding community.

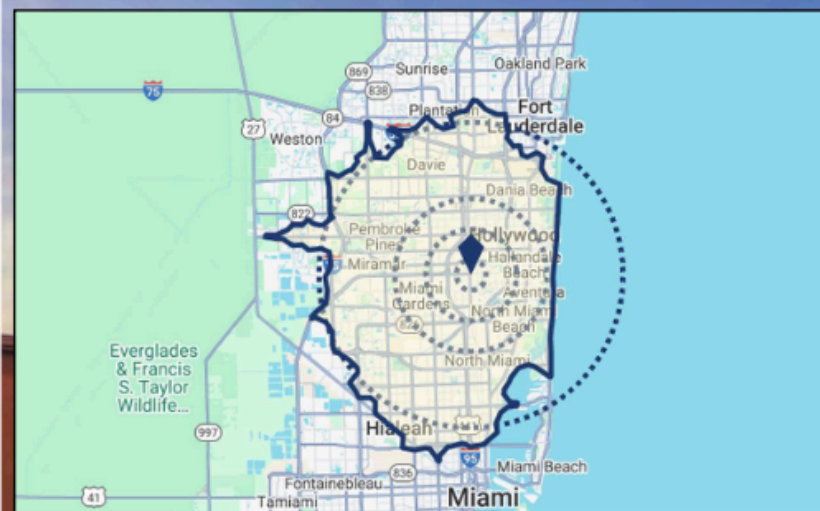
Spanning over 166,000 square feet of retail space, County Square is situated on a high-visibility corner lot at the intersection of NW 2nd Avenue and NW 215th Street (County Line Road), offering multiple points of ingress and egress, prominent corner exposure, and steady traffic flow from both Miami-Dade and Broward Counties.

The property features:

- Outstanding visibility along State Road 7 (US 441) with daily traffic counts exceeding 60,000 vehicles
- Multiple pylon signs and strong tenant signage, enhancing exposure for all occupants
- Attractive architectural design with extensive street frontage and walkable site layout
- Pedestrian-friendly configuration that encourages foot traffic and community engagement

County Square's prime location, resilient tenant mix, and professional management by Current Capital position it as a durable, income-generating investment in a supply-constrained and high-demand submarket.

## COUNTY SQUARE SHOPPING CENTER



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	26,195	189,175	539,581
Median Age	38	39	41
Buying Power	\$455.1M	\$3.5B	\$10.6B
<b>Household</b>			
Total Households	9,392	64,825	192,944
Average Income	\$66,524	\$70,586	\$76,340

### COUNTY SQUARE SHOPPING CENTER

PROPERTY ADDRESS:	21301 NW 2nd Ave
FOLIO:	34-1136-050-0010
BUILDING AREA:	166,485 SQ.FT
LOT SIZE:	658,314 SQ.FT
LAND AREA:	15.1 ACRES
YEAR BUILT:	1986
ZONING:	6500 Commercial-Classified
PARKING:	655 Parking Spaces



COUNTY LINE ROAD NE 215<sup>TH</sup> STREET

dd's  
DISCOUNTS

ROSS  
DRESS FOR LESS

DOLLAR TREE

Davita

SUBWAY

boost  
mobile

BANK OF AMERICA  
KIOSK

FAMILY  
DOLLAR

WING STOP

NW2ND AVENUE ROUTE 7/442

TENANT HIGHLIGHT



64,825  
3-MILE  
RADIUS

LAND  
AREA  
658,314  
SQFT

655  
PARKING  
SPOTS

OUTPARCEL  
16,266  
SQFT



OVER 60,000  
VEHICLES  
PER DAY





**ADDRESS**  
21301-21495 NW 2<sup>nd</sup> AVENUE, MIAMI  
GARDENS, FL, 33169

LAND SQUARE FOOTAGE:	658,314 +/-	YEAR REMODELED:	2017
BUILDING SQUARE FOOTAGE:	166,485 +/-	OCCUPANCY:	95.4%
LEASABLE SQUARE FOOTAGE:	151,818 +/-	ZONING:	Commercial
YEAR BUILT:	1986 & 2001	LAND AREA:	15.1 Acres

**OUTPARCEL DEVELOPMENT POTENTIAL**

- PRIME OUTPARCEL SPACE AVAILABLE ON THE NORTH CORNER OF THE PROPERTY, OFFERING SIGNIFICANT REDEVELOPMENT POTENTIAL.
- IDEAL FOR HIGH-TRAFFIC USES SUCH AS A GAS STATION, QUICK-SERVICE RESTAURANT (QSR), OR OTHER NATIONAL OUTPARCEL TENANT.
- OPPORTUNITY TO GENERATE INCREMENTAL INCOME THROUGH NEW GROUND LEASE OR BUILD-TO-SUIT STRUCTURE.

**ROSS / ALBERTSONS LEASE STRUCTURE**

- THE MASTER LEASE FOR THE ROSS DRESS FOR LESS SPACE IS HELD BY ALBERTSONS AT A SIGNIFICANTLY BELOW-MARKET RENT.
- ROSS CURRENTLY SUBLEASES THE SPACE AT APPROXIMATELY \$16.32 PSF, OFFERING A STRONG VALUE PROPOSITION.
- ROSS HOLDS MULTIPLE RENEWAL OPTIONS; HOWEVER, IF THEY CHOOSE NOT TO RENEW, THERE MAY BE AN OPPORTUNITY TO RECAPTURE THE SPACE AND RE-LEASE AT MARKET RATES, DRIVING NOI GROWTH.
- FURTHER UPSIDE EXISTS IF TERM IS SHORTENED OR BUYOUT NEGOTIATED IN THE NEAR TERM.

**VACANT 3,500 SF CONTROLLED BY ALBERTSONS**

- ALBERTSONS ALSO CONTROLS AN ADJACENT 3,500 SF SPACE NOT INCLUDED IN THE ROSS SUBLEASE, WHICH HAS REMAINED VACANT FOR SEVERAL YEARS.
- THE CURRENT OWNER HAS INDICATED OPENNESS TO RELEASING THIS SPACE FROM THE MASTER LEASE, ALLOWING FOR IMMEDIATE RE-LEASING AT MARKET RENTS AND REDUCING THE PROPERTY'S ENCUMBERED SQUARE FOOTAGE.

**FAMILY DOLLAR / DOLLAR TREE CO-TENANCY**

- DOLLAR TREE ACQUIRED FAMILY DOLLAR FOR \$8.5 BILLION IN 2015 AND LATER SOLD THE COMBINED COMPANY TO PRIVATE EQUITY IN 2024.
- THE DUAL-BRAND STRATEGY OF OPERATING BOTH FAMILY DOLLAR AND DOLLAR TREE SIDE-BY-SIDE HAS UNDERPERFORMED AT THIS LOCATION.
- FAMILY DOLLAR, WITH 4 YEARS REMAINING ON ITS LEASE, MAY BE A CANDIDATE FOR EARLY TERMINATION OR BUYOUT, ENABLING OWNERSHIP TO RE-TENANT THE SPACE WITH A STRONGER OPERATOR AT HIGHER MARKET RENTS.
- POTENTIAL TO INCREASE OVERALL CENTER PERFORMANCE AND ATTRACT NEW SYNERGISTIC TENANTS.