



WATCH PLAZA

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26 - 32 NE 1st Avenue

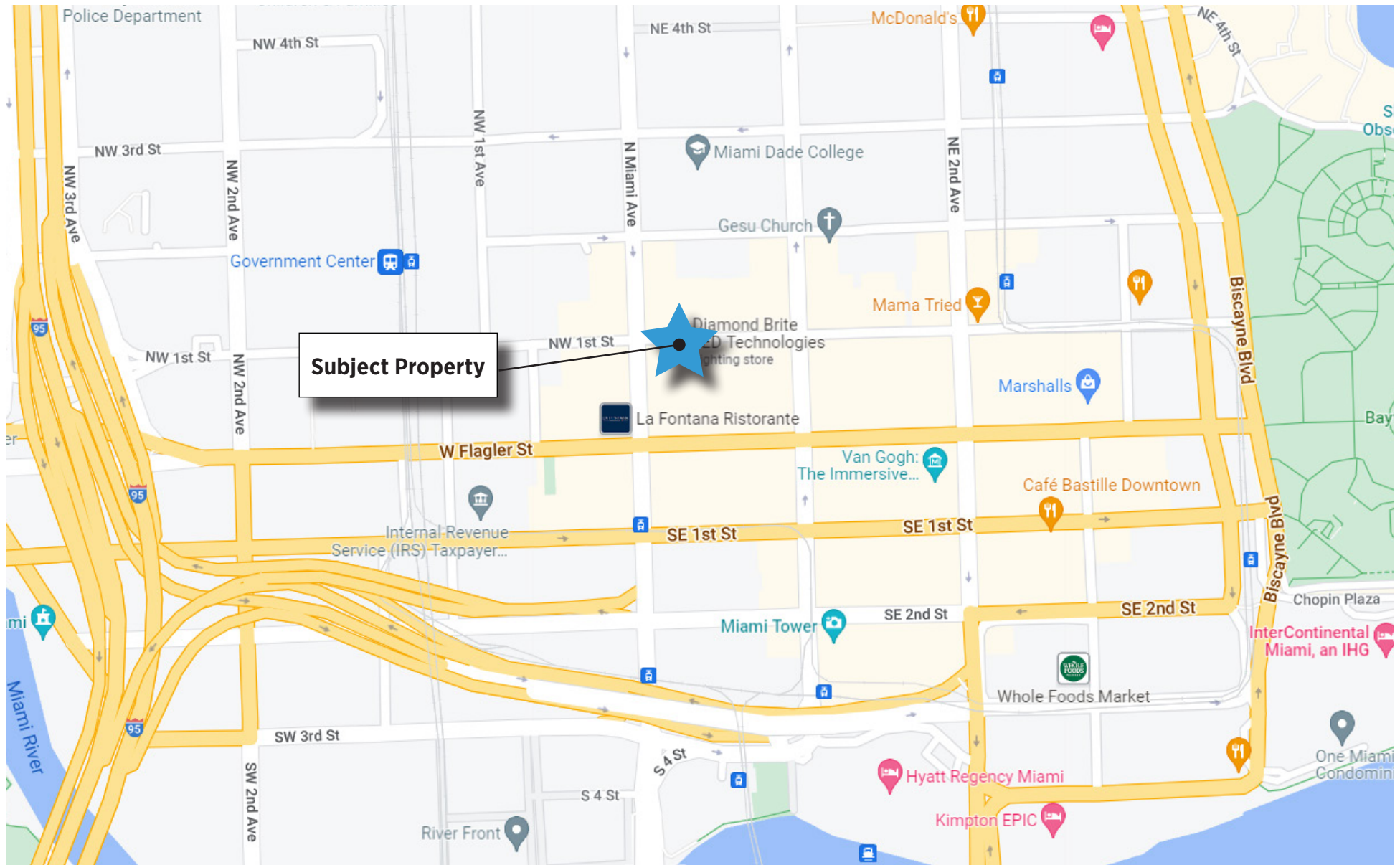
MIAMI, FLORIDA

Available



LEASE FLORIDA

Local Map



Nearby Retail Aerial Map



Surrounding Points of Interest Aerial Map



Property Photo

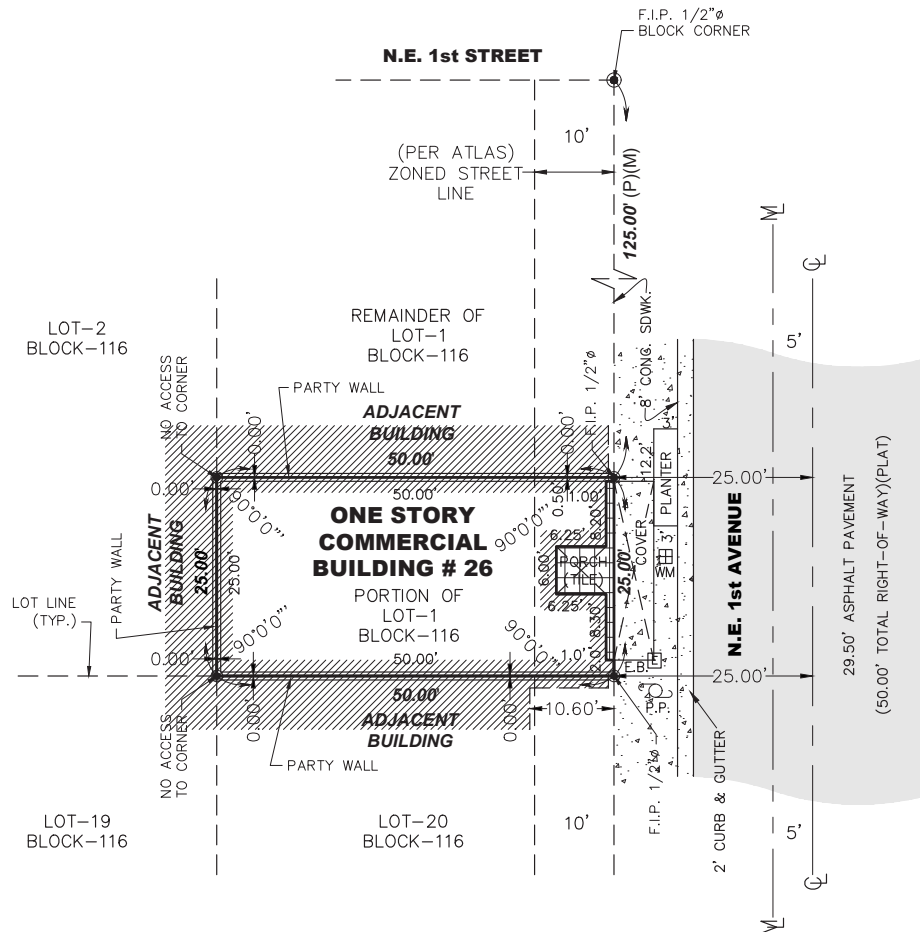


Property Photos



Survey (26)

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



This property described as:
The South 25 feet of Lot 1, Block 116,
of MIAMI NORTH,
according to the Plat thereof,
as recorded in Plat Book B, Page 41,
of the Public Records of Miami-Dade County, Florida.

Certified to:
LeaseFlorida, LLC, a Florida limited liability company
Waserstein & Nunez, PLLC
First American Title Insurance Company

Address:
26 N.E. 1 AVENUE, MIAMI, FL 33132

Folio #
01-0111-060-1050

CITY OF MIAMI ATLAS 36H

LEGEND	
A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Cable TV
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance
E	= Easement
E.B.	= Electric Box
Enc	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
M	= Monument Line
MON	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
PL	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
P	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor
R/W	= Right-of-Way
SWK	= Sidewalk
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
+	= Denotes Spot Elevations Taken

Bearing, if any, shown based on N/A (reference) N/A

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
x	120650	0314	L	
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	N.G.V.D.	
09/11/09	09/11/09	+ N/A		

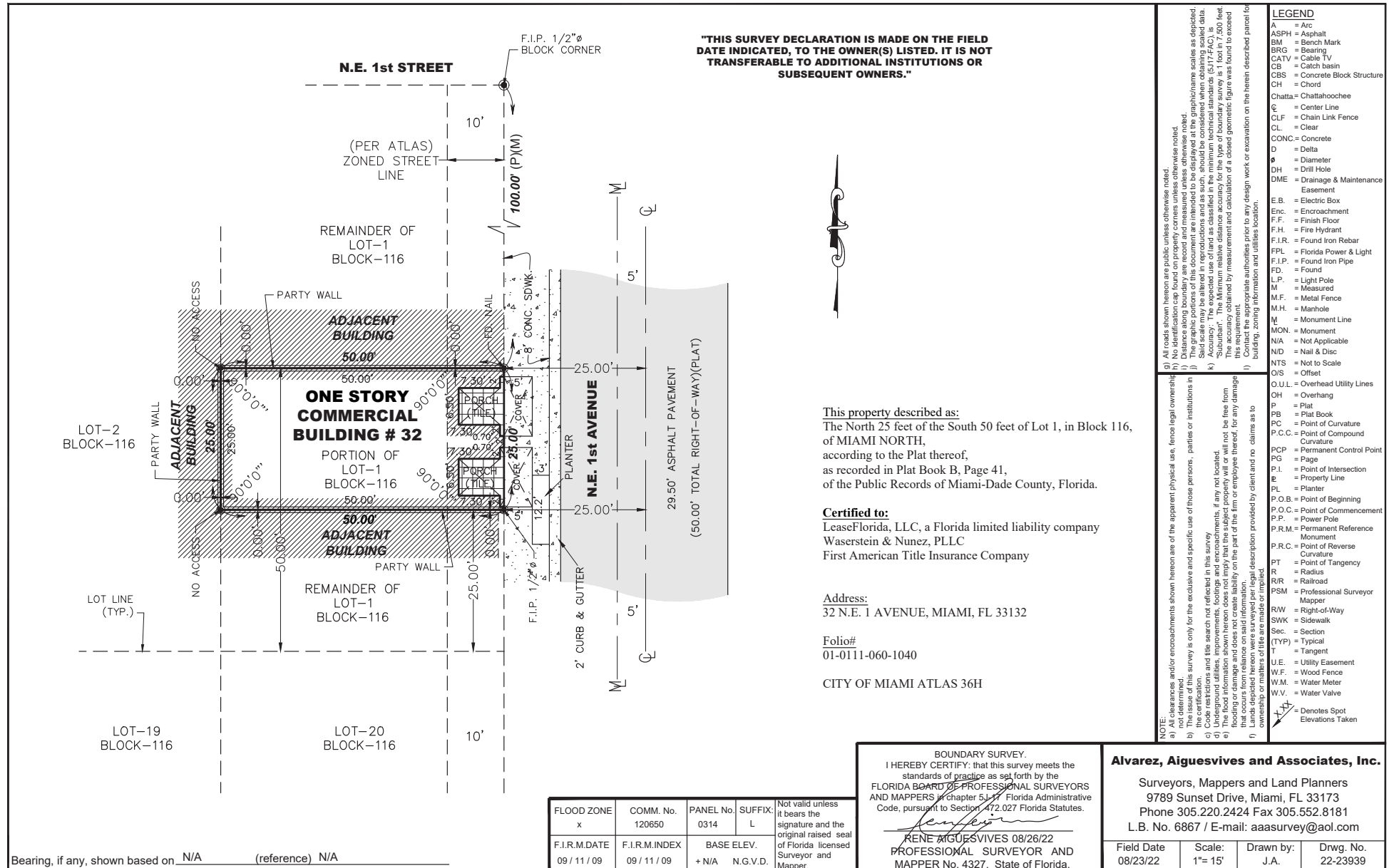
BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
RENE AIGUESVIVES 08/26/22
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 08/23/22	Scale: 1"= 15'	Drawn by: J.A.	Drwg. No. 22-23939
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Survey (32)



Proprty Overview

Building Data	
Property	26 - 32 NE 1st Avenue
Property Address	26 NE 1st Avenue
	Miami, FL 33132
APN	01-0111-060-1050
Gross Leasable Area	1,330 SF
Lot Size	0.029 SF
Ownership	
Year Built / Renovated	1925
Topography	Flat

Construction/Building	
Foundation	Concrete
Framing	Concrete
Exterior	Concrete
Parking Surface	Asphalt
Roof	Flat
Taxes	Landlord Responsible 100%
Insurance	Landlord Responsible 100%
Common Area	Landlord Responsible 100%

Building Data	
Property	26 - 32 NE 1st Avenue
Property Address	32 NE 1st Avenue
	Miami, FL 33132
APN	01-0111-060-1040
Gross Leasable Area	1,410 SF
Lot Size	0.028 SF
Ownership	
Year Built / Renovated	1925
Topography	Flat

Construction/Building	
Foundation	Concrete
Framing	Concrete
Exterior	Concrete
Parking Surface	Asphalt
Roof	Flat
Taxes	Landlord Responsible 100%
Insurance	Landlord Responsible 100%
Common Area	Landlord Responsible 100%

Demographic Report

Households	1-Mile	3-Miles	5-Miles
2027 Projection	61,296	243,928	500,711
2022 Estimate	55,555	231,812	485,628
2010 Census	42,121	201,927	440,761
2000 Census	24,684	170,869	405,123
2027 Projection	32,994	110,220	217,077
2022 Estimate	29,228	102,701	207,877
2010 Census	21,336	85,541	184,002
2000 Census	10,453	66,327	161,005
2022 Average Household Size	1.8	2.2	2.3
2022 Daytime Population	140,607	349,980	683,471

Income	1-Mile	3-Miles	5-Miles
\$150,000 or More	15.2%	12.0%	11.4%
\$100,000-\$149,999	13.2%	10.2%	9.7%
\$75,000-\$99,999	10.7%	9.6%	9.5%
\$50,000-\$74,999	13.8%	14.4%	15.6%
\$35,000-\$49,999	9.5%	11.2%	11.6%
Under \$35,000	37.6%	42.7%	42.2%
Average Household Income	\$88,662	\$78,651	\$78,424
Median Household Income	\$55,220	\$44,308	\$44,726
Per Capita Income	\$46,808	\$35,115	\$33,783

Demographic Data © 2022 by Experian

Demographic Summary

Population: In 2022, the population in your selected geography is 485,628. The population has changed by 19.9 percent since 2000. It is estimated that the population in your area will be 500,711 five years from now, which represents a change of 3.1 percent from the current year. The current population is 50.8 percent male and 49.2 percent female. The median age of the population in your area is 39.8, compared with the U.S. average, which is 38.6. The population density in your area is 6,193 people per square mile.

Households: There are currently 207,877 households in your selected geography. The number of households has changed by 29.1 percent since 2000. It is estimated that the number of households in your area will be 217,077 five years from now, which represents a change of 4.4 percent from the current year. The average household size in your area is 2.3 people.

Income: In 2022, the median household income for your selected geography is \$44,726, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 85.6 percent since 2000. It is estimated that the median household income in your area will be \$52,114 five years from now, which represents a change of 16.5 percent from the current year.

The current year per capita income in your area is \$33,783, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$78,424, compared with the U.S. average, which is \$96,357.

Education: The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 13.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 19.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.4 percent, respectively. The area had fewer high-school graduates, 26.4 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 12.5 percent in the selected area compared with the 20.4 percent in the U.S.

Housing: The median housing value in your area was \$361,724 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 53,825 owner-occupied housing units and 107,181 renter-occupied housing units in your area. The median rent at the time was \$501.

Employment: In 2022, 252,401 people in your selected area were employed. The 2000 Census revealed that 55.3 percent of employees are in white-collar occupations in this geography, and 44.8 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 23.0 minutes.

Exclusively Listed By:

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