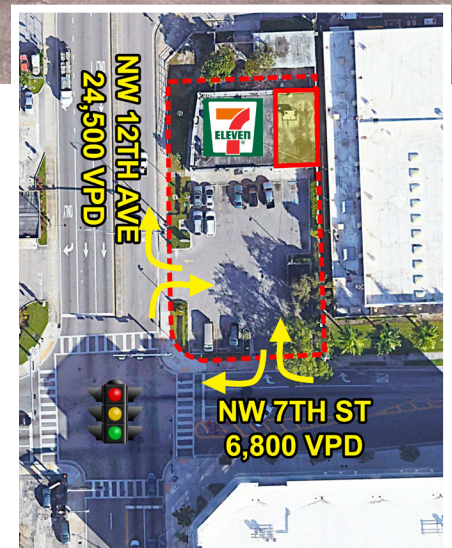
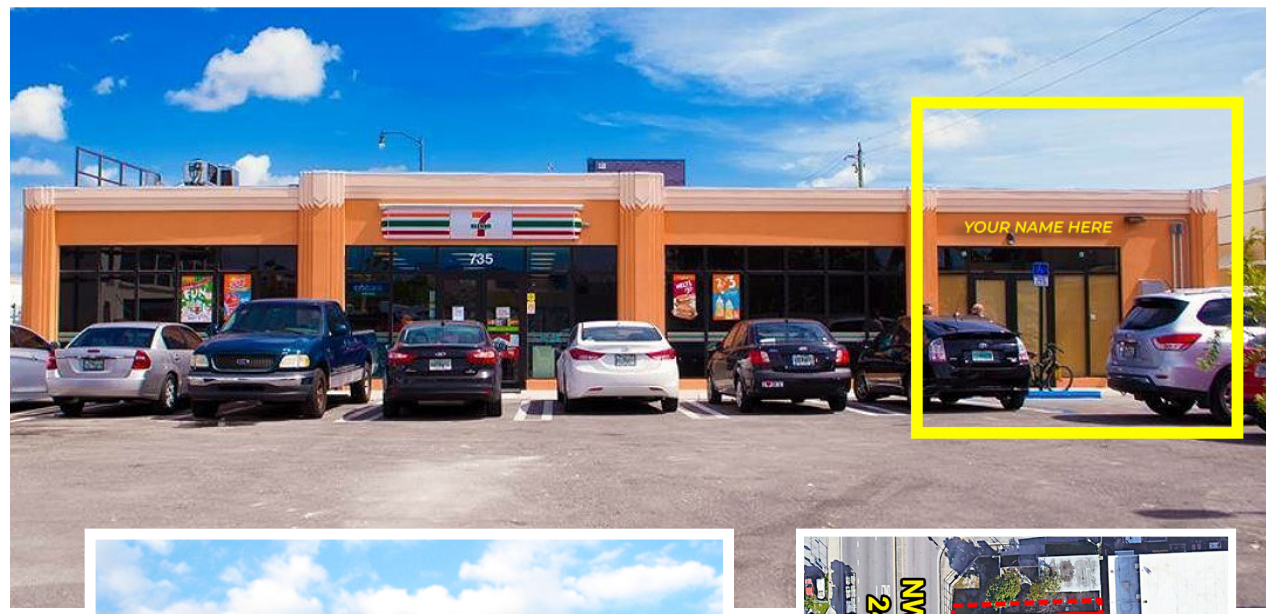


AVAILABLE FOR LEASE

±1,000 SF Space Available

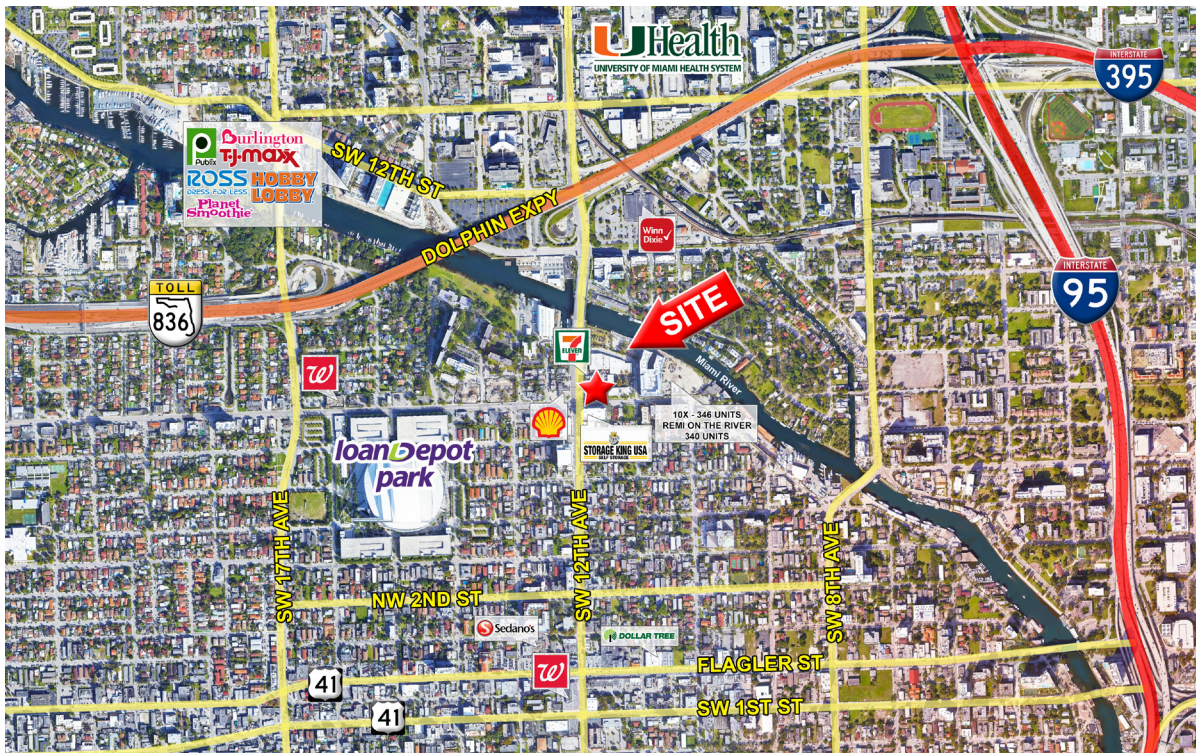
715 NW 12th Ave, Miami, FL



- Busy lighted intersection
- 7-Eleven Co-tenant
- Good street visibility
- High density residential area
- Area neighbors include: 7-Eleven, Winn-Dixie, Marlins Loan Depot Park, Sedanos, Shell Gas, Walgreens and Storage King

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Traffic Counts:

NW 12th Ave 24,500 - vpd
NW 7th St 6,800 - vpd

DEMOGRAPHICS	1-MILE RANGE	3-MILE RANGE	5-MILE RANGE
POPULATION	55,594	317,929	542,304
MEDIAN AGE	42.1	39.9	40.6
AVG. HOUSEHOLD INCOME	\$49,073	\$80,399	\$84,953

FOR INFORMATION CALL 561-922-7100

Arnie Sevell

arnoldsevell@sevellrealty.com

BROKER PARTICIPATION INVITED-CALL FOR DETAILS

Sevell Realty Partners, Inc.
 2585 NW 23RD WAY
 BOCA RATON, FLORIDA 33431-4014

LICENSED REAL ESTATE BROKER

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