
6562 Bird Road

FOR LEASE

6562 Bird Road
Miami, FL 33155

Total Available: 2,550 - 5,100 SF
Lease Rate & Type: \$40.00 PSF, NNN

For More Information

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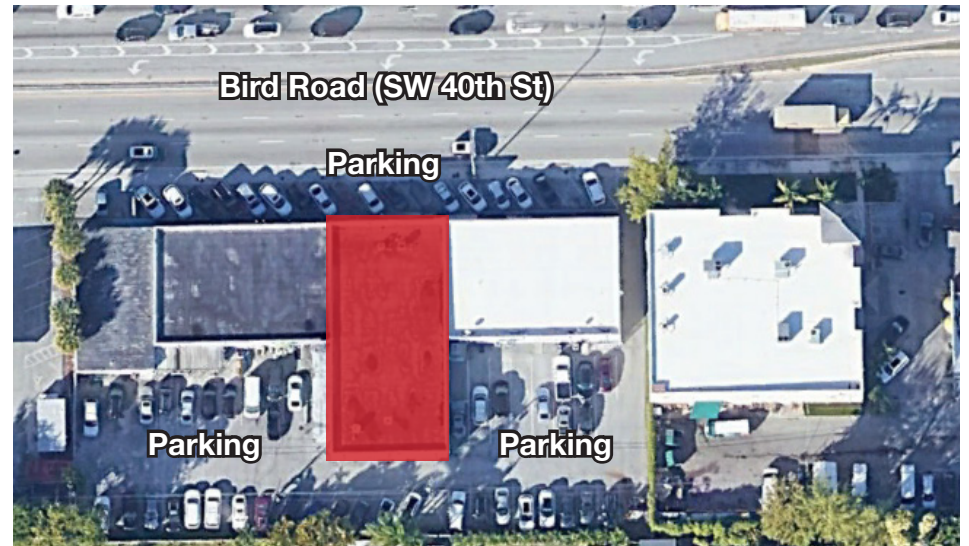
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Retail

6562 Bird Road

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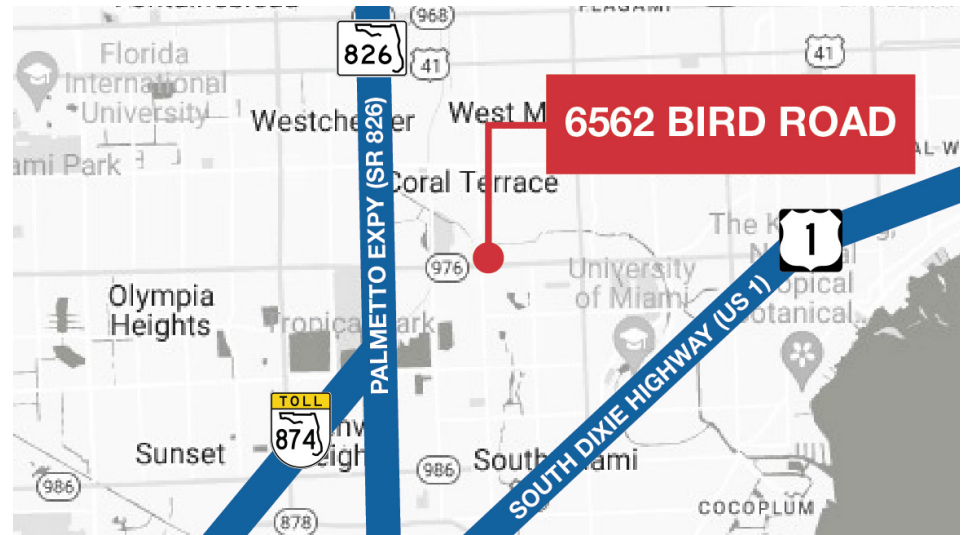


Property Features

- \$40.00 PSF, NNN
- Excellent frontage on Bird Road
- Large signage capability
- Ample parking
- Open floor plan
- Cannabis dispensary allowed
- 4/1,000 parking ratio

Location Features

- Easy access to Palmetto Expressway (SR 826)
- Close to all Bird Road retail/restaurants
- Good neighborhood demographics
- Traffic count: 64,000 cars per day



📍 9655 South Dixie Highway, Suite 300, Miami, FL 33156

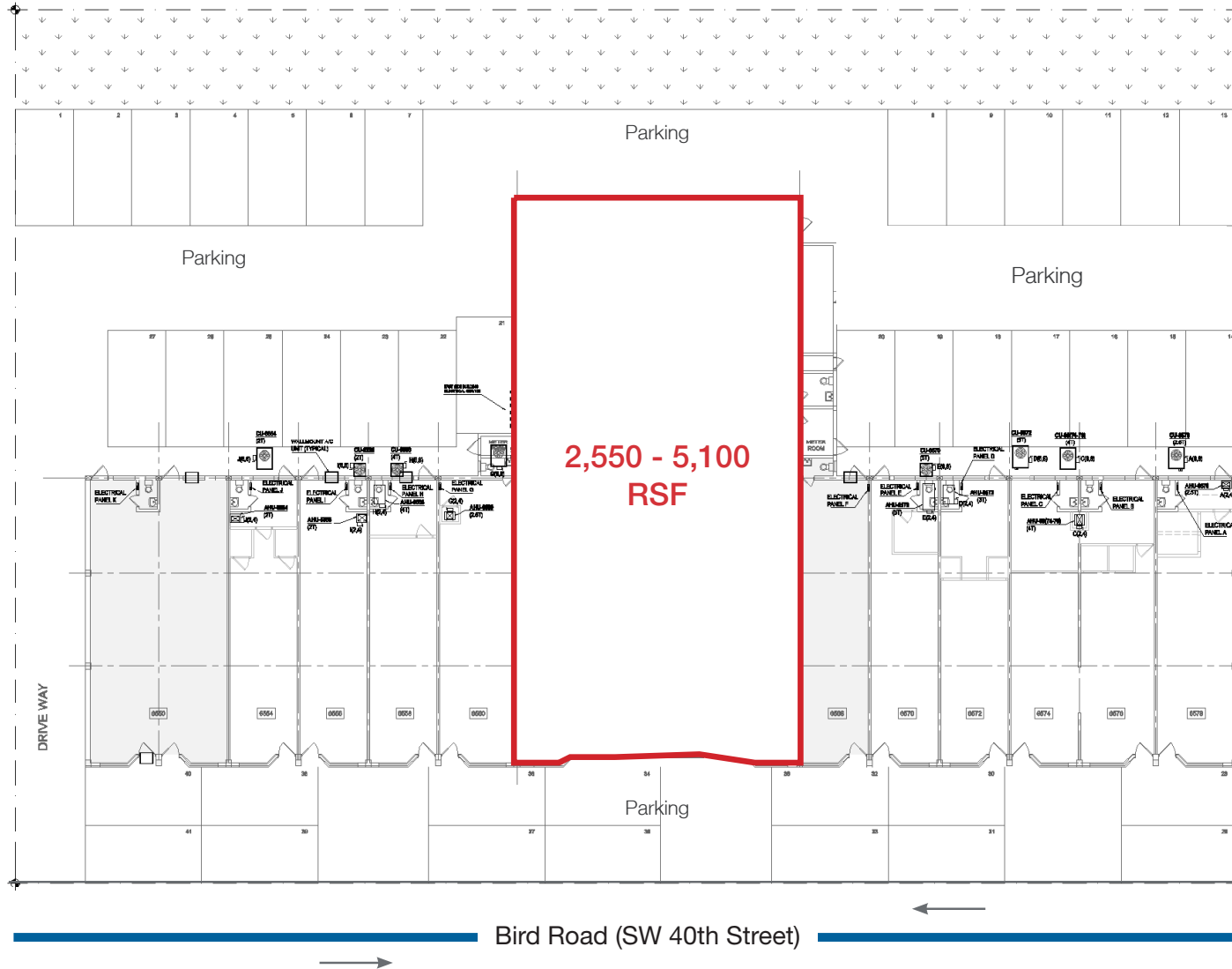
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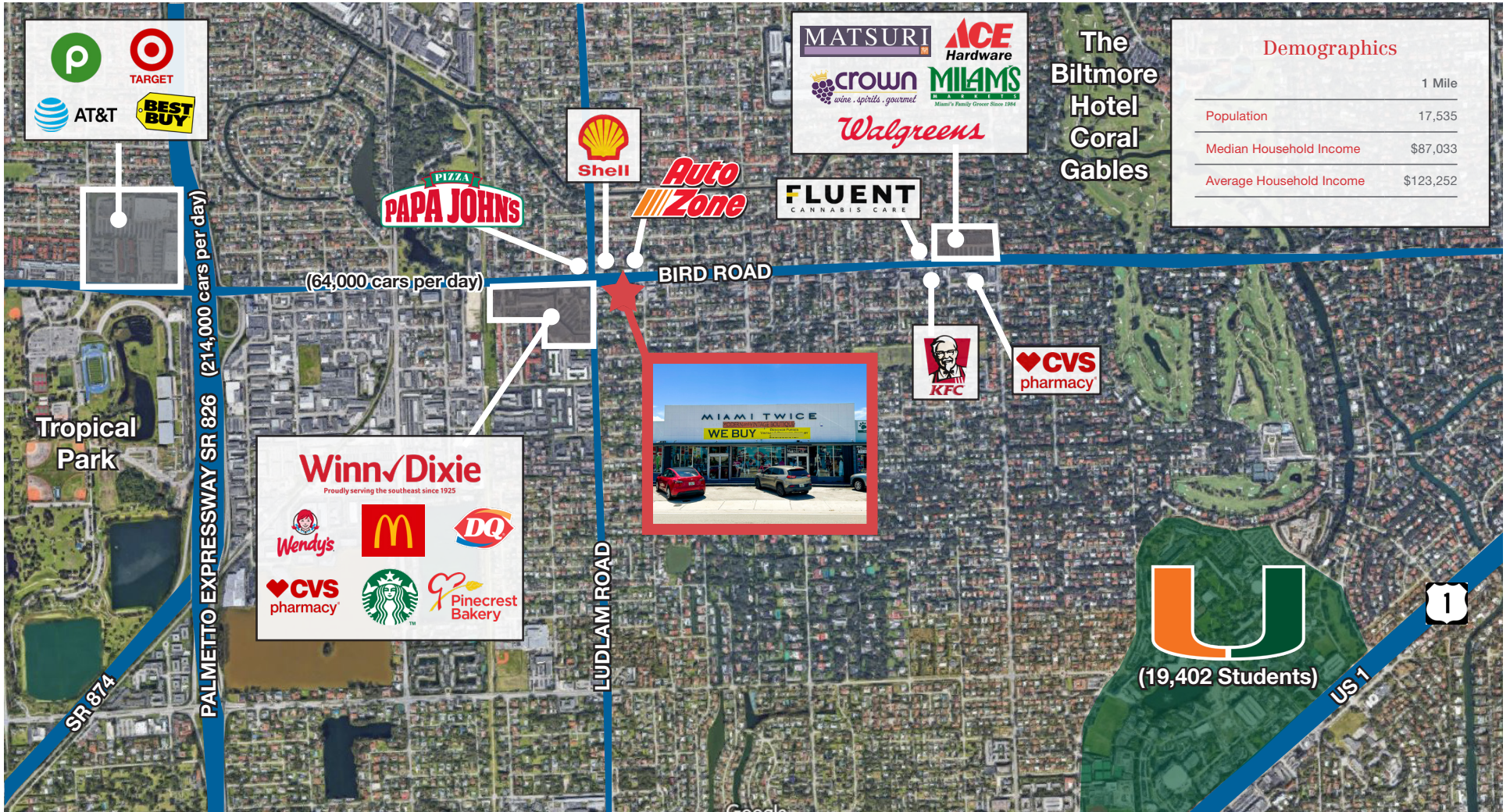
Site Plan

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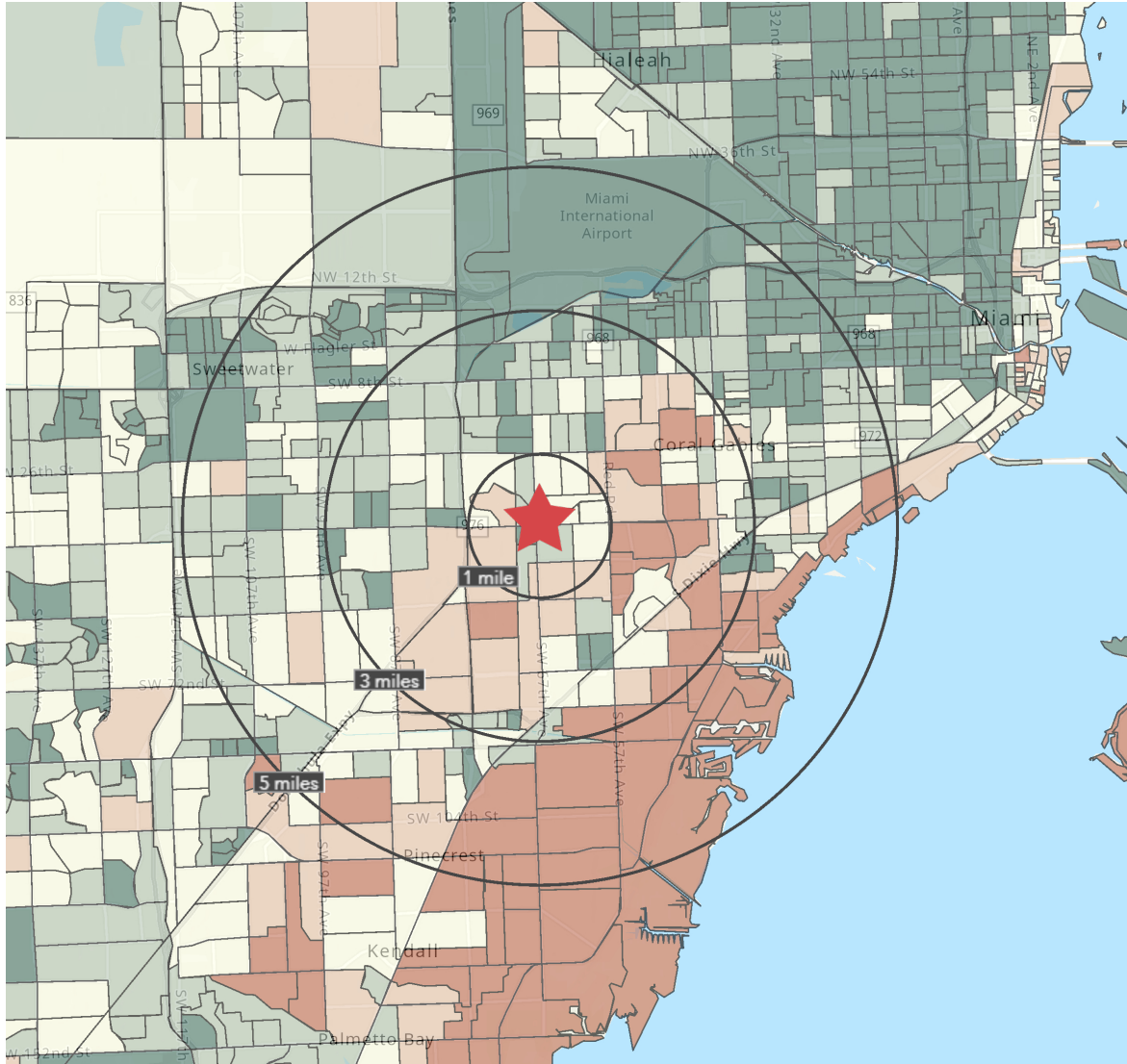
Retail Map

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Demographics

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Traffic Count



Bird Road (SW 40th Street)	64,000
Palmetto Expressway (SR 826)	214,000
Total	278,000

Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	17,535	170,677	296,240
Households	6,633	63,751	173,370
Families	4,433	43,150	116,767
Average Household Size	2.63	2.60	2.59
Median Household Income	\$87,033	\$76,411	\$67,243
Average Household Income	\$123,252	\$121,865	\$109,948

2023 Average Household Income by Block Groups

	\$239,079 to \$410,406
	\$162,887 to \$239,078
	\$109,996 to \$162,886
	\$69,435 to \$109,995
	\$0 to \$69,434