

A photograph of a Wendy's restaurant building and a large sign. The sign is red and yellow with the Wendy's logo and the text 'Wendy's' and 'OLD FASHIONED HAMBURGERS'. The building is a single-story structure with a brown roof and large windows. There are green bushes in the foreground and a blue sky with clouds in the background.

Vacant QSR + Drive
Thru - Little Havana,
Miami, FL

1515 NORTHWEST 7TH STREET, MIAMI,

FOR LEASE

2,620 SF
24,193 LOT

BG/RS
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Property Summary

Vacant Wendy's // Little Havana | 1515 Northwest 7th Street | Miami, FL 33125



Property Summary

Available SF:	2,620
Lot Size:	24,193
Frontage:	59 feet on NW 7 ST
Year Built:	2001
Parking:	28 Spaces
Zoning:	T6 8 O
Current Use:	Quick Service Restaurant with Drive Thru

Property Overview

The Property is well located along NW 7th Street, one of the area's primary commercial and commuter corridors. The vacant building enjoys outstanding frontage and visibility along NW 7th Street and benefits from several points of access.

Location Overview

The Property is positioned across the street from Loan Depot Park, the home of the Miami Marlins, and enjoys convenient access to the area's primary roadways, sports complexes and recreation areas, and numerous schools. The Property is less than 1.5-miles from three area Hospitals (Miami VA Medical Center, University of Miami Hospital and Jackson Memorial Hospital) and is surrounded by businesses and national retailers that drive traffic to the area. Additionally, the immediate area is home to densely populated residential neighborhood.

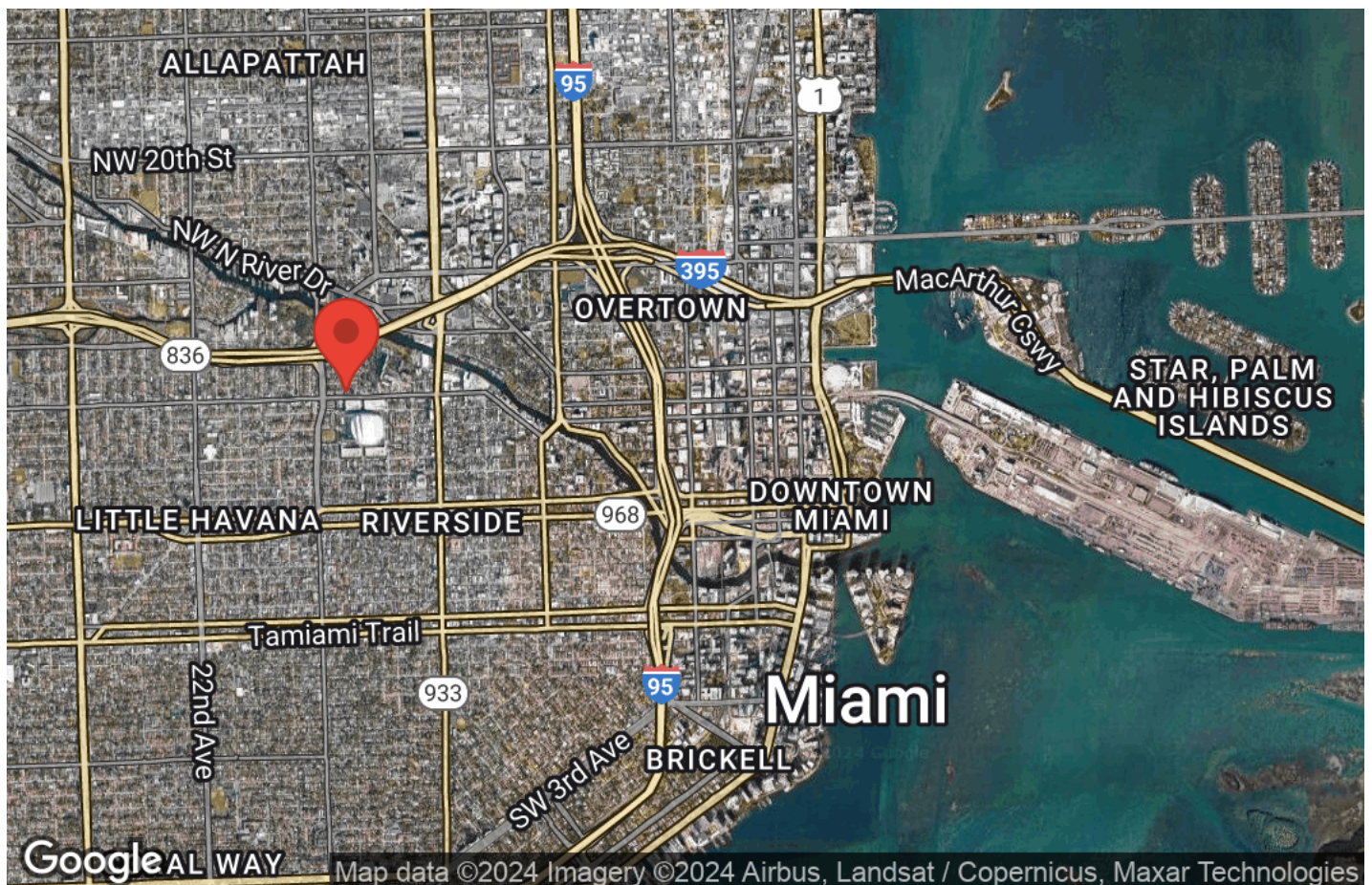
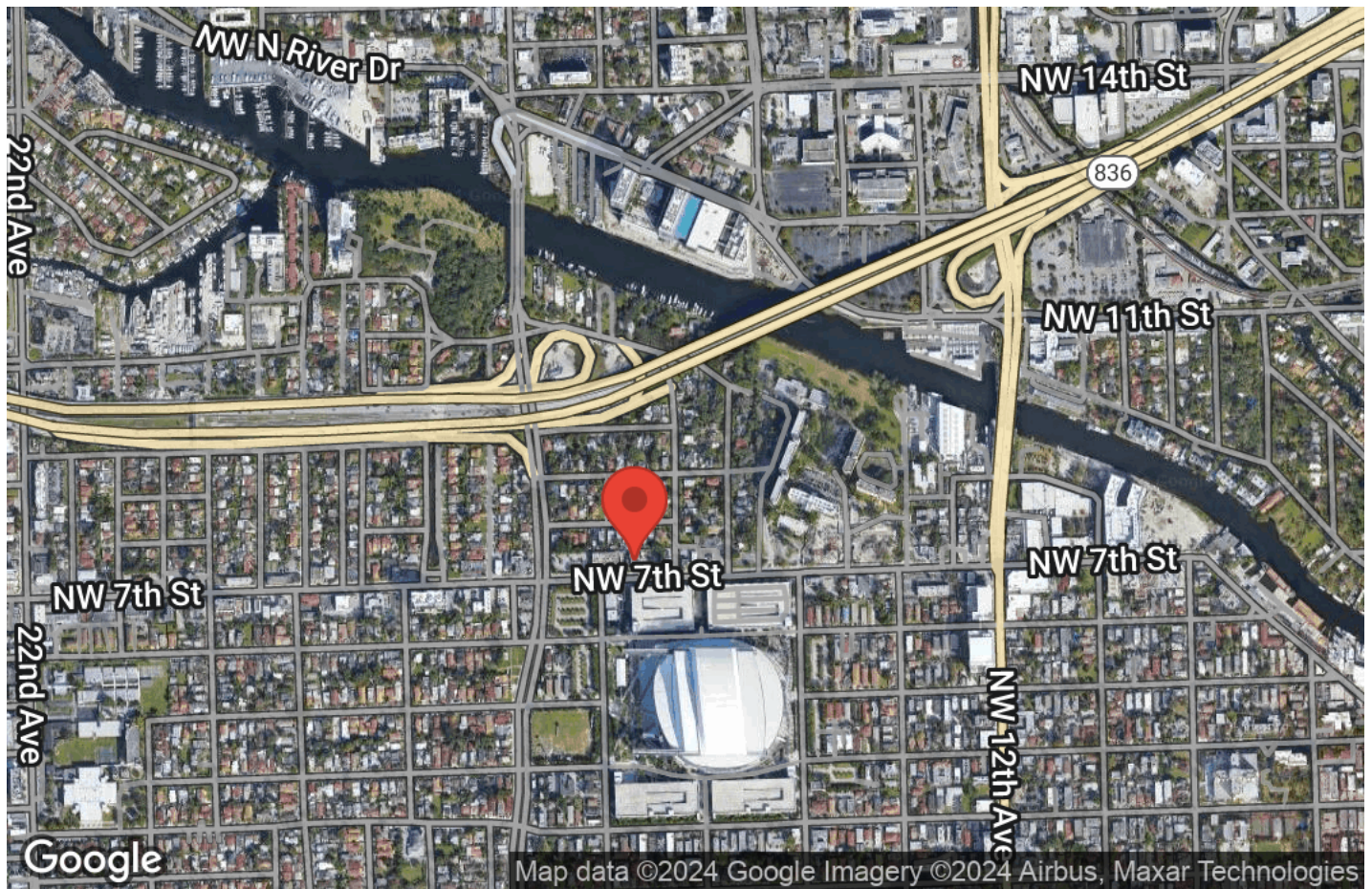
Property Photos

Vacant Wendy's // Little Havana | 1515 Northwest 7th Street | Miami, FL 33125



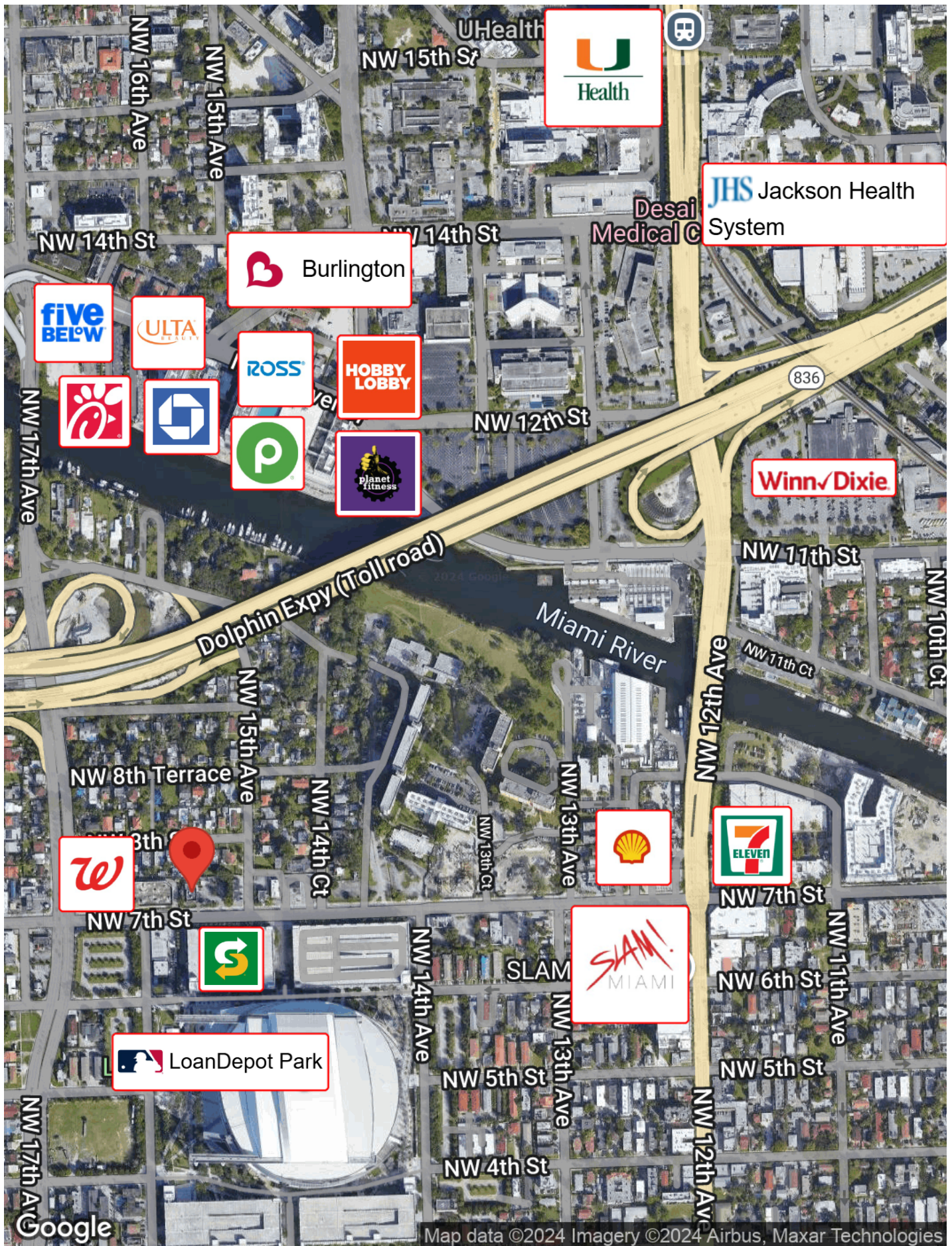
Location Maps

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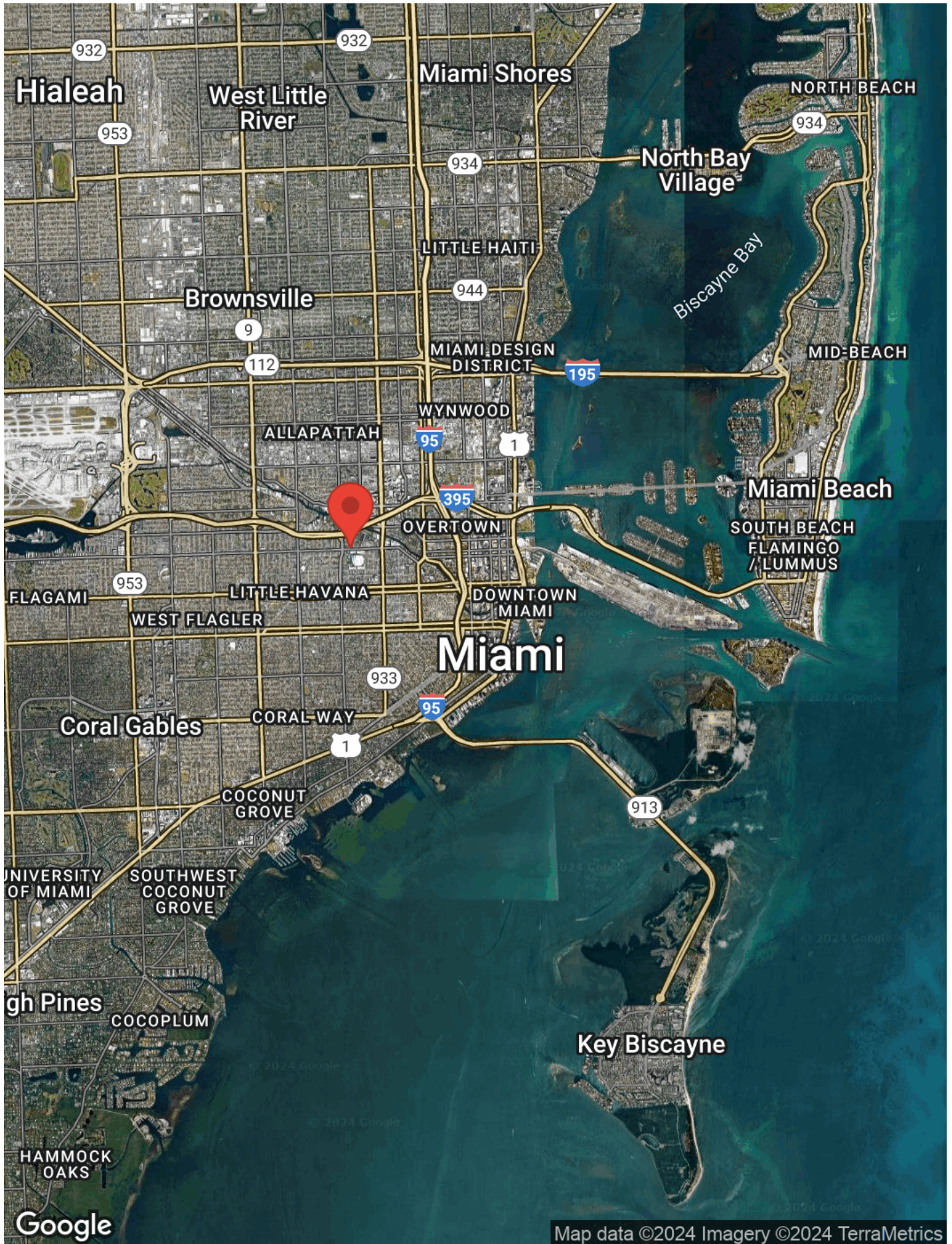
Business Map

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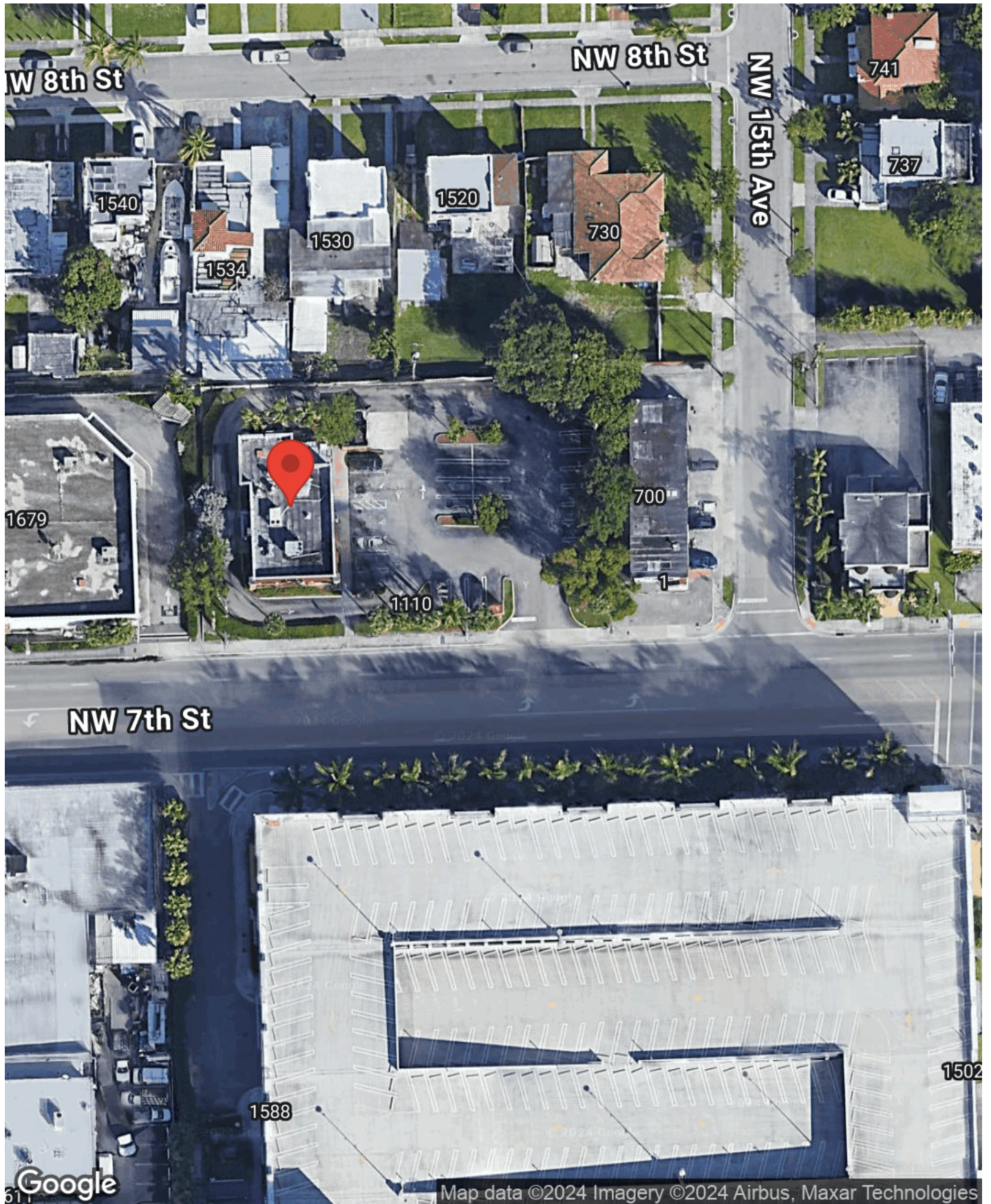
Regional Map

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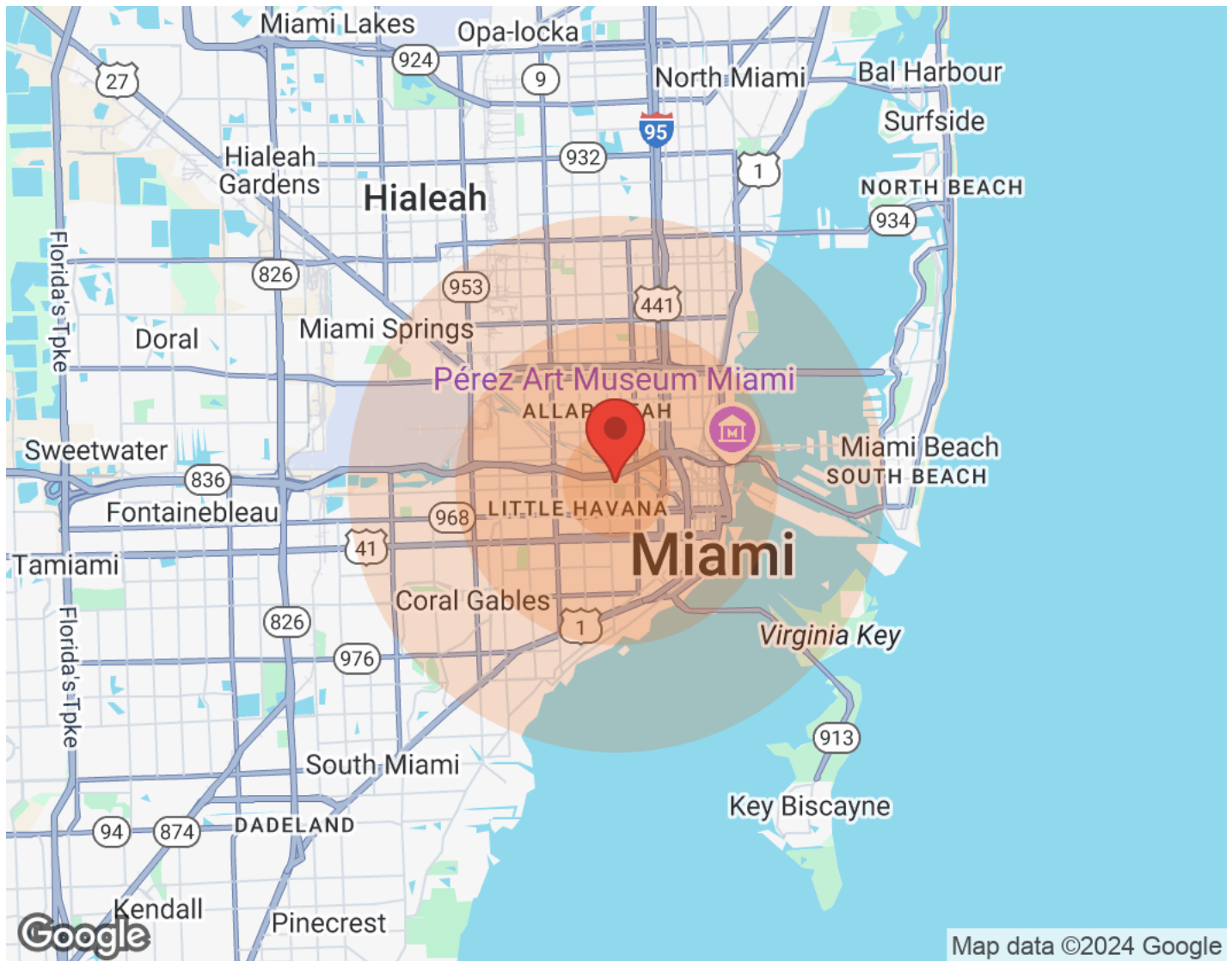
Aerial Map

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Detailed Demographics

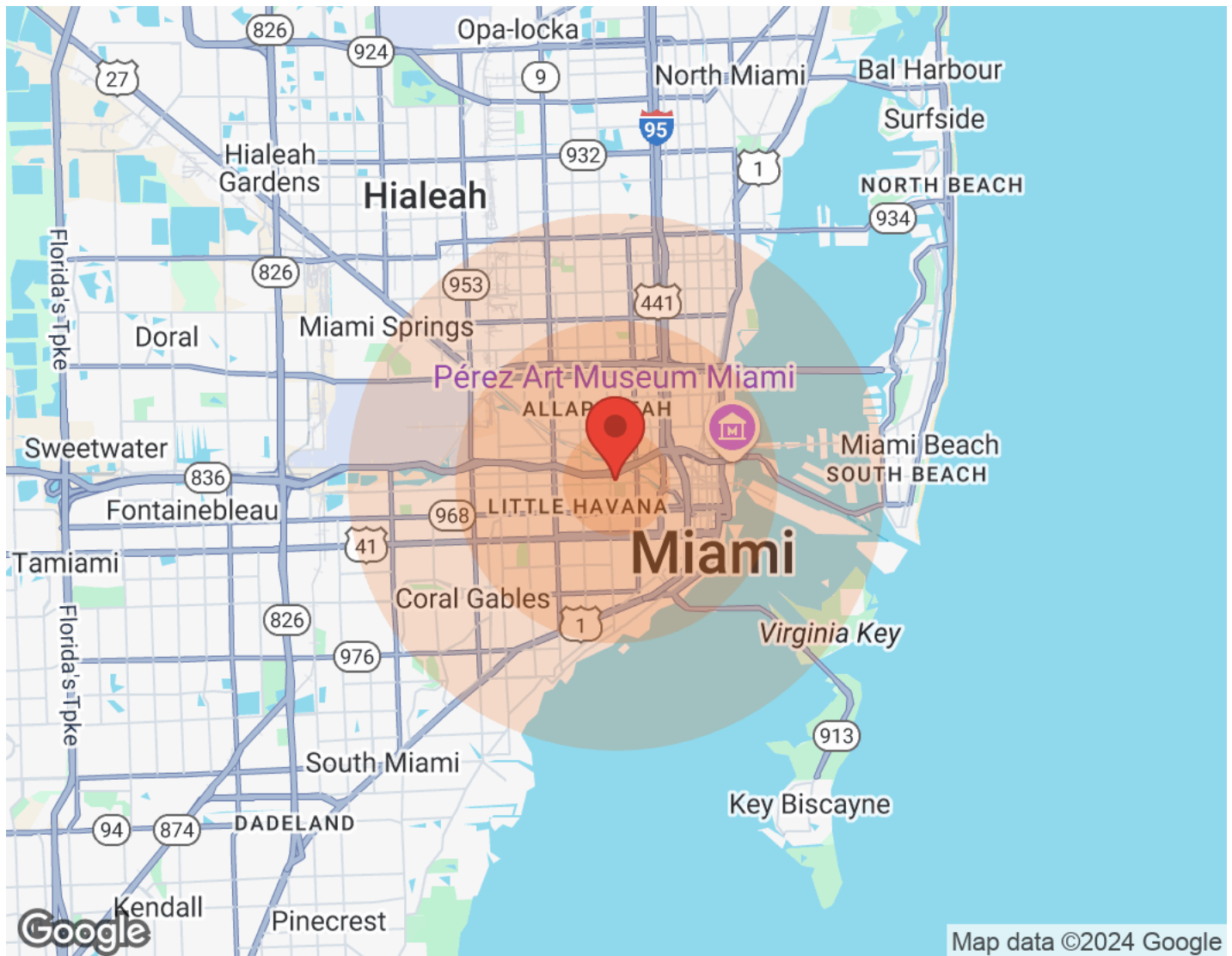
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	1 Mile	3 Miles	5 Miles
Population			
Male	30,049	159,810	259,872
Female	28,992	158,288	264,060
Total Population	59,041	318,098	523,932
Housing			
Total Units	25,175	147,859	241,291
Occupied	22,719	126,128	208,514
Owner Occupied	3,293	37,720	74,198
Renter Occupied	19,426	88,408	134,316
Vacant	2,456	21,731	32,777
Race			
White	48,986	255,557	394,131
Black	3,810	38,210	98,380
Am In/AK Nat	20	69	84
Hawaiian	N/A	1	1
Hispanic	53,584	244,338	357,719
Multi-Racial	12,070	44,602	57,246

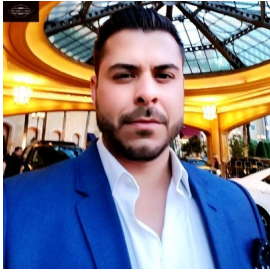
Detailed Demographics

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,809	14,906	25,469	Median	\$19,569	\$29,557	\$32,061
Ages 5-9	3,407	18,025	31,040	< \$10,000	5,246	20,265	31,209
Ages 10-14	3,176	16,388	28,215	\$10,000-\$14,999	3,004	12,881	19,478
Ages 15-19	3,060	15,530	26,953	\$15,000-\$19,999	2,881	11,214	16,911
Ages 20-24	3,219	16,291	27,893	\$20,000-\$24,999	1,778	9,515	15,418
Ages 25-29	3,463	17,625	29,537	\$25,000-\$29,999	1,781	7,764	12,535
Ages 30-34	3,663	19,176	31,499	\$30,000-\$34,999	1,631	7,331	11,688
Ages 35-39	3,899	21,161	34,243	\$35,000-\$39,999	1,335	6,811	11,021
Ages 40-44	4,192	23,107	37,198	\$40,000-\$44,999	1,226	6,308	10,210
Ages 45-49	4,424	24,313	39,095	\$45,000-\$49,999	822	5,033	7,738
Ages 50-54	4,229	23,304	37,715	\$50,000-\$60,000	980	8,372	13,126
Ages 55-59	3,810	21,294	34,766	\$60,000-\$74,000	668	9,056	15,155
Ages 60-64	3,300	19,023	30,946	\$75,000-\$99,999	399	8,342	14,718
Ages 65-69	2,816	16,583	26,915	\$100,000-\$124,999	277	5,370	9,462
Ages 70-74	2,452	14,372	23,273	\$125,000-\$149,999	110	2,449	4,798
Ages 74-79	2,155	12,022	19,349	\$150,000-\$199,999	90	3,209	5,716
Ages 80-84	1,740	9,328	14,732	> \$200,000	70	4,207	8,424
Ages 85+	3,227	15,650	25,094				

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