

PREMIUM RETAIL FOR LEASE OR SALE

**18651 NE 24TH PL
MIAMI FL 33180**

FOR SALE \$3,400,000

FOR RENT \$225,000 NNN

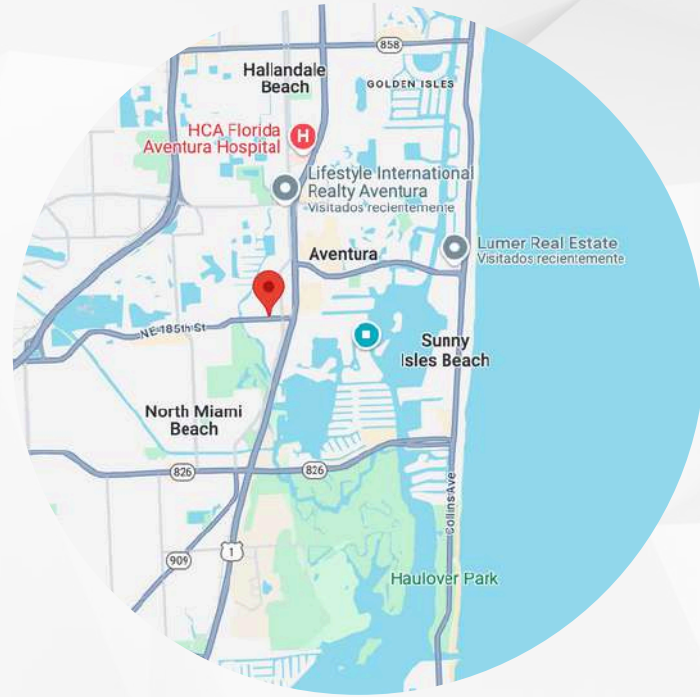
LOT SIZE 10,530 Sq Ft

BUILDING 7,496 Sq Ft

NOVEMBER 2024

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PROPERTY SNAPSHOT



EASY ACCESS AND HIGH VISIBILITY

- Located within 1200 ft of US1 / Biscayne Blvd and 500 ft of Miami Gardens Dr
- High-traffic area with significant daily vehicle counts (12,772 AADT)
- Prominent signage

RETAIL CLUSTER

- 7,000sq ft of recently built retail in the same block
- 50,000 sq ft of retail under construction in adjacent block
- Retailers in the area include national tenants, services and dining

NEARBY AMENITIES AND POPULAR DESTINATIONS

- 2 major schools within 1,000 ft radius with 1732 student population (Scheck Hillel Community School & 776 Ojus Elementary School)
- 3 pre-schools within 1,000 ft radius
- 560 ft from 6,000 member JCC
- 3,000 ft from Aventura Brightline train station
- 1M from Aventura Mall

THRIVING COMMUNITY AND MAJOR EMPLOYERS

- 3,000+ Multifamily units under constructions in 5 Mile radius
- Nearby residential developments and commercial hubs enhance foot traffic and the area's commercial appeal.
- Adjacent to growing residential and mixed-use developments, supporting continued retail demand.
- Proximity to healthcare facilities, tech companies, and other major employers provides a steady flow of potential customers.
- Located in an area with easy access to quality schools, parks, and recreational destinations, adding to the area's desirability.



- NE 24th Place: 1 Access Point
- NE 186th Street: 1 Access Point



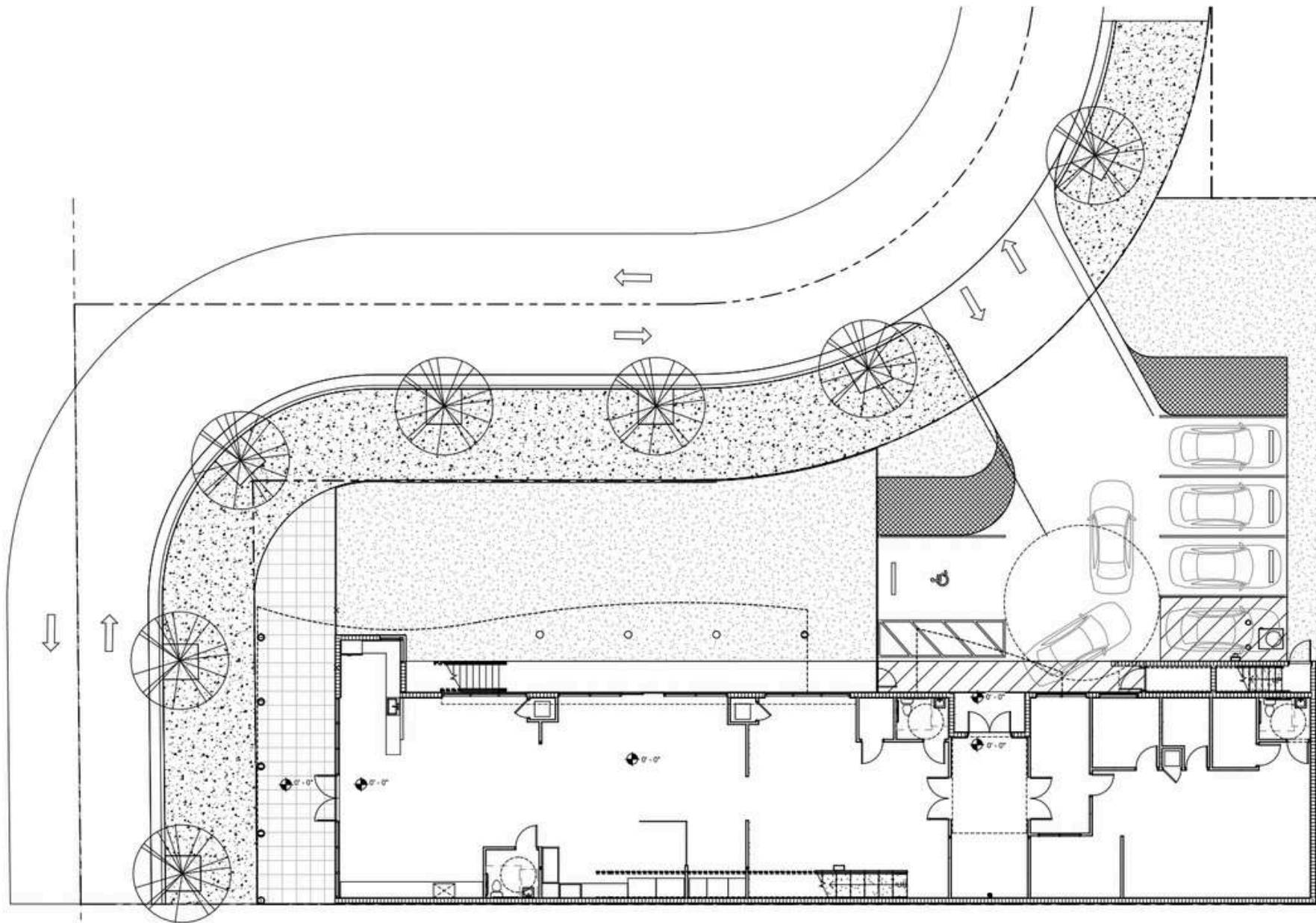
There are approximately 4 parking spaces available on the property.

	1 Mile	3 Mile	5 Mile
Population	28,935	228,373	476,833
Avg HH Income	\$98,090	\$86,655	\$80,644
Median Age	44.8	44.3	43.1
Jobs	20,773	97,803	202,050
Population growth	3.3%	4.6%	2.9%

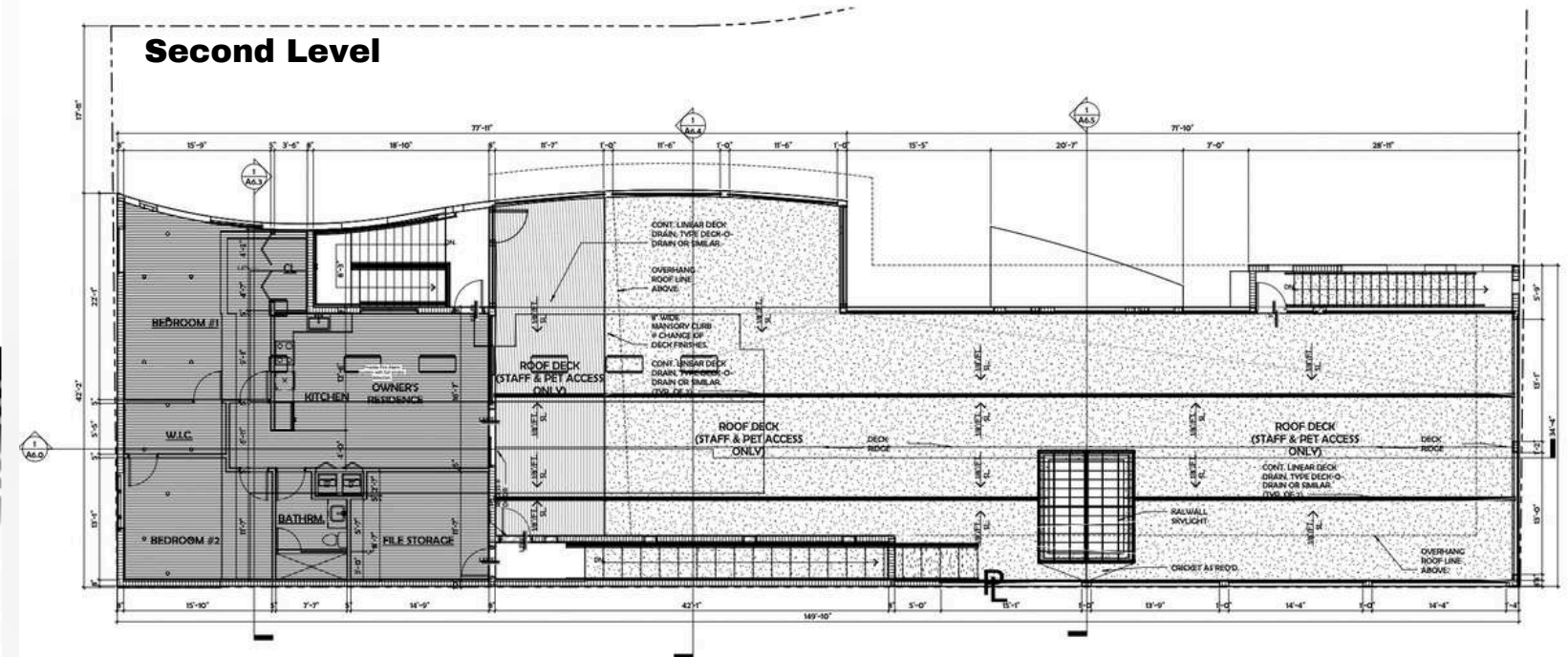


SITE PLAN

Ground Level



Second Level



This is only a conceptual plan subject to review and feasibility study, and subsequent approval by the City. The approved plans have been modified and will need to be revised in the event of a sale or lease with the buyer/tenant at their own risk.

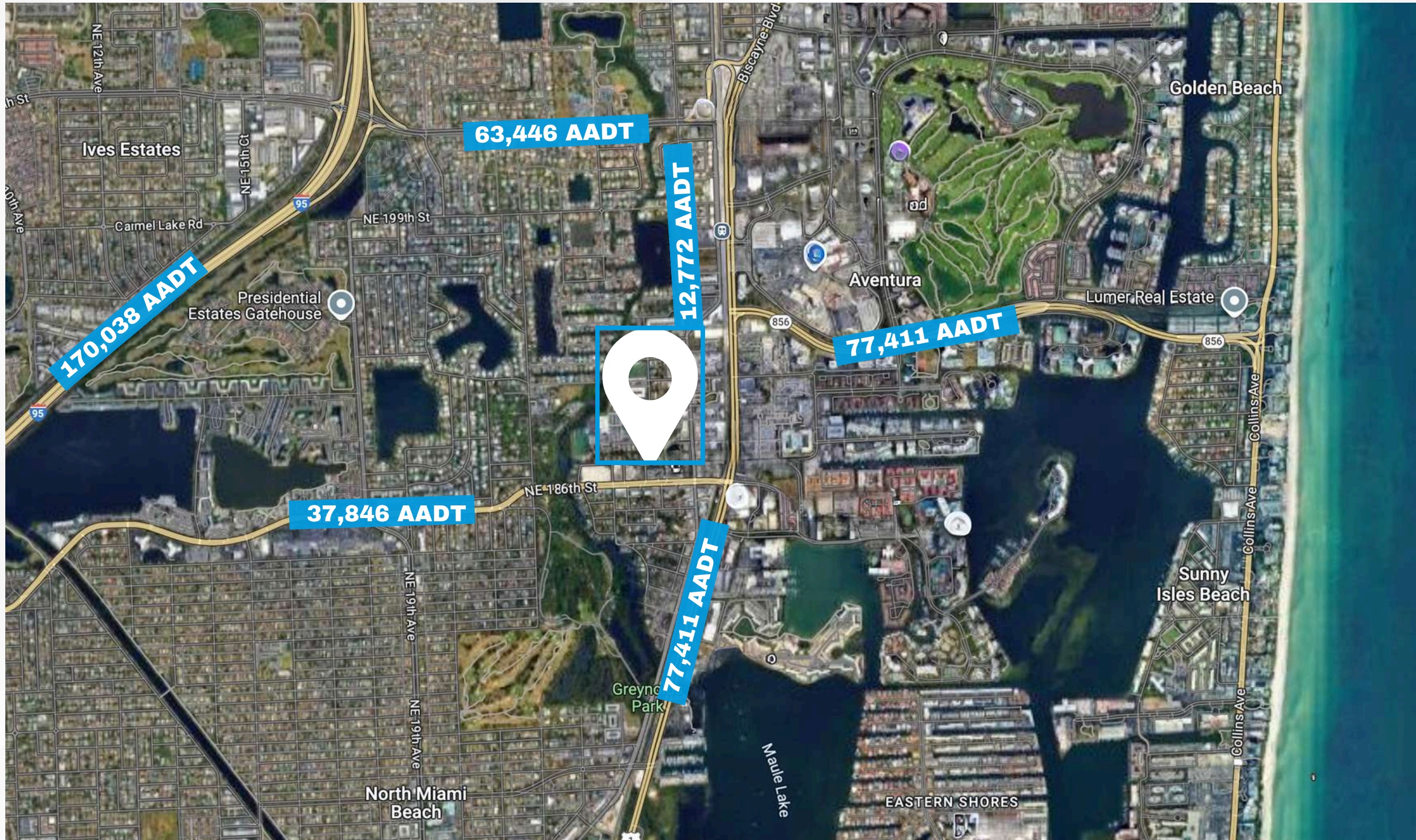
Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

SITE PICTURES



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TRAFFIC



*Source: Costar.com

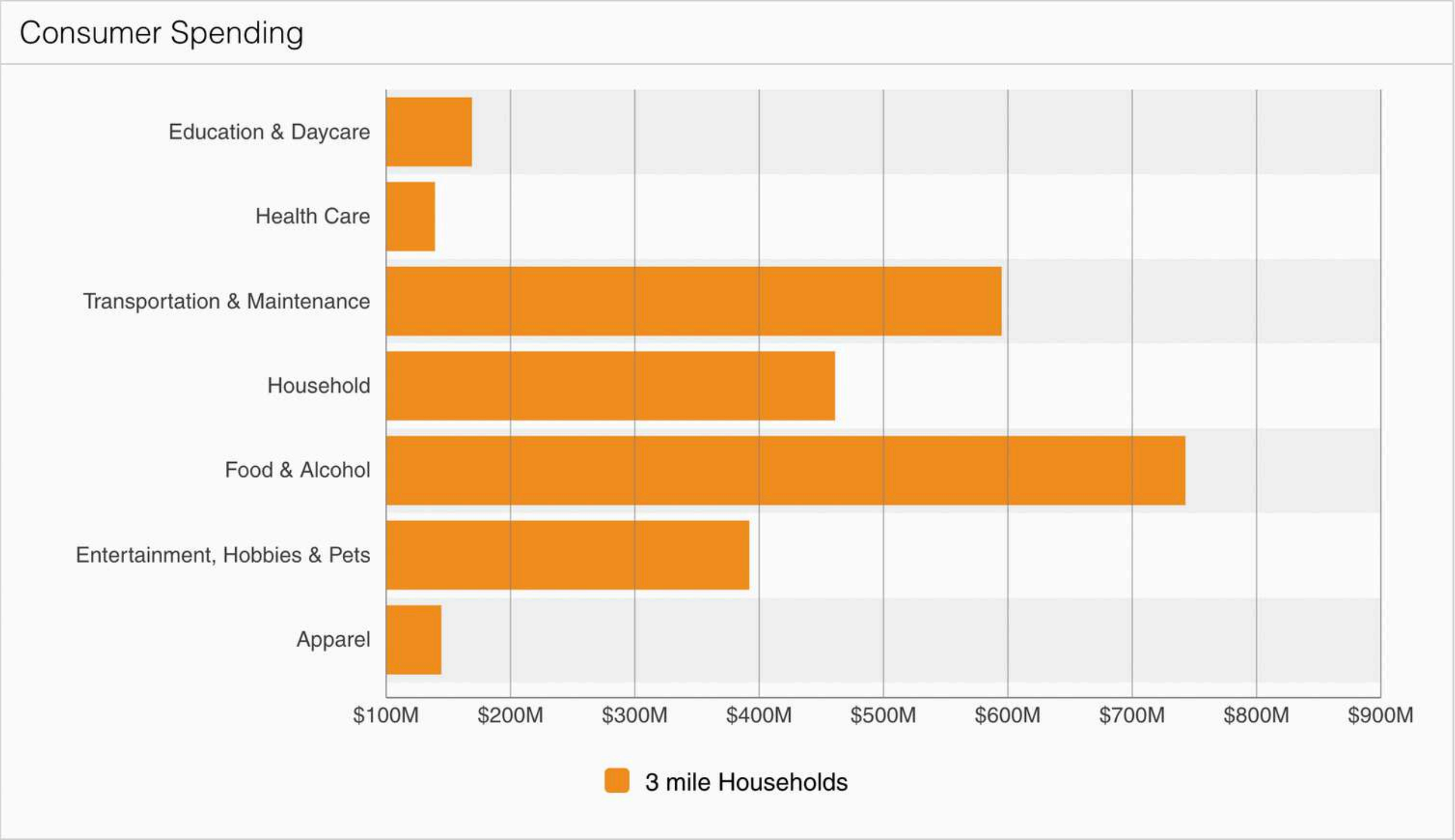
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RETAILERS IN THE AREA



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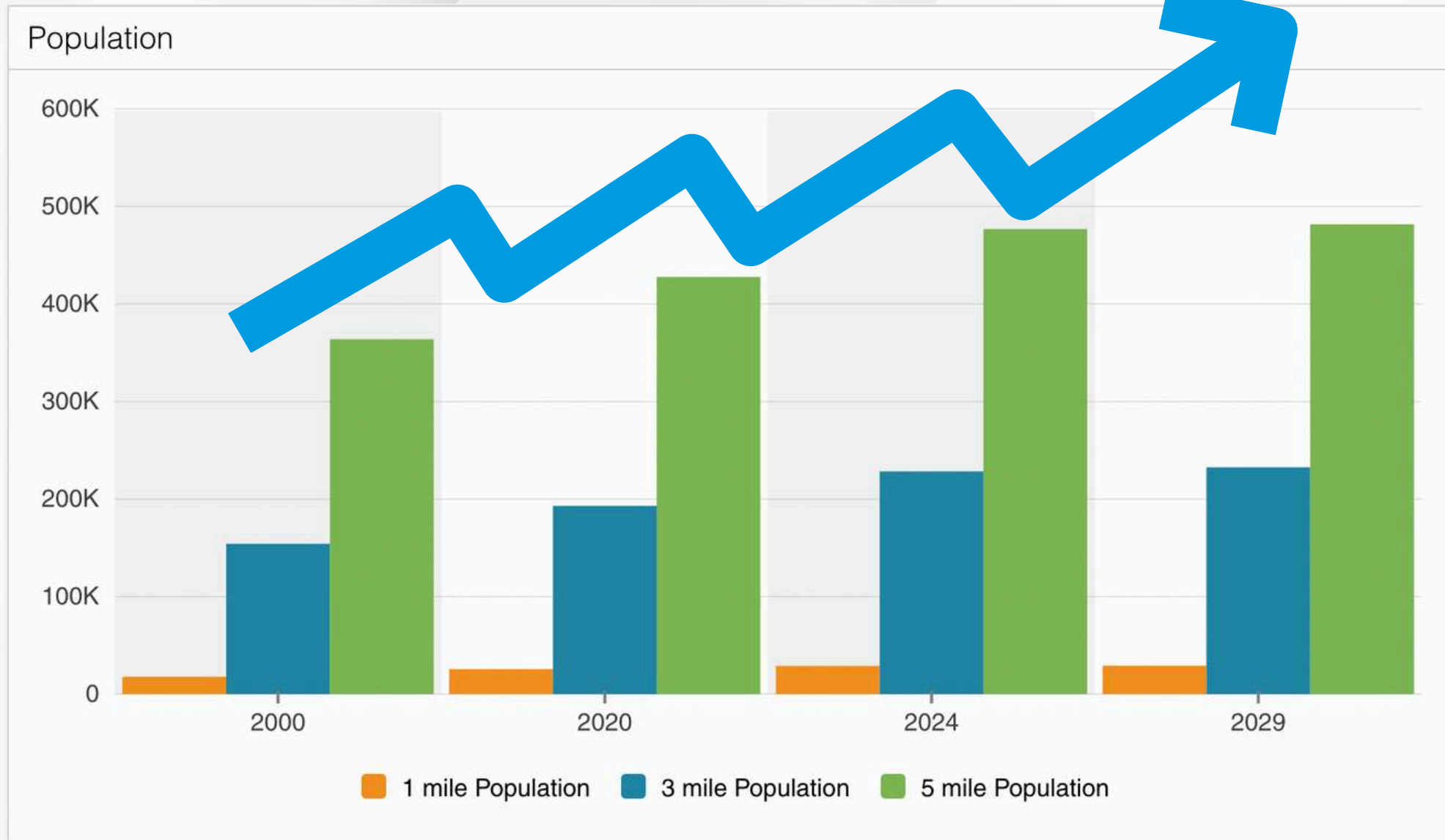
CONSUMER DATA



*Source: Costar.com

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POPULATION

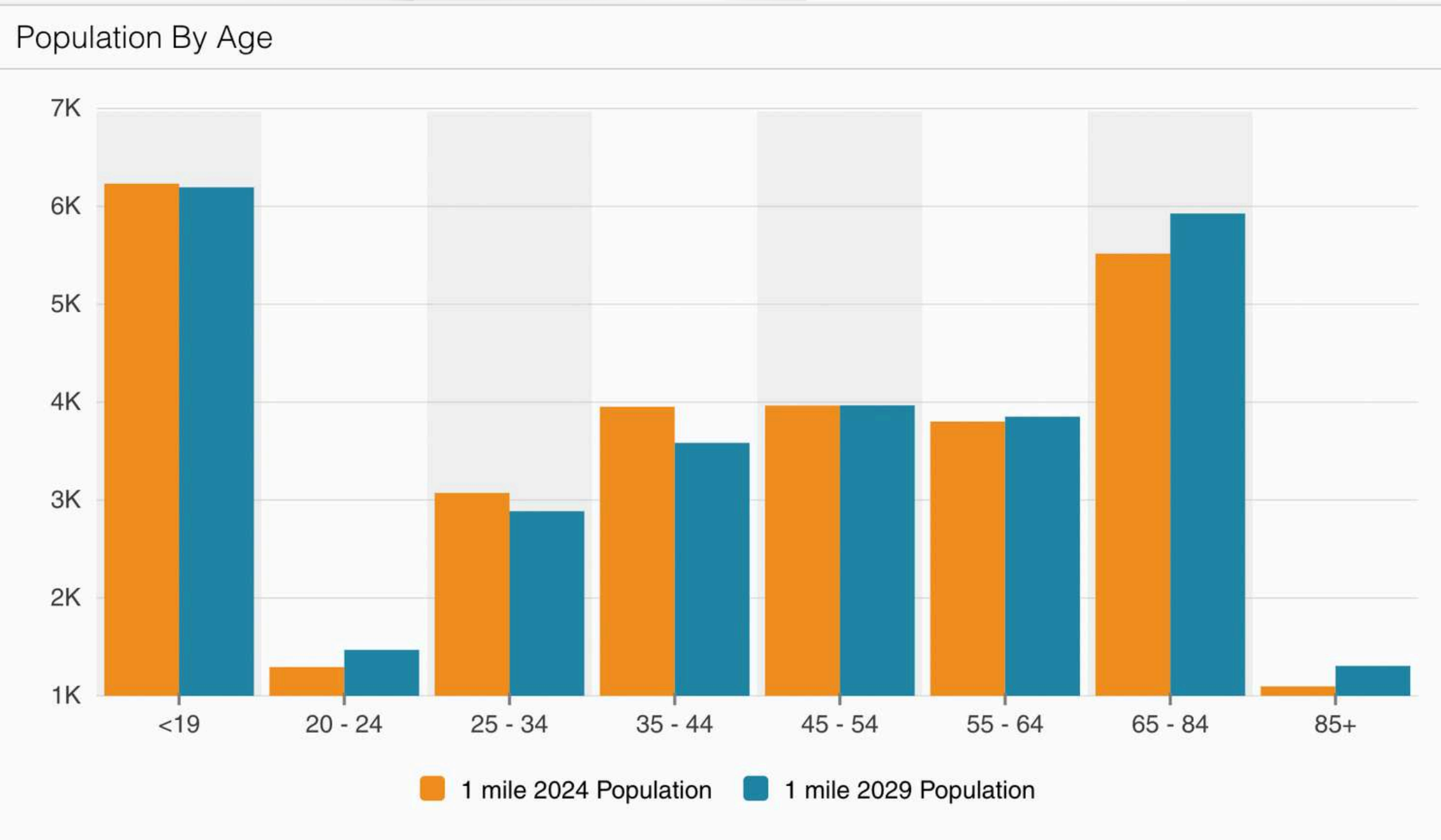


*Source: Costar.com

More than 476,833 people are living in a 5 mile radius. More than 5,000 multifamily units opening around the property that will keep booming the area.

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POPULATION INFO



*Source: Costar.com

Lots of families moving to the area, that is represented on the under 19 year old population stats.

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