



305-264-9661

BIRD ROAD RETAIL FOR LEASE

7305 Bird Road Miami, FL
1,300 SqFt - 4,350 SqFt

Three Suites Available:

- A. 1,750 SqFt
- B. 1,300 SqFt
- C. 1,300 SqFt

7305 Bird Road presents a prime retail leasing opportunity along one of West Miami-Dade's most heavily traveled commercial corridors. The property offers excellent street visibility, strong daily traffic counts, and convenient access to Coral Gables, South Miami, and surrounding neighborhoods. Select spaces feature other upgrades, providing added flexibility for a wide range of business concepts in an established trade area.

JOSEPH WESTON

305.510.2298

jweston@madduxco.com**SCOTT WESTON**

786.942.6143

JscottWeston@aol.com**MADDUX AND COMPANY**

4950 SW 72nd Avenue

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

PROPERTY DESCRIPTION**BIRD ROAD RETAIL SPACE**

Three-Tenant Building with surface parking.

Available Spaces:

1,750 SF offered at \$50 NNN – Bird Road Frontage

1,300 SF offered at \$45 NNN

1,300 SF Offered at \$45 NNN

***Spaces may be combined up to 4,350 Total SF*

LEASE OPPORTUNITY**7305 Bird Road**

Well-positioned retail opportunity along **Bird Road**, one of West Miami-Dade's most established and heavily traveled commercial corridors.

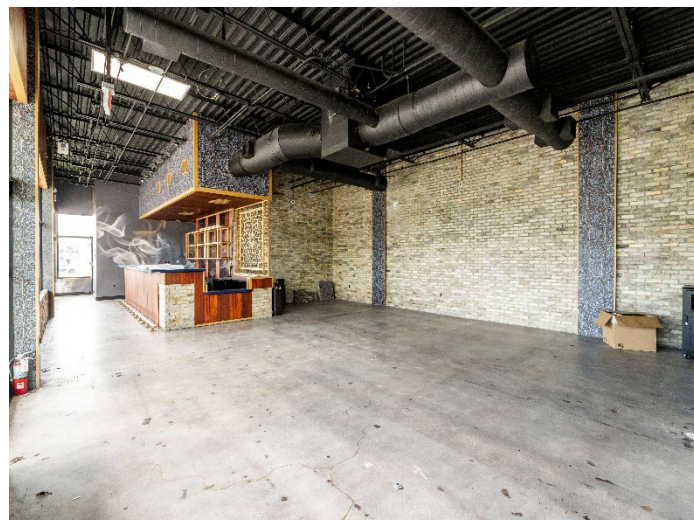
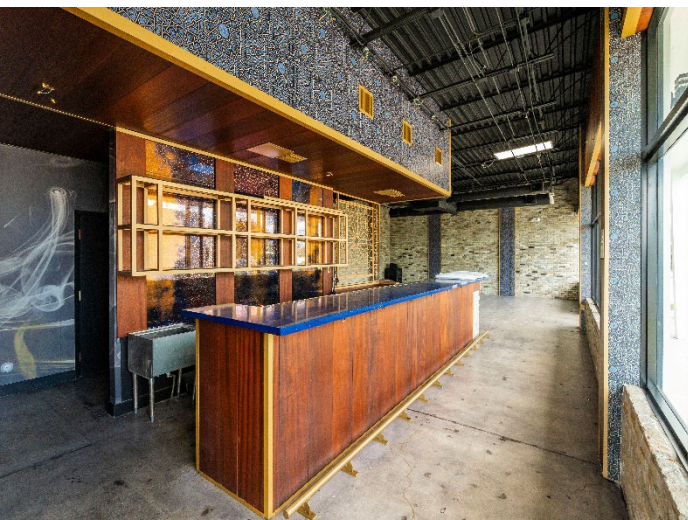
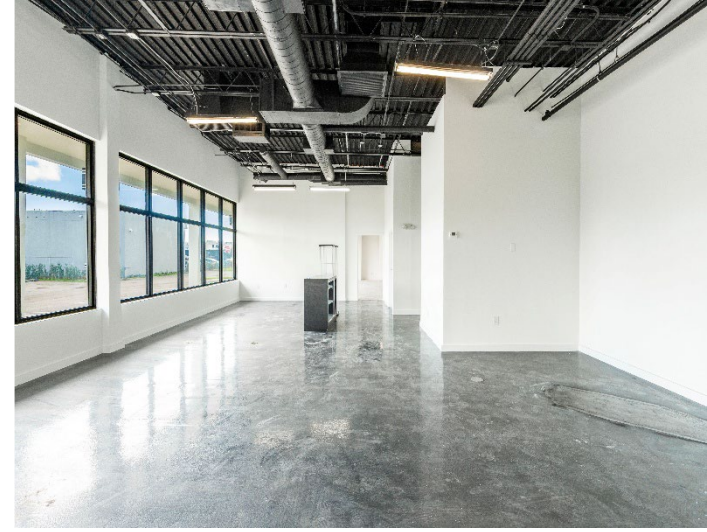
7305 Bird Road offers excellent street exposure, strong daily traffic counts, and convenient access to Coral Gables, South Miami, and surrounding neighborhoods.

The property is ideally suited for retail, showroom, or service-oriented users seeking visibility in a dense residential and commercial trade area. The layout allows for flexible tenancy while maintaining a cohesive retail environment. Prominent signage, convenient access, and steady vehicular traffic make this an attractive location for businesses focused on brand presence and customer accessibility.

On-site parking available.

Highlights:

- Prime Bird Road frontage
- Strong visibility and traffic exposure
- Established retail corridor
- Central Miami-Dade location
- Flexible Sizes



SW 24TH STREET (CORAL WAY)

PALMETTO EXPY



LUDLAM TRAIL ROUTE

SW 67TH AVE



SUBJECT
PROPERTY

SW 40TH STREET (BIRD ROAD)



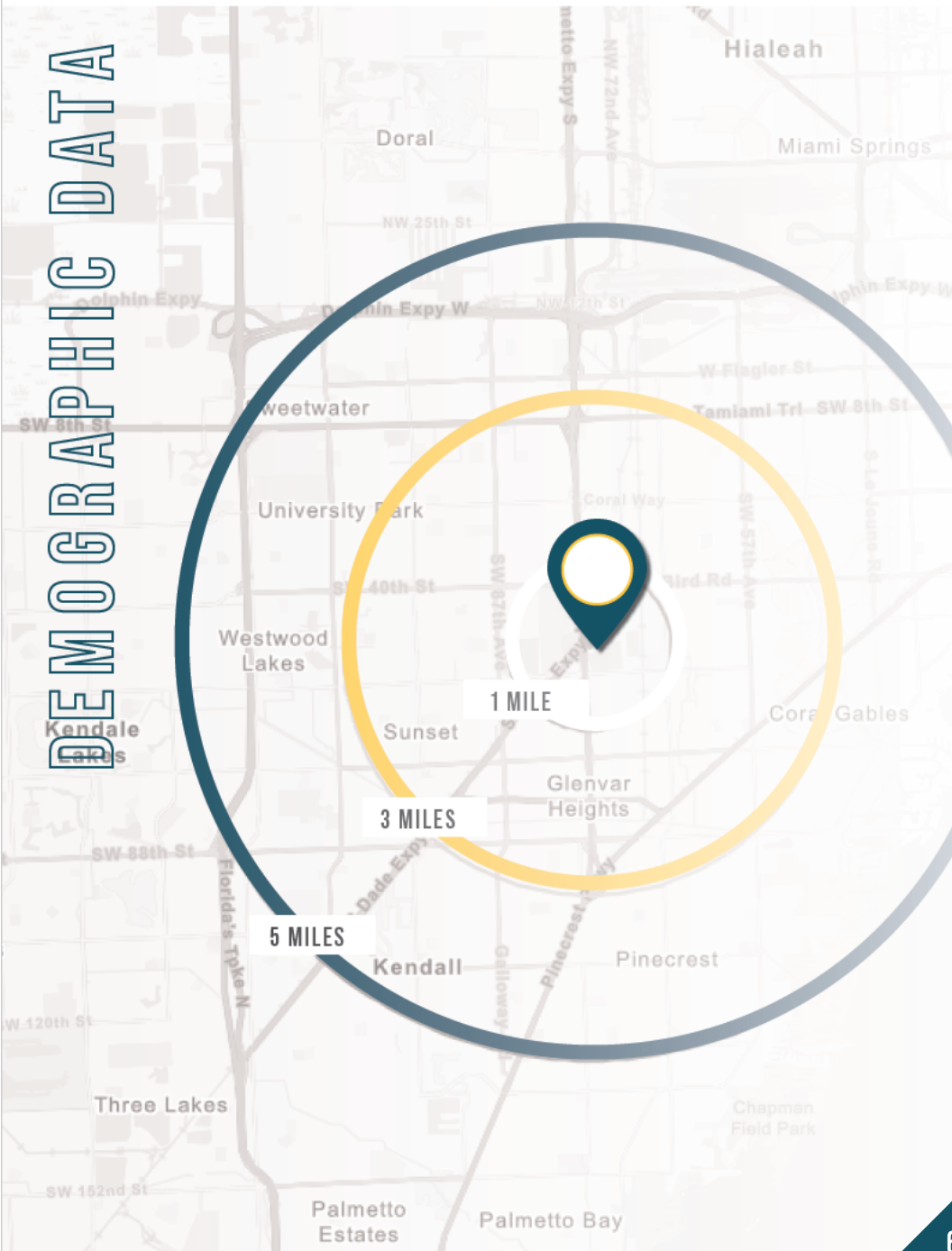
TROPICAL
PARK

LEADS TO FL TURNPIKE

5



DEMOGRAPHIC DATA



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59

Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52

Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675

MIAMI FLORIDA

MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



JOSEPH WESTON

305.510.2298
jweston@madduxco.com

SCOTT WESTON

786.942.6143
JscottWeston@aol.com

MADDUX AND COMPANY

4950 SW 72nd Avenue
Suite 118
Miami, FL 33155

305.264.9661
www.madduxco.com