

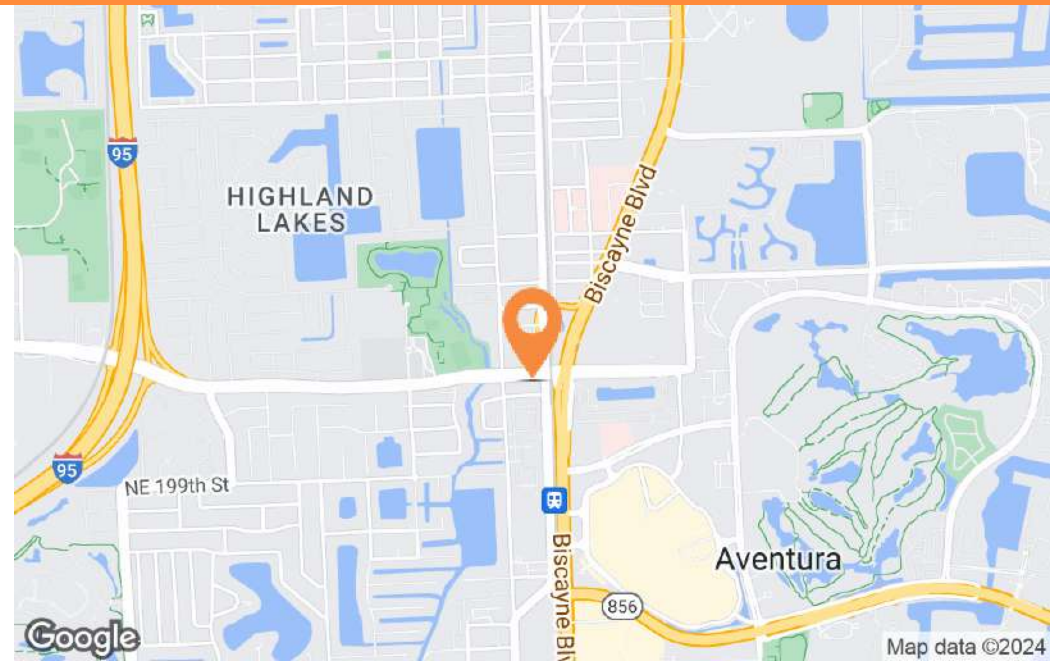
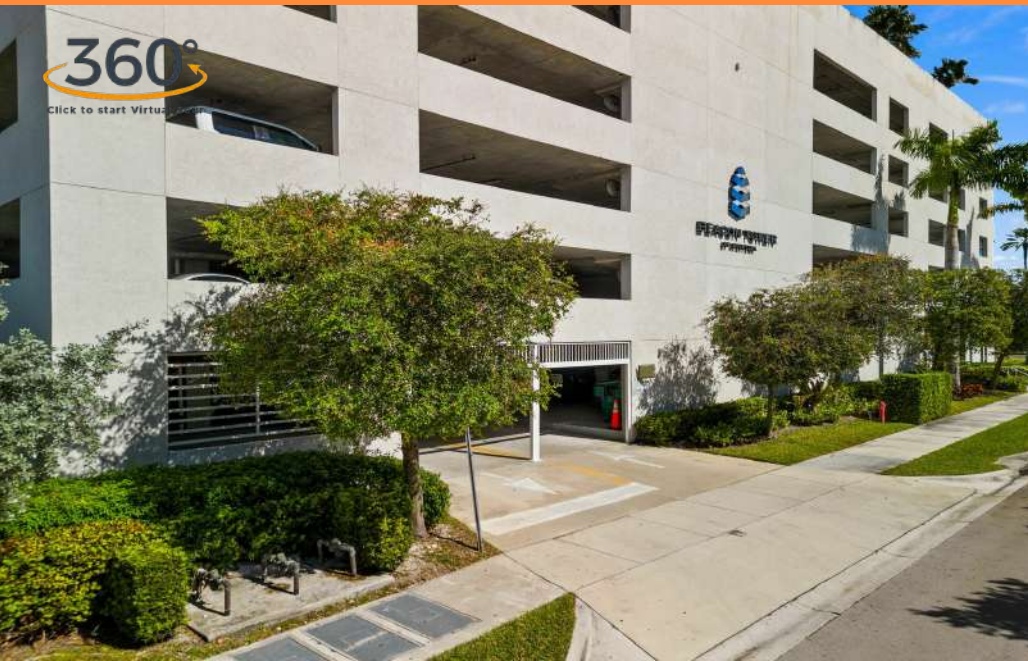


OFFICE CONDO FOR SALE & LEASE

2020 W DIXIE HWY # 1201

BEACON TOWER AVENTURA | UNIT 1201

FA
Commercial



+ SALE PRICE

\$520,000

+ LEASE PRICE

\$3,700/Month

+ SIZE

855 SF

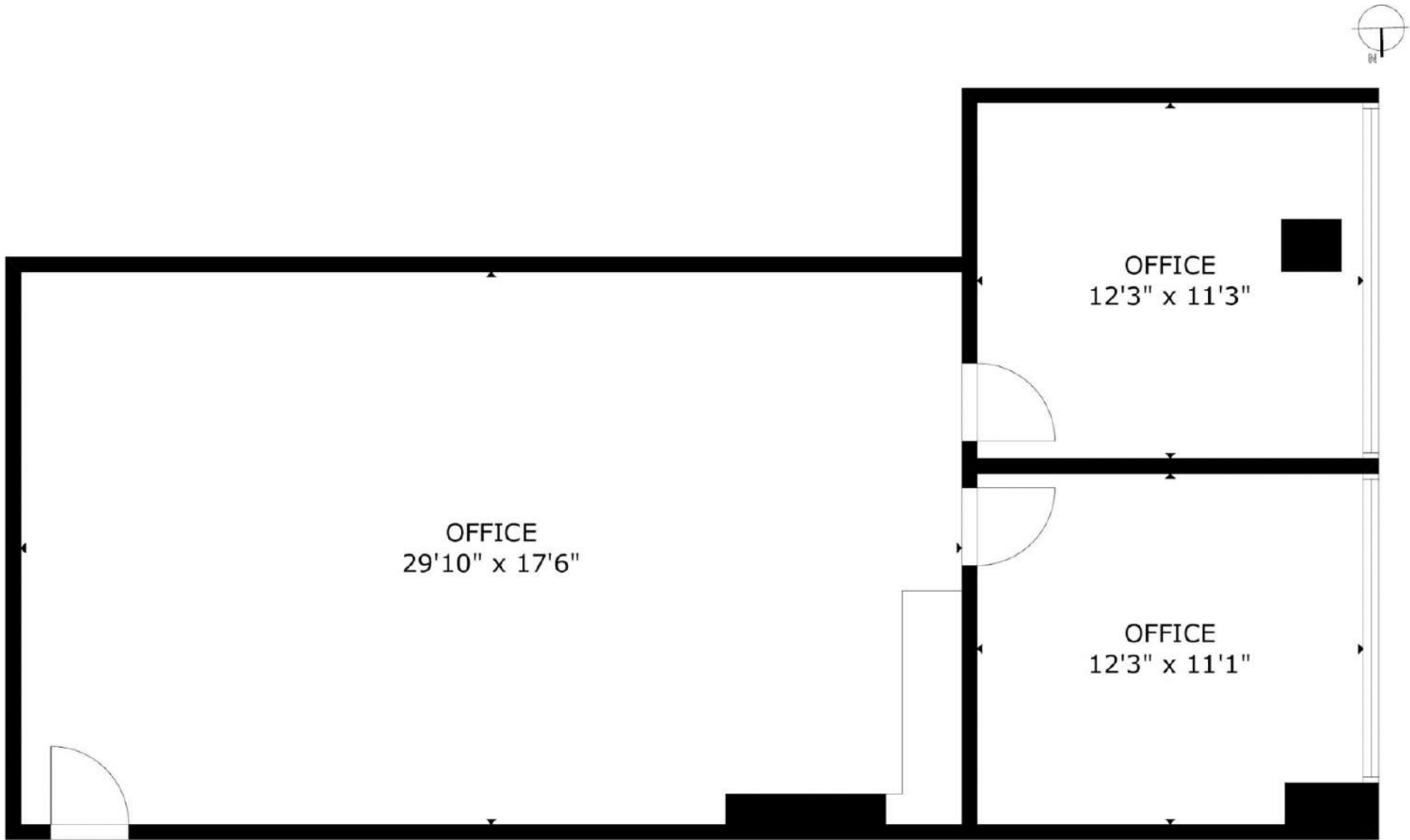
PROPERTY OVERVIEW

FA Commercial is pleased to present this office condo strategically located across from the high-speed rail line's Brightline Trains Aventura Station in the rapidly expanding Aventura business district. A benefit of opening an office in Aventura is the thriving business community. Aventura is home to a wide range of businesses, including small start-ups, large corporations, and everything in between. This means that there are plenty of networking opportunities, potential clients, and partnerships to be had.

PROPERTY HIGHLIGHTS

- Close to Biscayne Boulevard
- 24 Hour Access
- Property Manager on Site
- Security System
- Reception
- Central Heating
- High Ceilings





GROSS INTERNAL AREA
TOTAL: 810 sq.ft
FLOOR 1: 810 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1





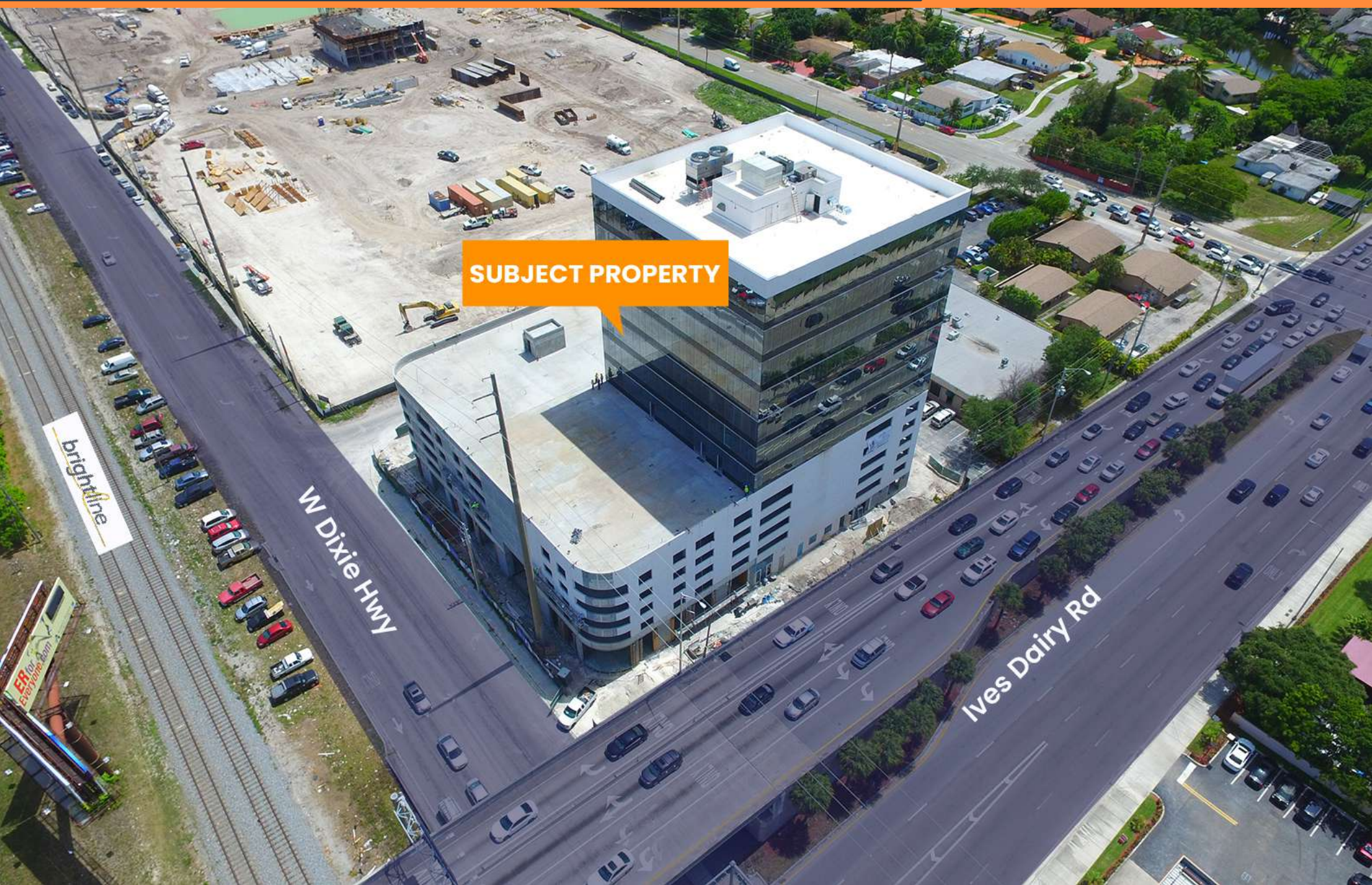




SUBJECT PROPERTY

NE 26th Ave

Ives Dairy Rd



SUBJECT PROPERTY

W Dixie Hwy

Ives Dairy Rd



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Aventura Mall



Aventura Circle



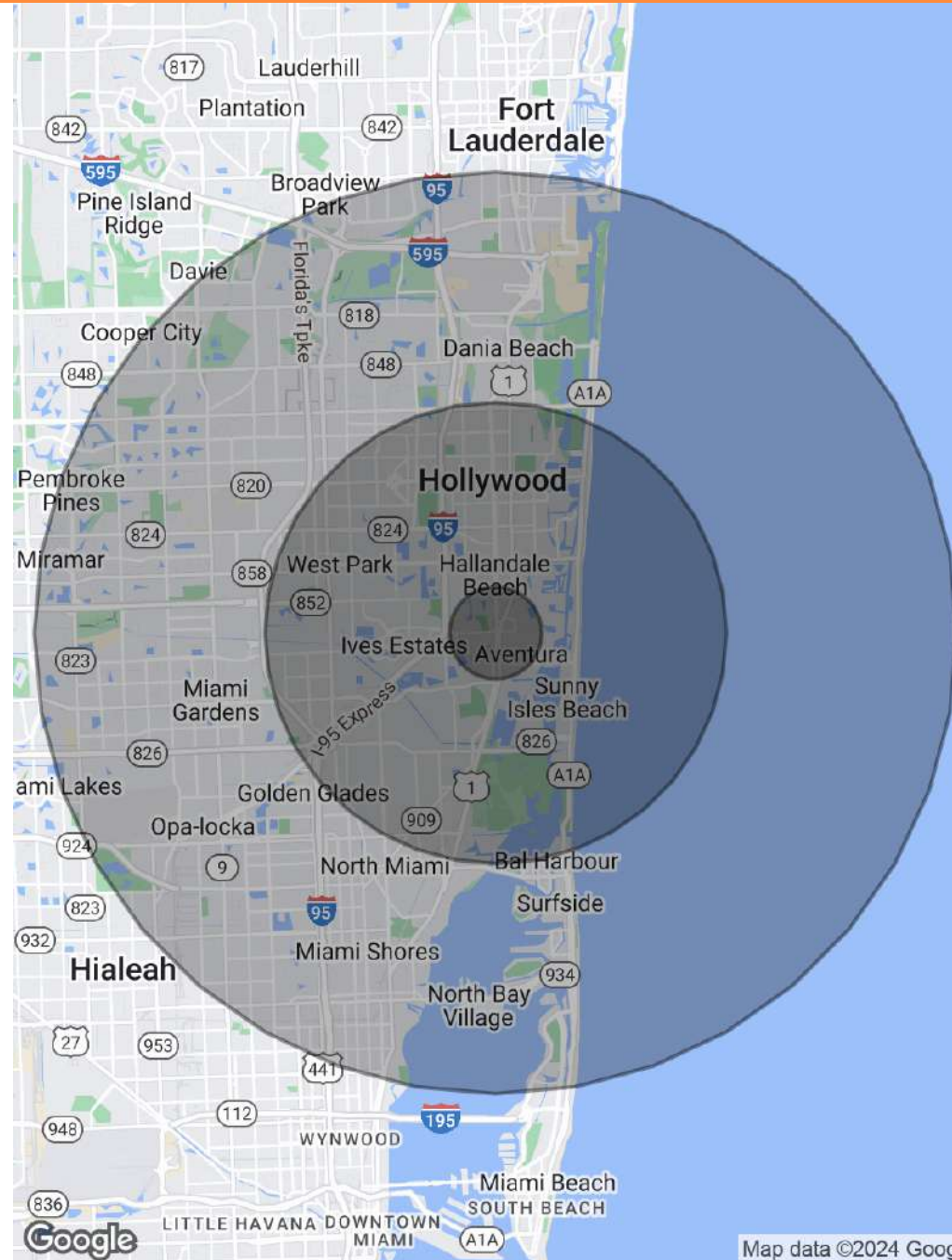
Haulover Park



Peninsula II Gardens

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,952	408,221	1,110,310
Average Age	45.7	41.1	39.7
Average Age (Male)	44.3	39.6	38.1
Average Age (Female)	45.9	42.3	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,244	205,026	475,693
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$85,115	\$56,357	\$61,546
Average House Value	\$390,317	\$281,269	\$276,206
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	41.3%	35.0%	39.0%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	13,186	215,405	543,166
Total Population - Black	1,062	144,465	406,733
Total Population - Asian	257	6,484	21,849
Total Population - Hawaiian	0	75	699
Total Population - American Indian	0	944	2,883
Total Population - Other	303	11,134	55,790

* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google

FABIO FAERMAN

CCIM | Broker Associate



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PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

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