



18901 NW 2nd Ave., Miami, FL 33169

MIAMI, FL | RETAIL PROPERTY

FOR SALE | 5,400 SF

\$1,785,000



Property Description

5,400 sqft freestanding building located just north of the Golden Glades interchange connecting I-95, the Florida Turnpike, Rt 441 and the Palmetto Expressway (I-826). Currently operated by Top Audio. Lease expires 02/2031 with a 5 year option. Lease is NNN.

Property Highlights

- Great visibility with a large monument sign
- Combined traffic counts exceeding 48,000 vehicles per day
- Short 1.6 mile distance to I-95

OFFERING SUMMARY

| | |
|----------------|-------------|
| Building Size: | 5,400 SF |
| Lot Size: | 0.6 Acres |
| Sales Price: | \$1,785,000 |
| RE Taxes: | \$7.65 psf |
| CAP Rate: | 4.75% |



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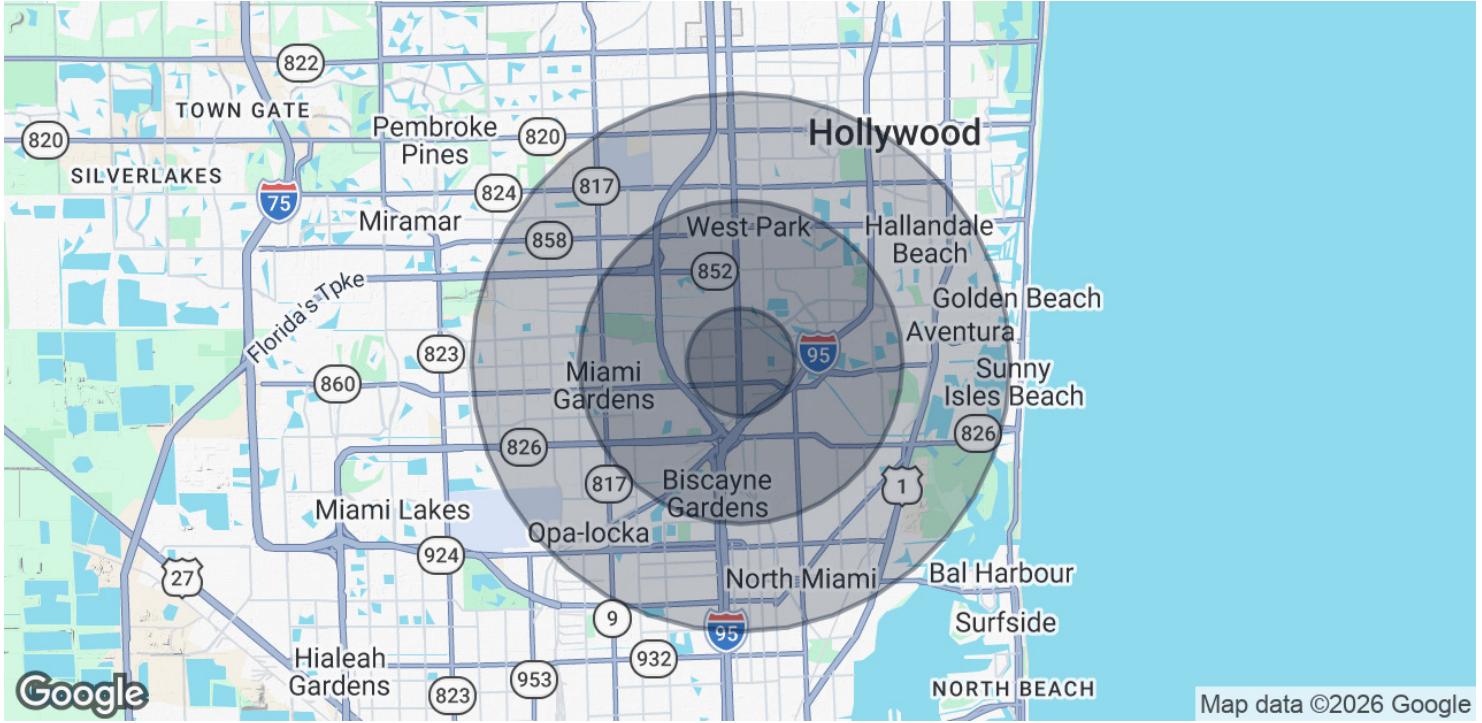
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 21,986 | 197,599 | 535,324 |
| Average Age | 38.6 | 38.0 | 39.8 |
| Average Age (Male) | 37.4 | 36.1 | 38.0 |
| Average Age (Female) | 39.6 | 39.4 | 41.4 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,579 | 65,889 | 184,083 |
| # of Persons per HH | 2.9 | 3.0 | 2.9 |
| Average HH Income | \$69,531 | \$79,158 | \$81,837 |
| Average House Value | \$324,387 | \$349,794 | \$368,602 |

2023 American Community Survey (ACS)

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