



CLASS B OFFICE BUILDING | **FOR SALE**

PROPERTY HIGHLIGHTS

This building has a 18,122 SF of rentable building area and 21,054 of gross building area. Right now we have 2,130 SF of MTM tenancy and 5,780 SF of vacancy. An interested party may occupy a combined 7,910 SF. There is 10,212 sf of currently occupied spaces. Of this square footage 5,152 sf is set to expire in 2020, and 1,564 sf expiring in 2021.



Pricing:
\$5,999,999



Parking:
76 Parking Spaces/
3.6/1,000



Gross Building Area:
21,054 SF



Land Area:
1.20 AC



Elevators:
4



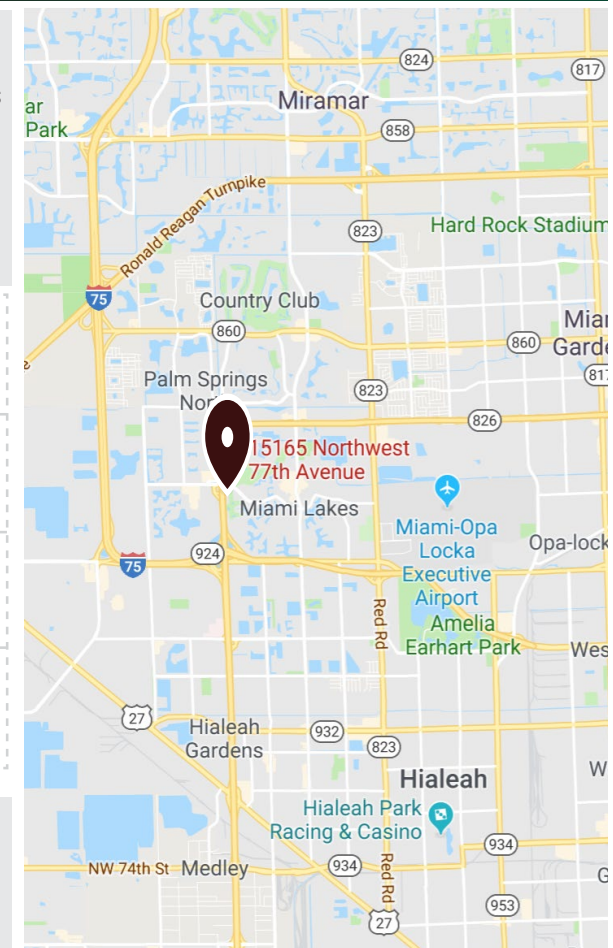
Tenancy:
Multiple Tenant



Zoning:
RU-5A



Amenities:
Signage, Wi-Fi



EXCLUSIVELY LISTED BY

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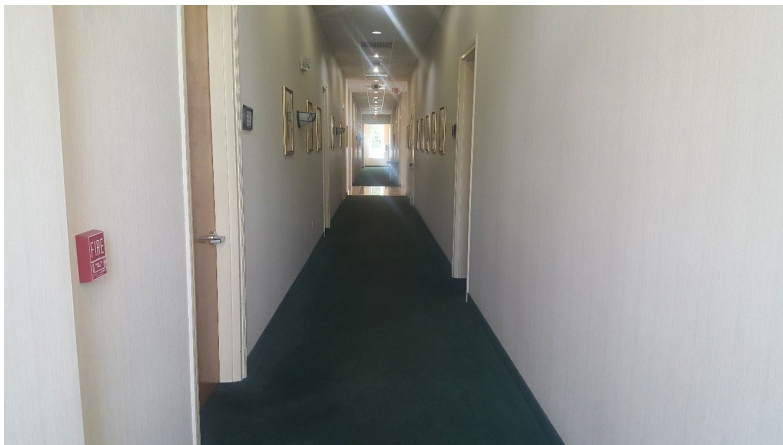
PROPERTY PHOTOS



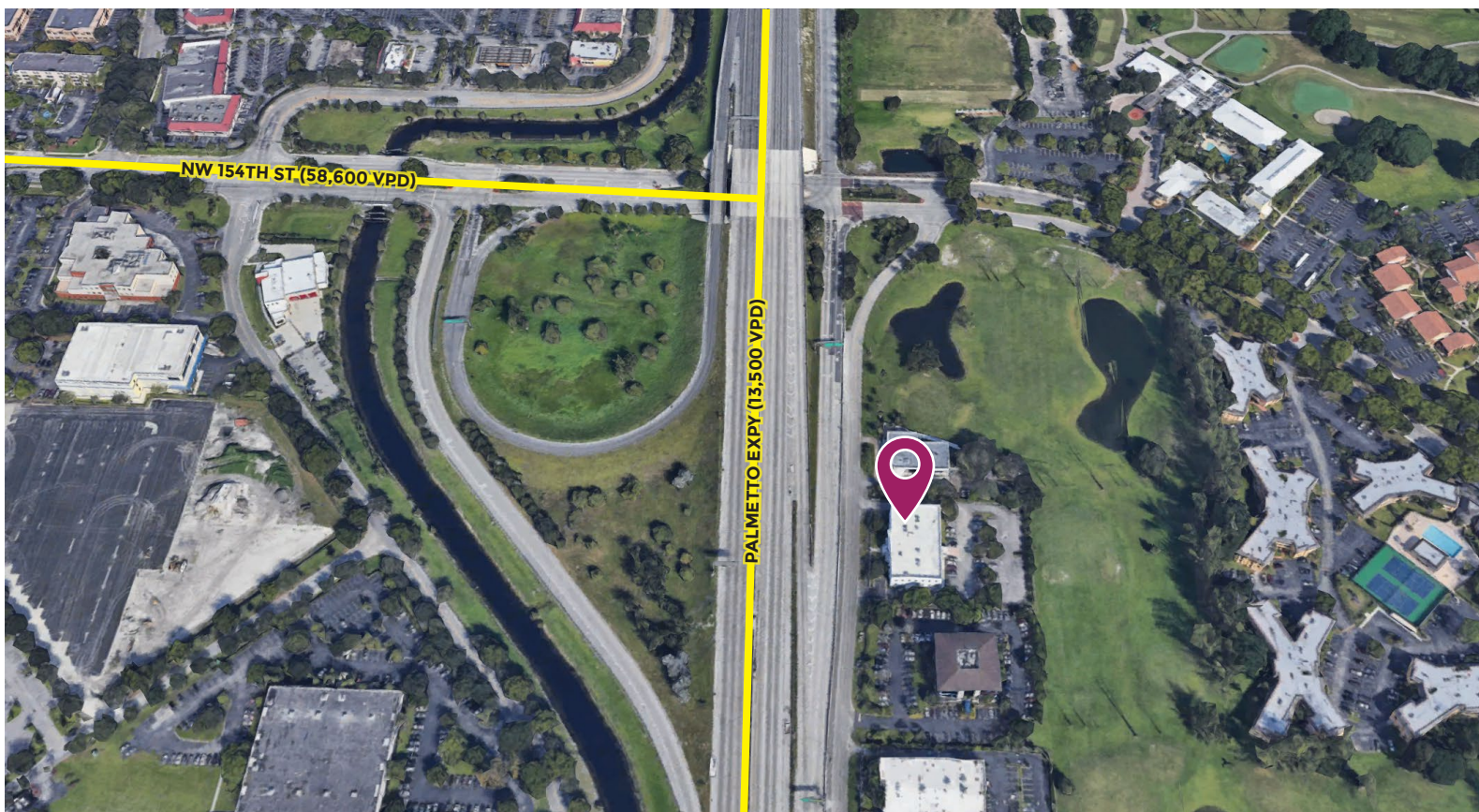
PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 14.9 Miles From Miami International Airport
- 17 Miles From Portmiami
- 25 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

561,282
Population

42.3
Median Age

2.7
Average
Household Size

\$67,136
Average Household
Income

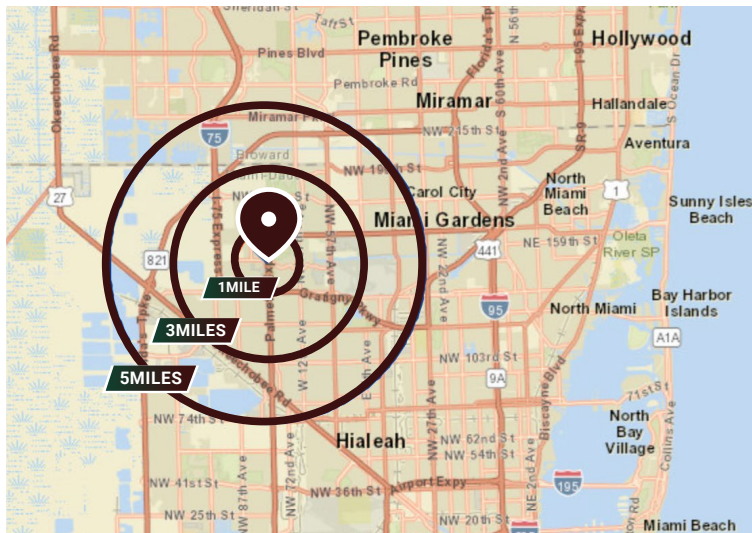
STATISTICS RADIUS

5 Miles

BUSINESS

34,099
Total Businesses

358,691
Total Employees



2018 Summary

	1 Mile	3 Miles	5 Miles
Population	31,746	209,290	561,282
Households	11,173	76,675	202,898
Families	7,909	51,325	133,003
Average Household Size	2.84	2.70	2.71
Owner Occupied Housing Units	5,159	30,959	76,050
Renter Occupied Housing Units	6,014	45,717	126,848
Median Age	46.7	44.3	42.3
Median Household Income	\$43,289	\$42,696	\$39,875
Average Household Income	\$77,779	\$68,795	\$67,136

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	32,698	219,028	587,205
Households	11,435	79,963	211,584
Families	8,105	53,483	138,571
Average Household Size	2.86	2.72	2.72
Owner Occupied Housing Units	5,497	33,344	81,940
Renter Occupied Housing Units	5,939	46,619	129,644
Median Age	48.1	45.2	43.3
Median Household Income	\$51,237	\$51,004	\$46,768
Average Household Income	\$89,687	\$80,942	\$78,396