

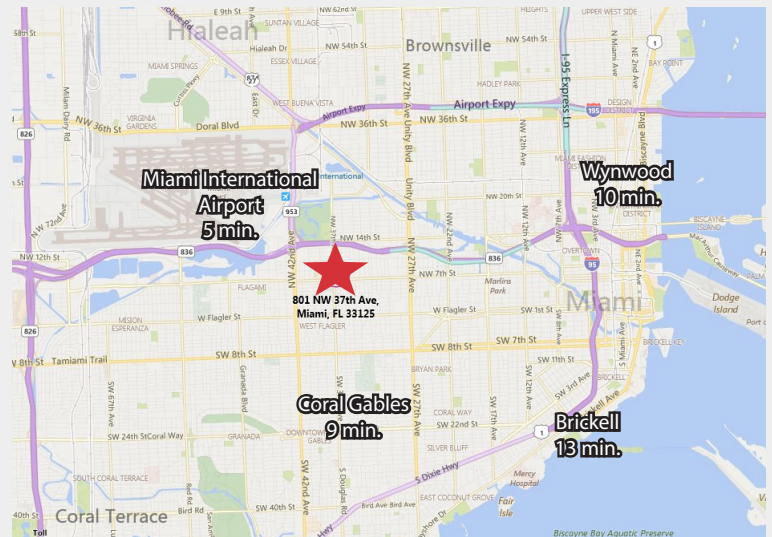
For Lease
Outparcel & Inline
700 - 5,500 SF
Central Miami



801 NW 37th Avenue Miami, FL 33125

Property Features

- Outparcel building totaling 2,130 SF
- Ground floor retail up to 5,500 SF
- Diverse tenant mix
- Easy access to SR 836 (Dolphin Expressway) with close proximity to the Miami International Airport.
- Across from Magic City Casino & Dog Track, centrally located between Downtown, Coral Gables and Doral



For more information:

Arnaldo Oliveras Fernandez

+1 786 260 0404 • aoliverasfernandez@naimiami.com

Joe Gallaher

+1 786 533 1246 • jgallaher@naimiami.com

Demographics

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	34,950	268,570	606,119
TOTAL EMPLOYEES	9,625	158,306	449,363
TRAFFIC COUNT	167,212 VPD via SR 836 & NW 37 Ave		
AIRPORT TRAFFIC	Over 40 million passengers in 2014		

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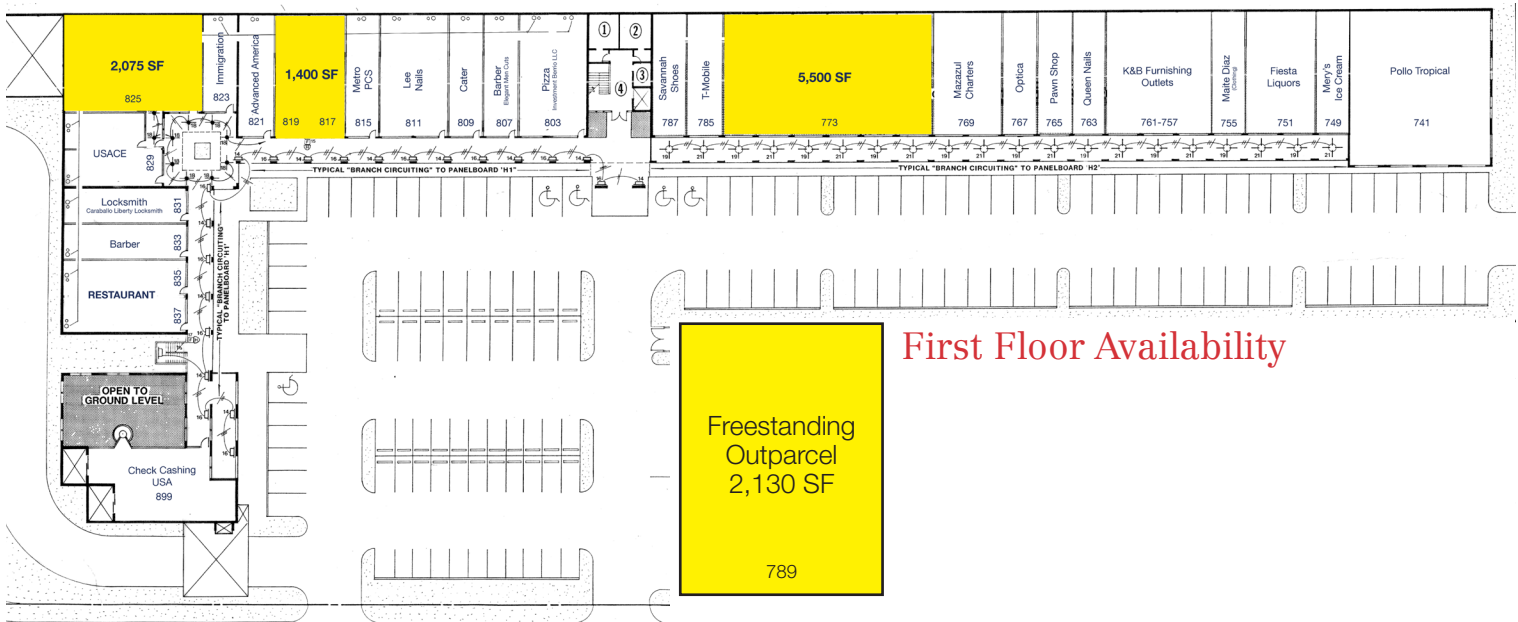
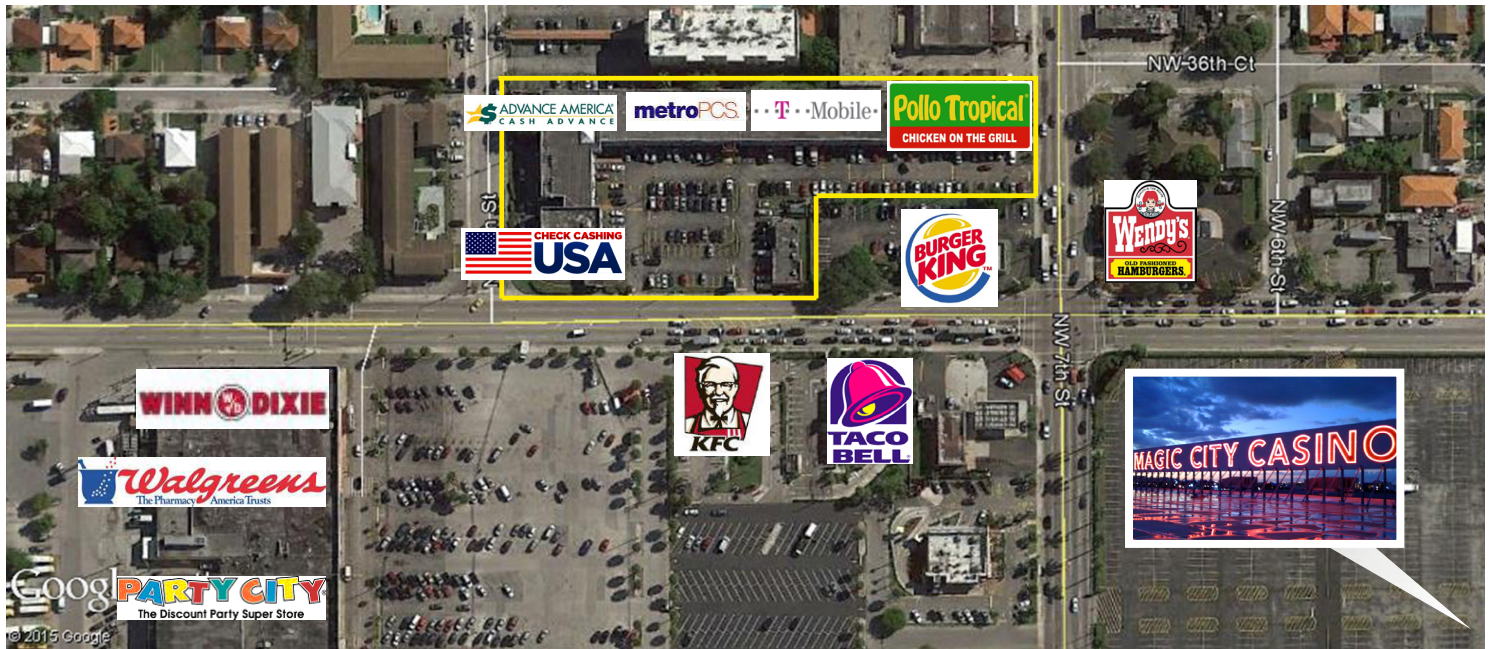
9655 South Dixie Hwy Suite 300

Miami, Florida

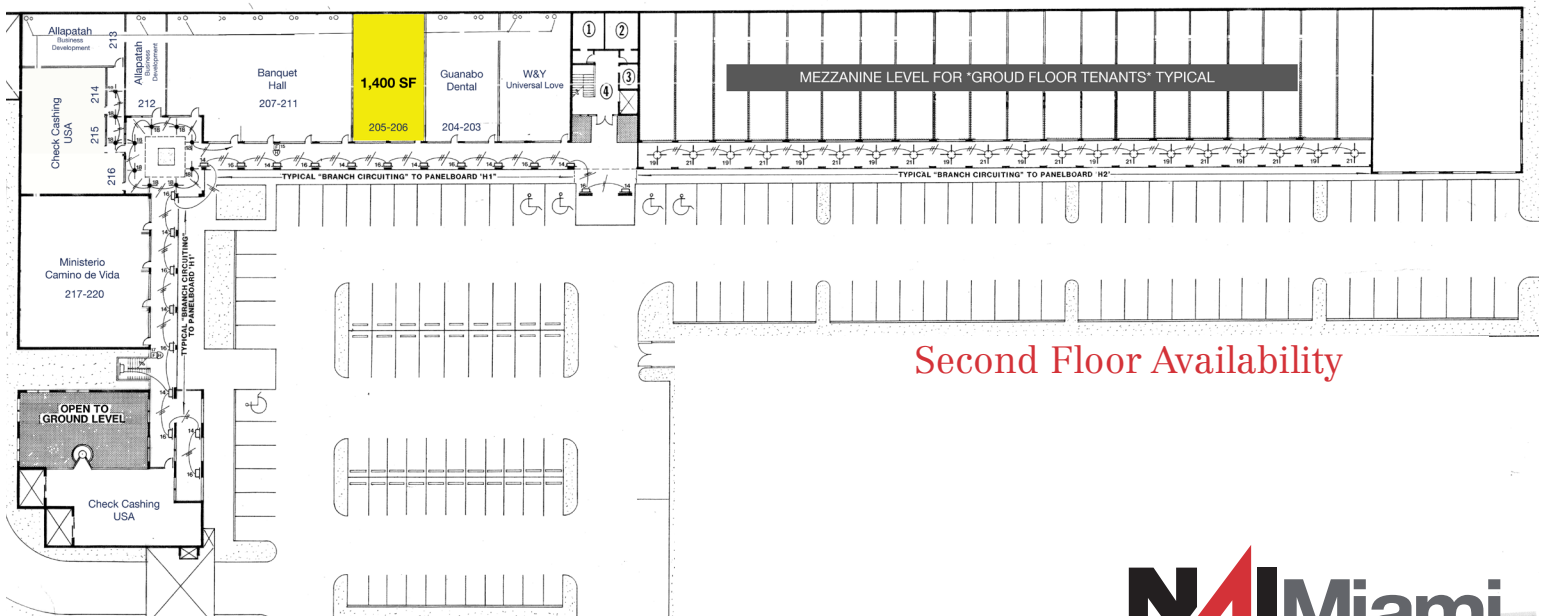
+1 305 938 4000

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Lic. Real Estate Broker



First Floor Availability



Second Floor Availability