

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



## 801 NW 37<sup>th</sup> Avenue

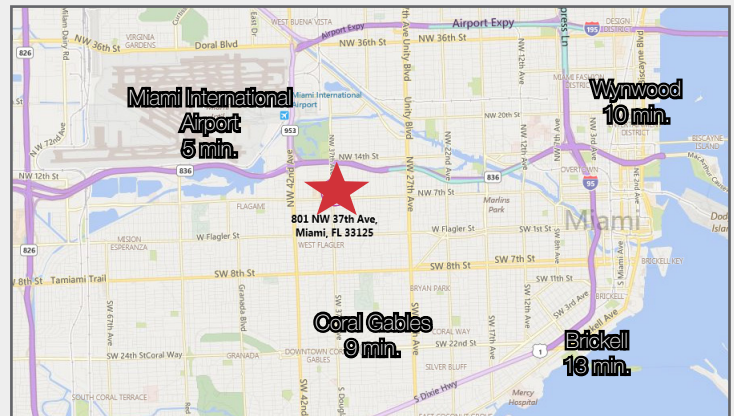
Miami, FL 33125

### Property Features

- Ground floor retail up to 5,500 SF
- Second floor retail/office space up to 1,450 SF
- Outparcel building totaling 2,130 SF
- Diverse tenant mix
- Easy access to SR 836 (Dolphin Expressway) with close proximity to the Miami International Airport.
- Centrally located between Downtown, Coral Gables, Doral and across from Magic City Casino

### Property Improvements

- New hurricane/impact storefronts and doors installed.
- Newly painted.
- New tile floors installed
- Second floor corridors and elevator lobbies upgraded
- Pylon signs being completely updated.
- Updated sign criteria being implemented.
- New property management team in place.
- The parking lot will be sealed/striped in 2017.
- New awnings.



### 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		

### For more information:

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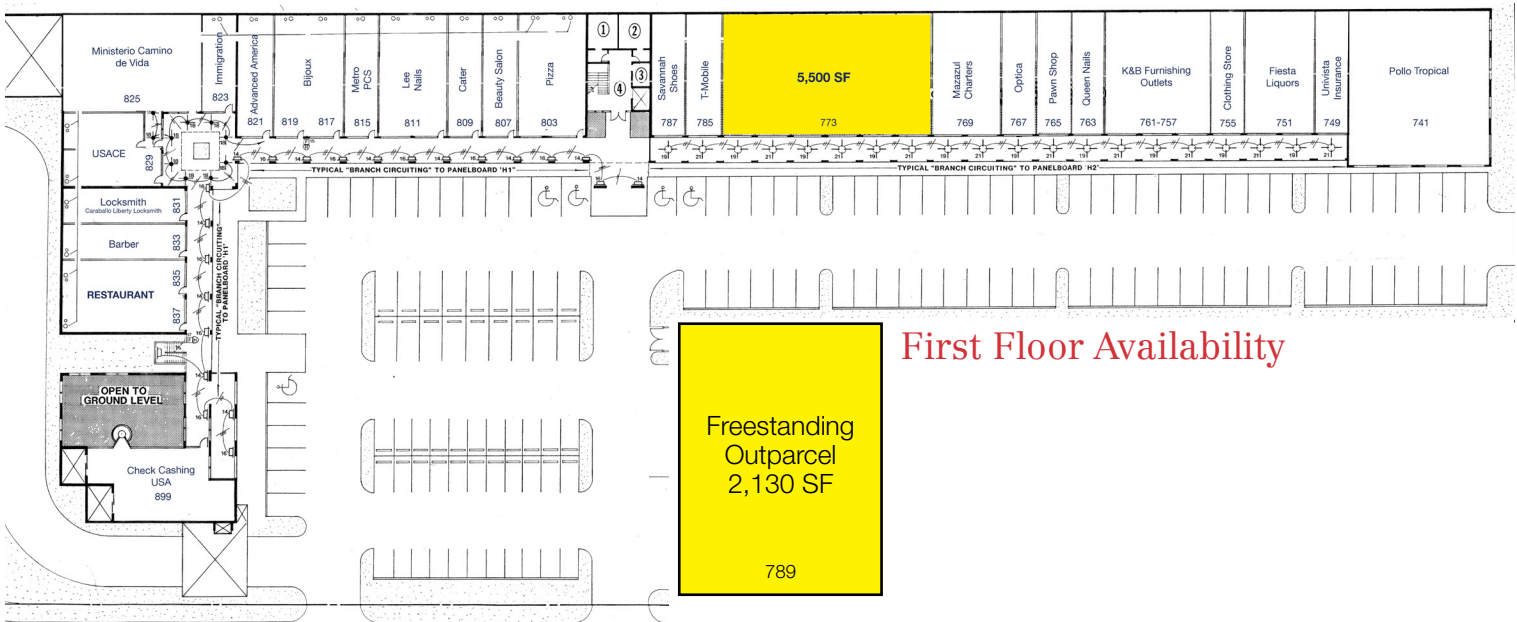
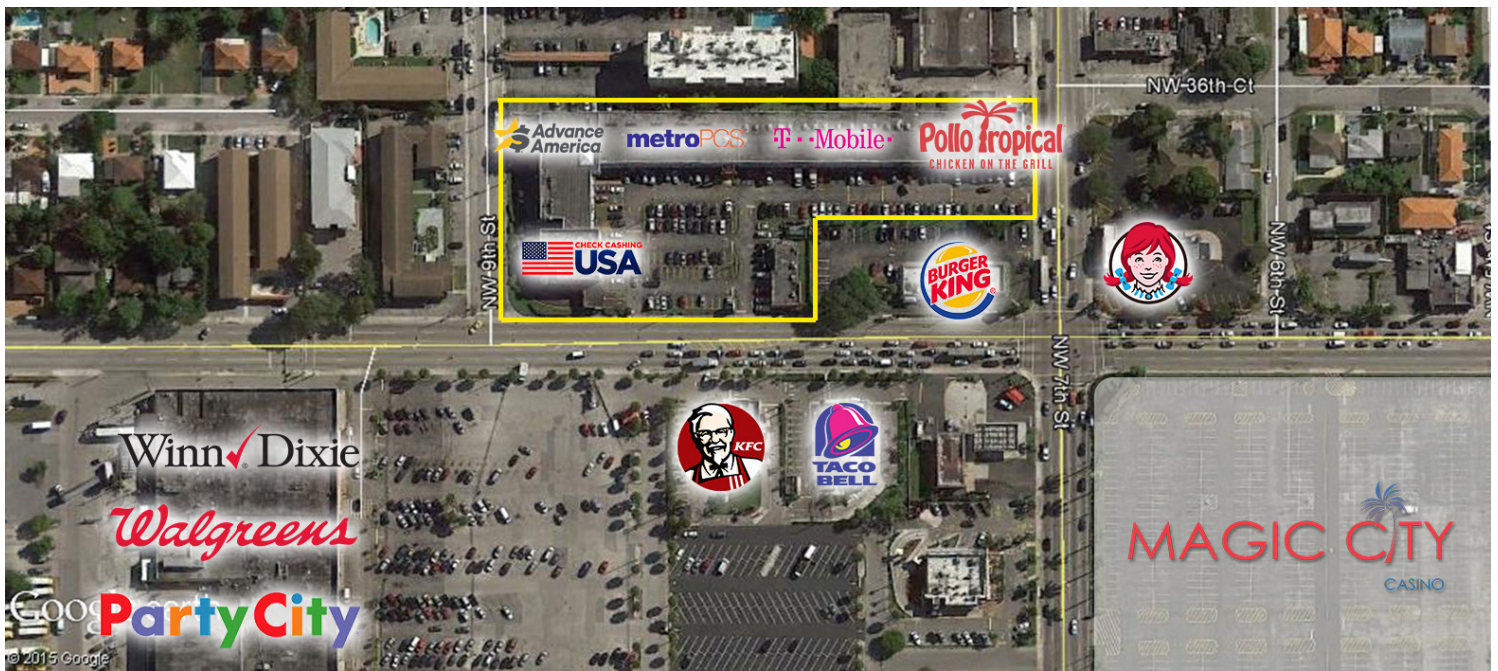
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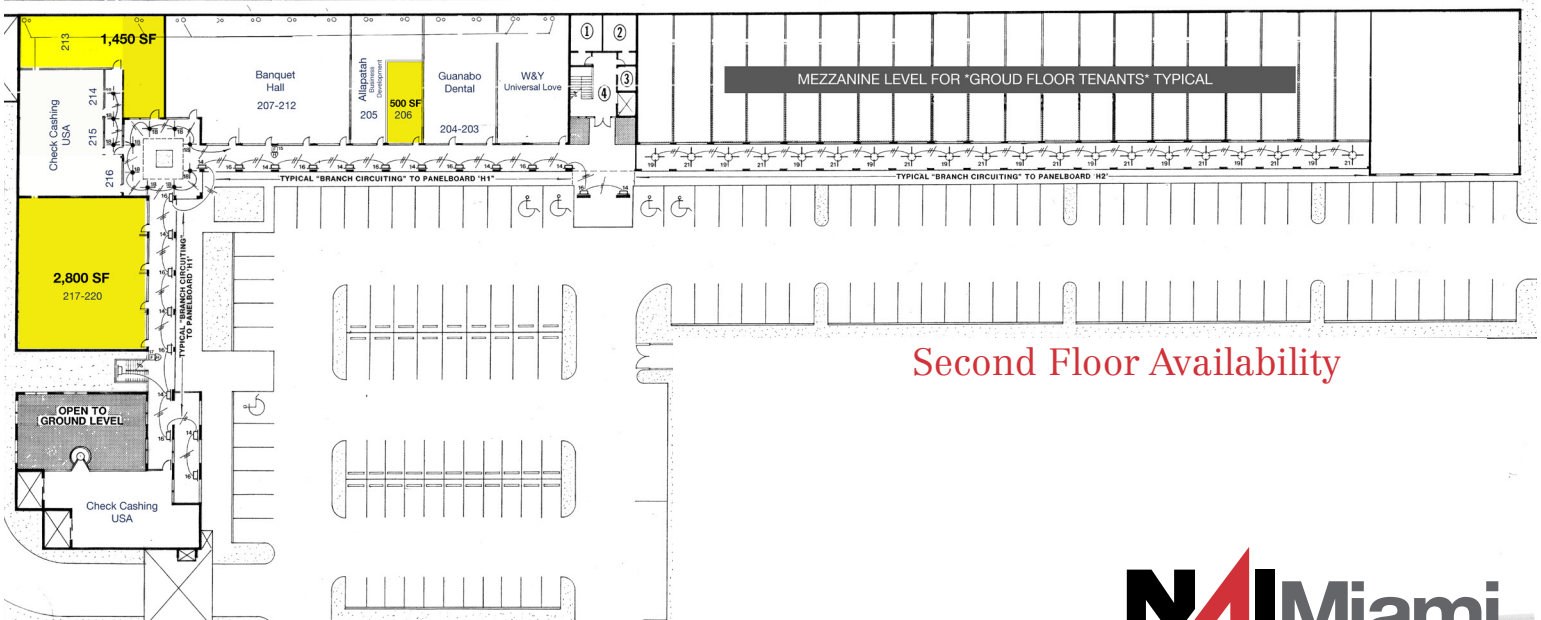
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First Floor Availability



Second Floor Availability