

FOR SALE, LEASE OR LEASE-PURCHASE

7703 NW 46th Street, Miami, Florida 33166

EXPOSURE/FRONTAGE ON
PALMETTO EXPRESSWAY



Property Details

- For Sale: \$1,650,000.00
- Lease Rate \$14.50/SF
- Total Square Footage: 7,335 +/- SF
 - Office: 1,200 +/- SF (ground floor)
 - Mezzanine: 720 +/- SF light storage plus 535 +/- SF not accessible
 - Warehouse: 4,880 +/- SF (inclusive of break room; 2 restrooms and stairway access to mezzanine)
- Loading Doors: Rear loaded. 2 docks (flushed) plus 1 concrete ramp
- 20' Clear
- 13 Assigned Parking Spaces (front and rear)

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Property Features

- Within a secured park
- Located in the heart of Doral in close proximity to Downtown CityPlace; future Atrium @ Doral, etc
- Easy access to and from all major thoroughfares (Palmetto Expressway (NW 58th Street and NW 36th Street Exits)); Dolphin Expressway and Florida Turnpike.
- Close to Miami International Airport, hotels, restaurants, residential developments office and industrial Parks, etc.

LOCATION FEATURES



Demographic Information

	 RADIUS	 TOTAL POPULATION	 TOTAL HOUSEHOLDS	 AVERAGE HH INCOME
1 Mile		7,705	2,266	\$59,377
3 Mile		97,411	33,835	\$62,678
5 Mile		477,913	158,176	\$57,560

Traffic Count

CARS PER DAY



Proximity to Major Thoroughfares

	DISTANCE
Palmetto Expressway (SR 826)	0.5 Miles
Doral Boulevard/NW 36 th Street	0.53 Miles
Dolphin Expressway (SR 836)	2.5 Miles
Miami International Airport	4.4 Miles
Florida's Turnpike	4.7 Miles

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