

FOR LEASE

**GATOR 9723**

9723 NE 2nd Avenue | Miami Shores | FL 33138



**PROPERTY HIGHLIGHTS:**

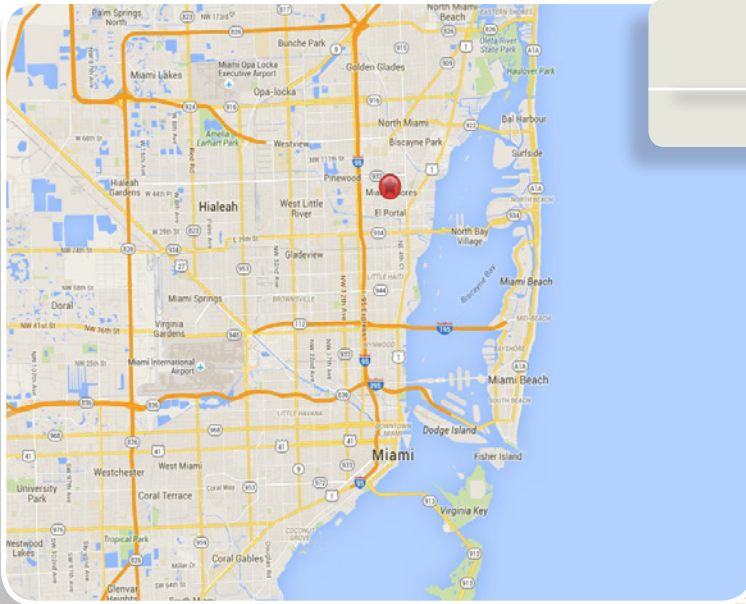
- Direct Frontage to NE 2nd Avenue
- ADT of 19,000 Cars on Northeast 2nd Avenue
- GLA of +/- 9,544 SF
- Additional Parking Located in Rear

**PROPERTY OVERVIEW:**

- Located in the Main Retail Corridor of Miami Shores
- Intersection of NE 2nd Avenue and NE 7th Street
- Miami-Dade County

**Sales@GatorInvestments.com**  
**www.GatorInvestments.com**

**Leasing Information: (877) 459-9605**



# Miami Shores, FL

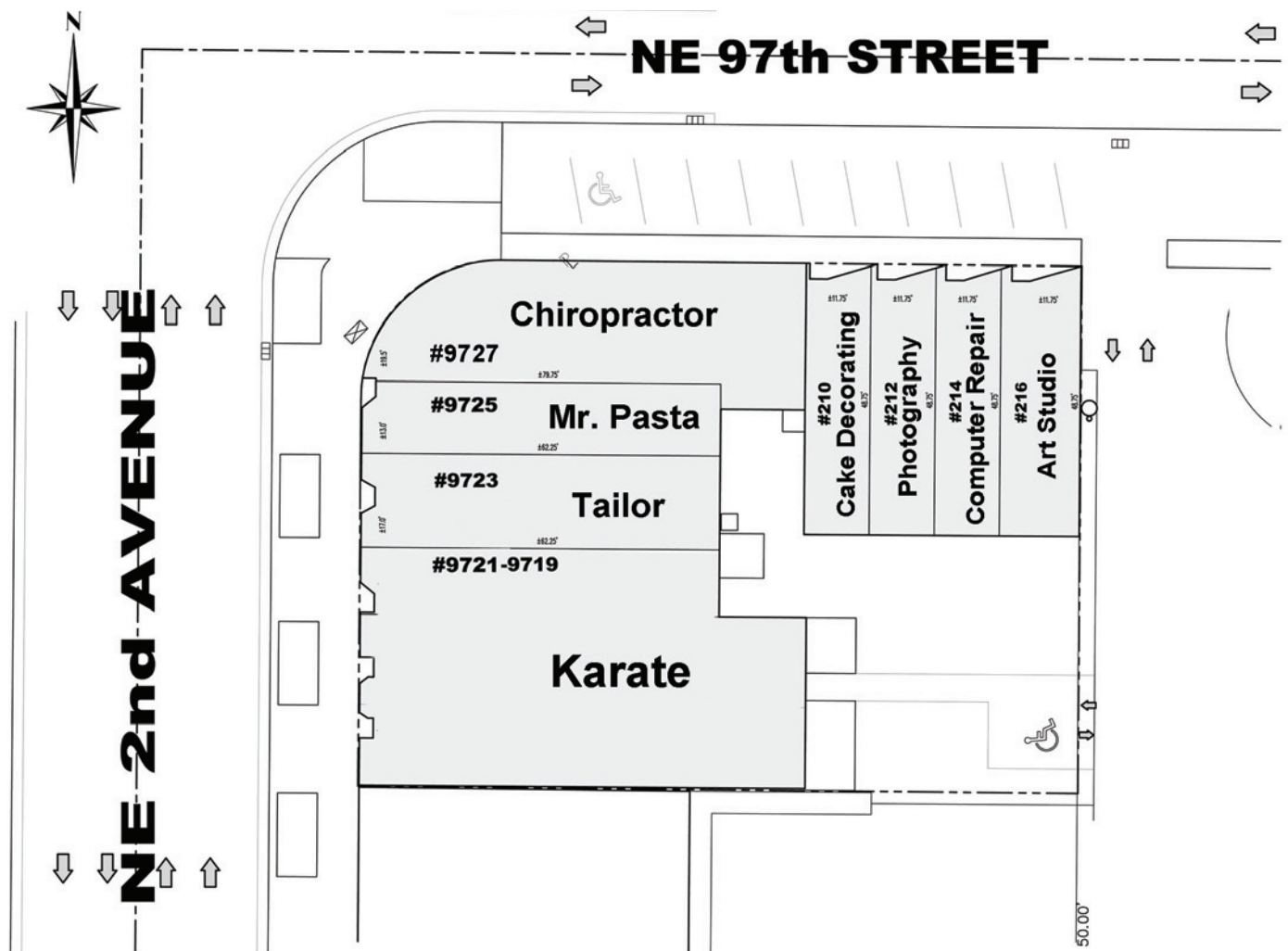
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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	20,124	201,128	497,416
Avg. HH Income	\$62,311	\$45,562	\$47,501
Avg. Age	39	38	39



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7850 NW 146th Street  
Miami Lakes, FL 33016

OWNED AND OPERATED BY A:

**GATOR**

AFFILIATED COMPANY

James A. Goldsmith, Licensed Real Estate Broker