

FOR LEASE

# GATOR JAG 41

INVESTMENTS

917-923 WEST 41ST STREET | MIAMI BEACH, FL 33140



## PROPERTY OVERVIEW

- Direct Frontage to W 41st Street
- GLA of +/- 3,000 SF

## LOCATION OVERVIEW

- Located in the heart of Miami Beach
- Intersection: West 41st Street & West 40th Street
- Miami-Dade County
- Traffic Count: 37,000 AADT

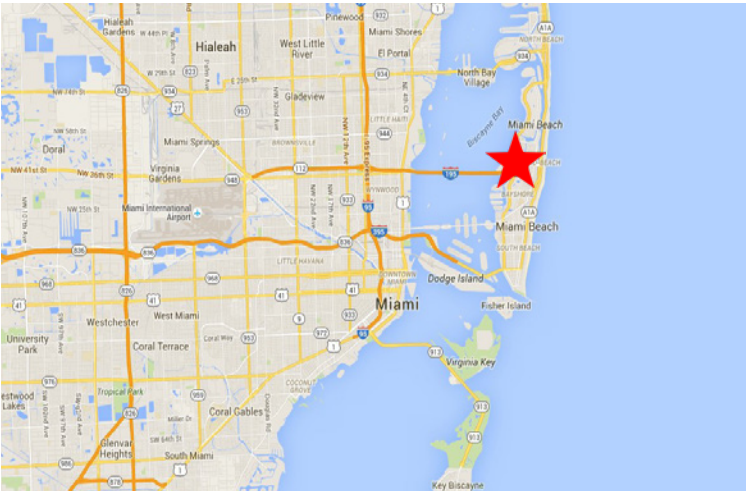
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

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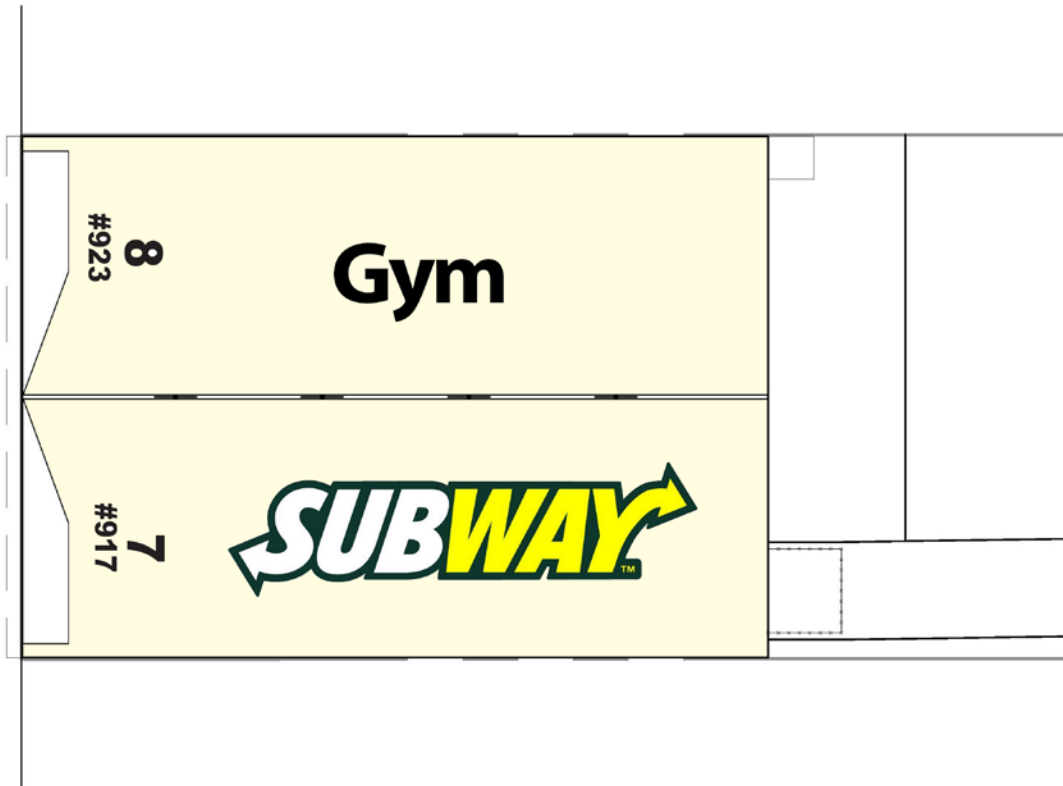
## DEMOGRAPHICS

• 2021

**917 - 923 WEST 41ST STREET  
MIAMI BEACH, FL 33140**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	10,787	71,860	247,240
AVG. HH INCOME	\$165,921	\$123,072	\$98,907
AVG. AGE	42	41	39

**W. 41 STREET**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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