

— **FOR LEASE** —

**GATOR** **MIAMI LAKES BUILDING**  
INVESTMENTS 7850 NW 146TH STREET | MIAMI LAKES, FL 33016



### PROPERTY OVERVIEW

- Gator Investments Corporate Headquarters
- GLA of +/- 36,620 SF

### LOCATION OVERVIEW

- Located just west of the Palmetto Expressway
- Intersection: NW 146th Street & NW 78th Avenue
- Miami-Dade County
- Traffic Count: 58,000 AADT

**www.GatorInvestments.com**

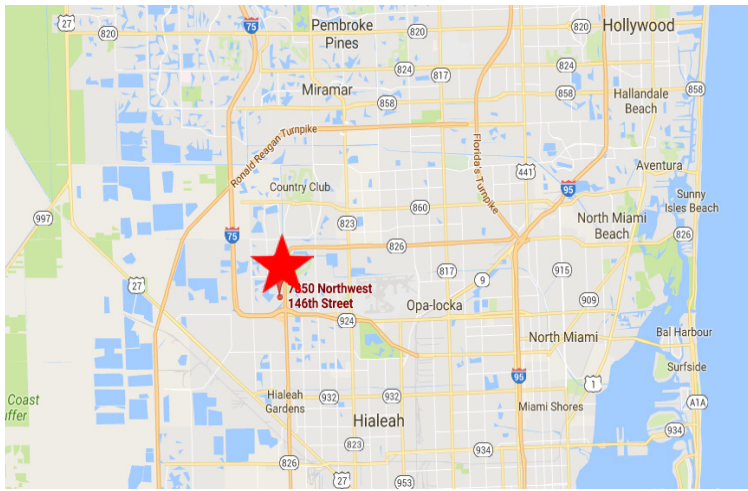
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

**Leasing@GatorInvestments.com**

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## DEMOGRAPHICS

• 2021

**7850 NW 146TH STREET  
MIAMI LAKES, FL 33016**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	11,930	227,727	413,193
AVG. HH INCOME	\$120,171	\$70,582	\$65,533
AVG. AGE	42	41	41

**SPACE AVAILABLE**



**5TH FLOOR PLAN**

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

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