

OWN. MANAGE. LEASE.

GATOR
INVESTMENTS

FOR LEASE

GATOR 13090

13090 NW 7th Avenue, North Miami FL 33168



PROPERTY HIGHLIGHTS:

- Newly Renovated
- Direct Frontage to NW 7th Ave/SR 441
- Traffic Count: 29,000 AADT
- GLA of +/- 13,885 SF

PROPERTY OVERVIEW:

- Located just west of I-95, north of SR 112
- Intersection: NW 7th Ave/SR 441 & NE 131st Street
- Miami-Dade County

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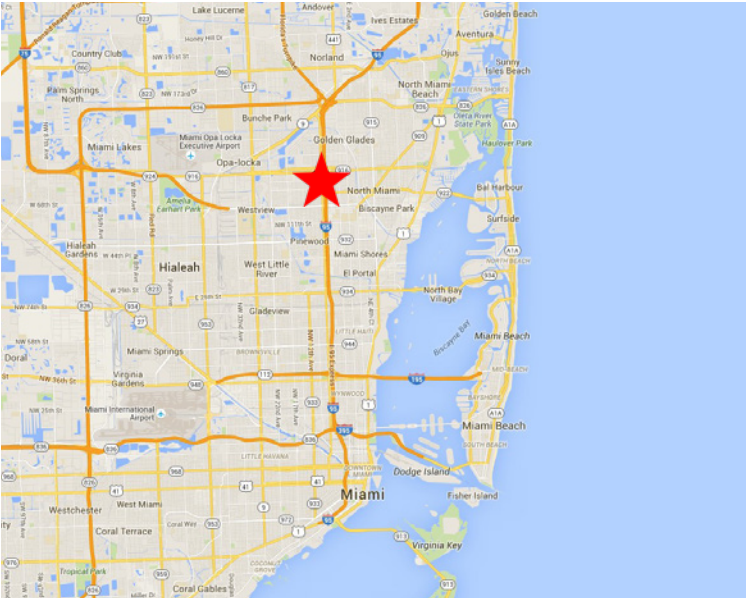
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Sales@GatorInvestments.com

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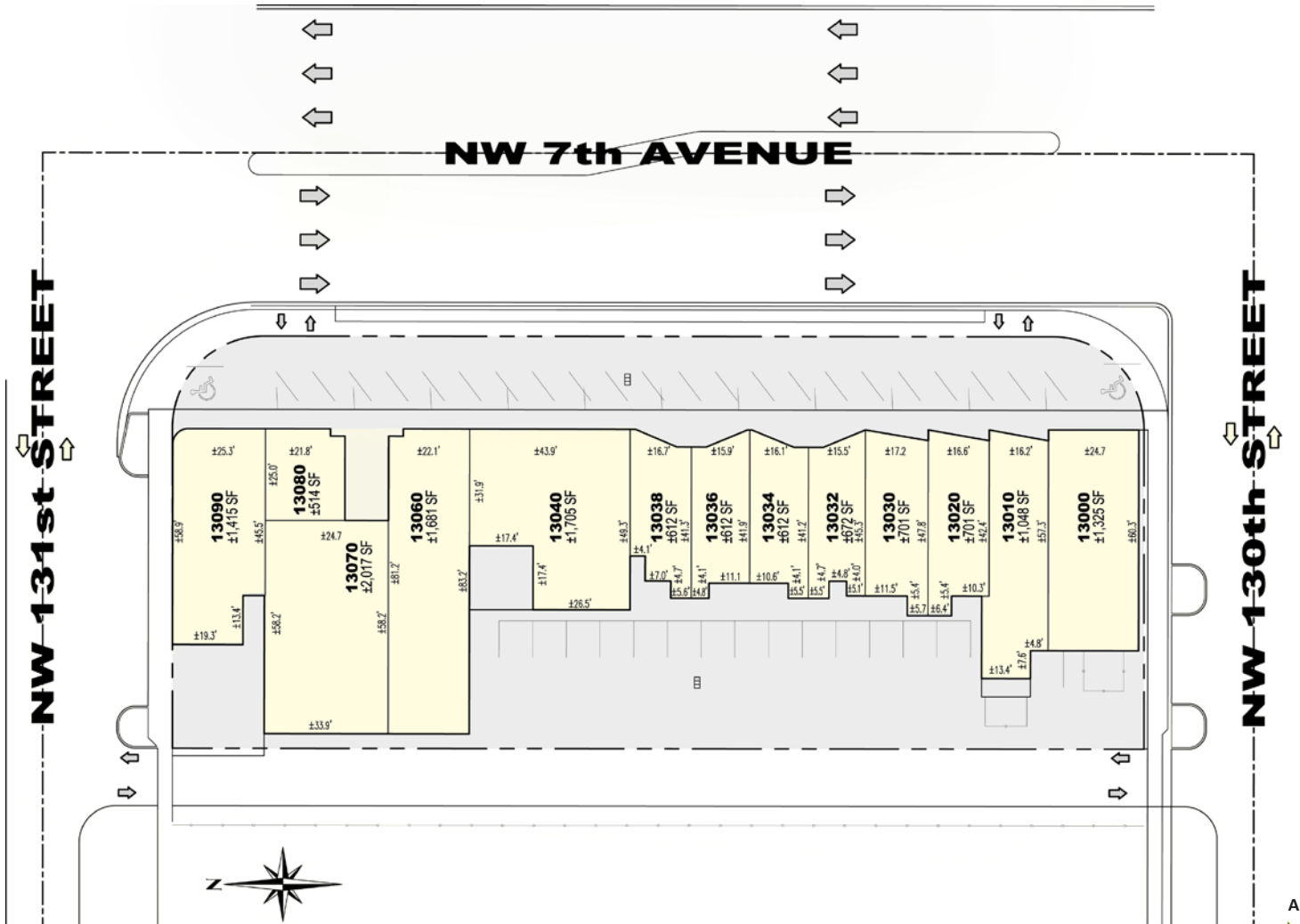


DEMOGRAPHICS

•2021

13090 NW 7th Avenue, North Miami FL 33168

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	22,447	194,923	479,237
AVG. HH INCOME	\$66,889	\$60,039	\$60,874
AVG. AGE	39	37	38



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