

OWN. MANAGE. LEASE.

GATOR

INVESTMENTS

FOR LEASE

GATOR 3505-3535

3505 - 3535 NW 17th Avenue, Miami, FL 33125



PROPERTY HIGHLIGHTS:

- Traffic Count: 21,000 AADT
- GLA of +/- 7,932 SF

PROPERTY OVERVIEW:

- Located in north Allapattah, just west of I-95
- Intersection: NW 36th Street & NW 17th Ave.
- Miami-Dade County

www.GatorInvestments.com

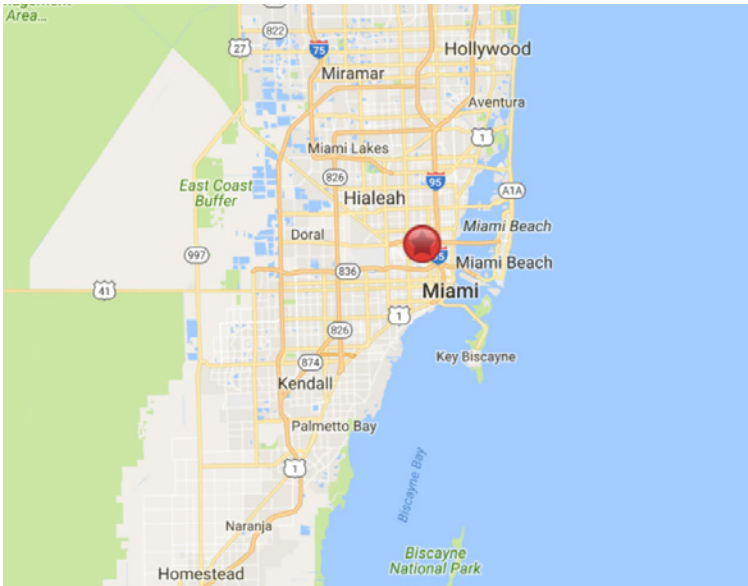
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Sales@GatorInvestments.com

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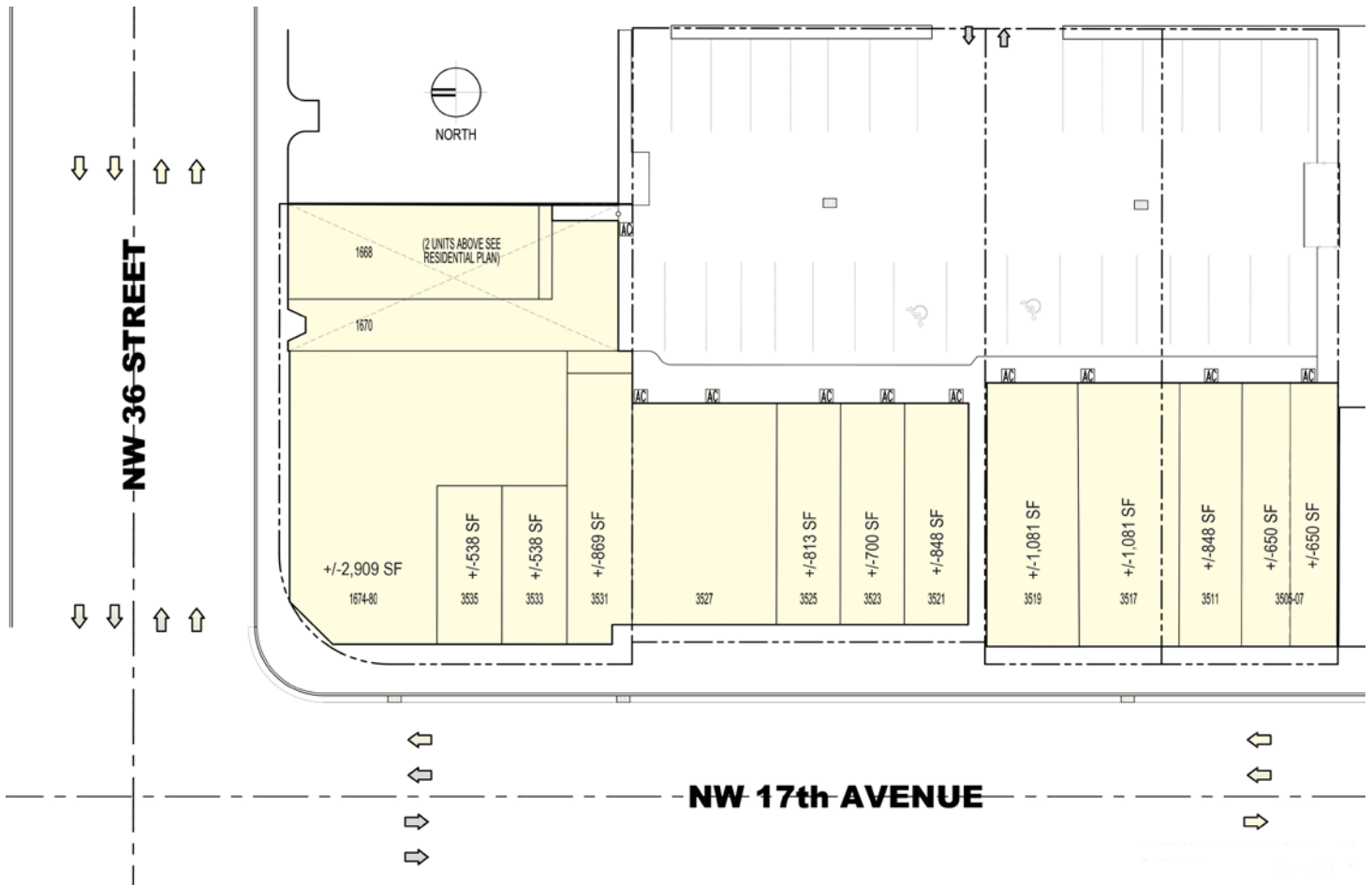


DEMOGRAPHICS

•2021

3505 - 3535 NW 17th Avenue, Miami, FL 33125

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	35,831	288,949	623,854
AVG. HH INCOME	\$45,665	\$50,442	\$68,578
AVG. AGE	40	39	41



OWNED AND OPERATED BY A

GATOR

AFFILIATED COMPANY

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