

OWN. MANAGE. LEASE.

GATOR
INVESTMENTS

FOR LEASE

GATOR 35-45

35 & 45 NW 54th Street, Miami FL 33127



PROPERTY HIGHLIGHTS:

- Direct Frontage to NW 54th Street
- Traffic Count: 14,000 AADT
- GLA of +/- 2,266 SF

PROPERTY OVERVIEW:

- Located in Little Haiti, just east of I-95
- Intersection: NW 54th Street & NW Miami Court
- Miami-Dade County

www.GatorInvestments.com

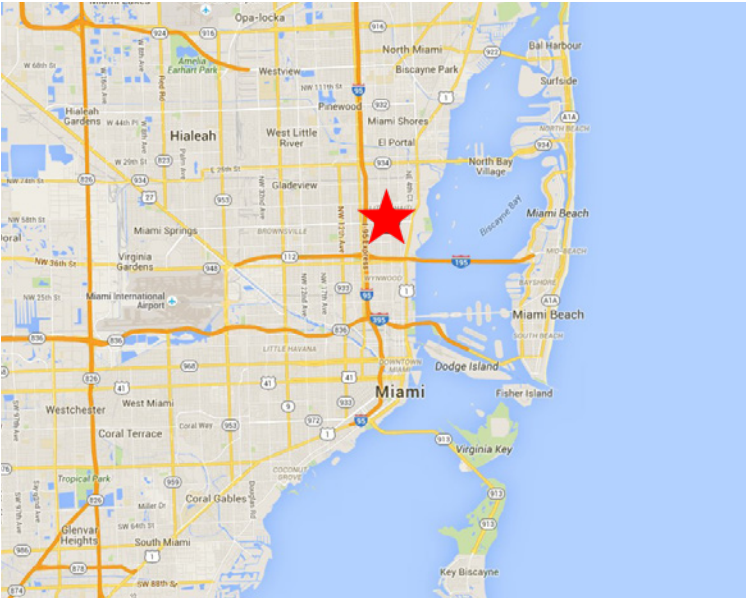
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Sales@GatorInvestments.com

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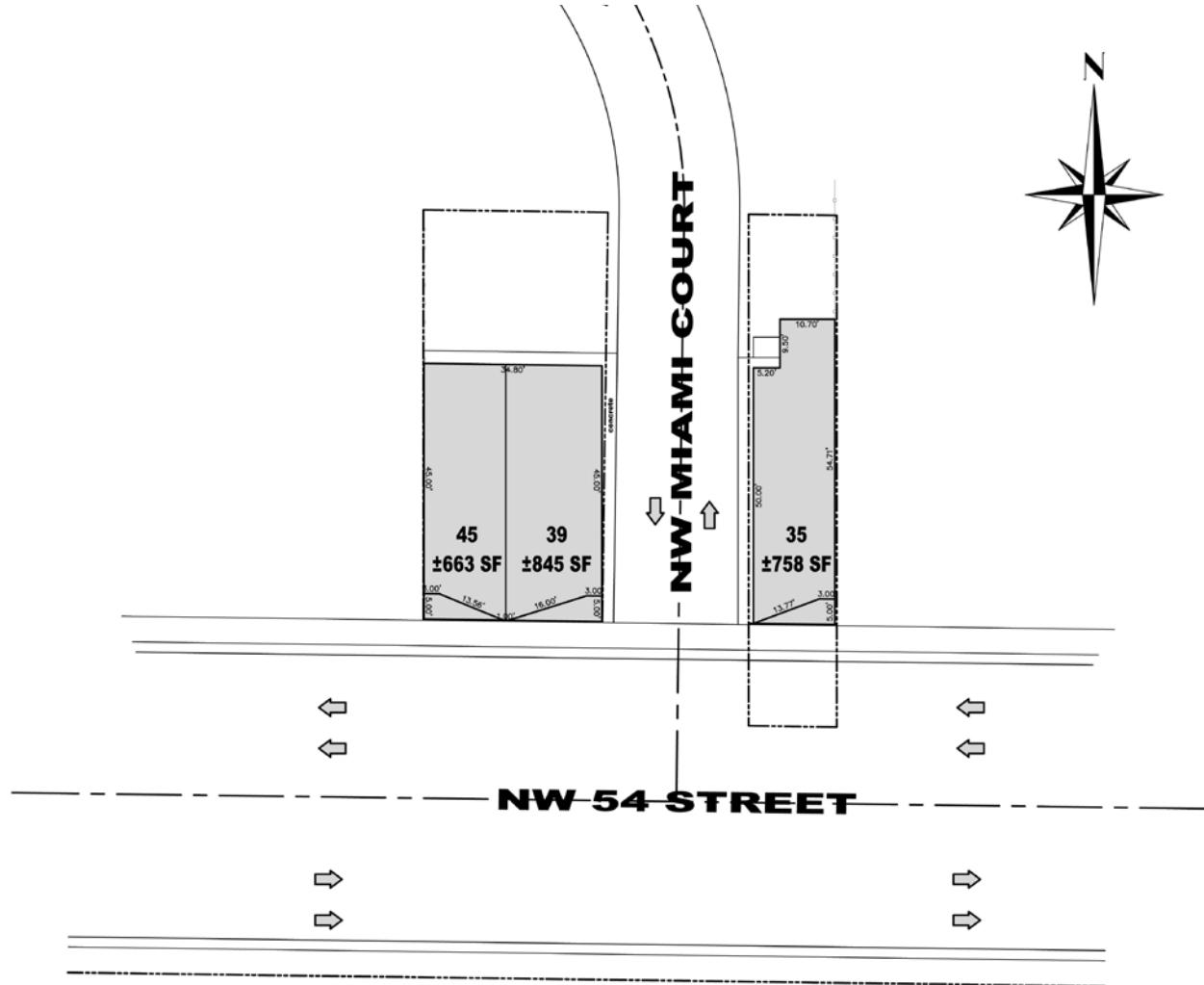


DEMOGRAPHICS

•2021

35 & 45 NW 54th Street, Miami FL 33127

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| POPULATION | 27,475 | 201,145 | 586,120 |
| AVG. HH INCOME | \$61,773 | \$62,827 | \$74,874 |
| AVG. AGE | 39 | 37 | 39 |



OWNED AND OPERATED BY A

GATOR

AFFILIATED COMPANY

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