

FOR LEASE

# GATOR GATOR 5505

INVESTMENTS 5505 NW 7TH AVENUE | MIAMI, FL 33127



## PROPERTY OVERVIEW

- Direct Frontage to NW 7th Ave/SR 441
- Ideal for service company/contractor or office space w/storage
- Fenced in property
- Secure for overnight vehicle parking
- GLA of +/- 2,338 SF

## LOCATION OVERVIEW

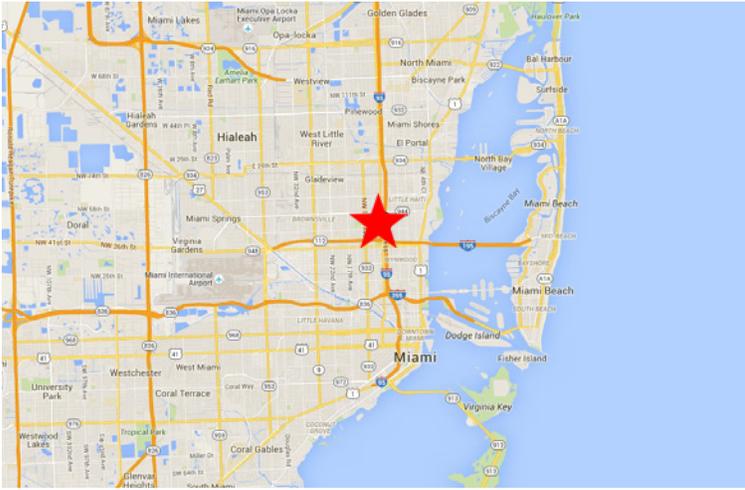
- Located just west of I-95, north of SR 112
- Intersection: NW 7th Ave/SR 441 & NW 55th Street
- Miami-Dade County
- Traffic Count: 19,000 AADT

[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**  
[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

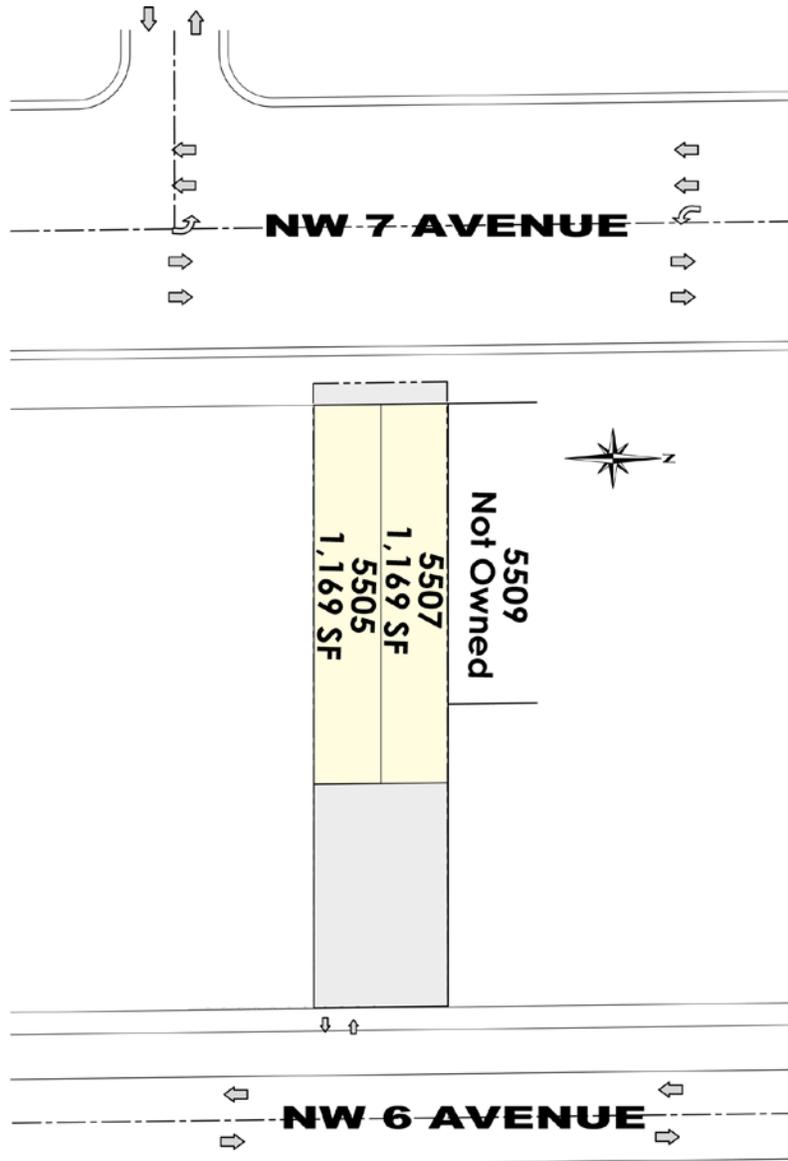


## DEMOGRAPHICS

• 2025 Estimates

**5505 NW 7TH AVENUE  
MIAMI, FL 33127**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	31,569	247,550	646,468
AVG. HH INCOME	\$59,423	\$88,127	\$108,083
AVG. AGE	37	37	39



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