

FOR LEASE

# GATOR GATOR 9723

INVESTMENTS 9723 NE 2ND AVENUE | MIAMI SHORES, FL 33138



## PROPERTY OVERVIEW

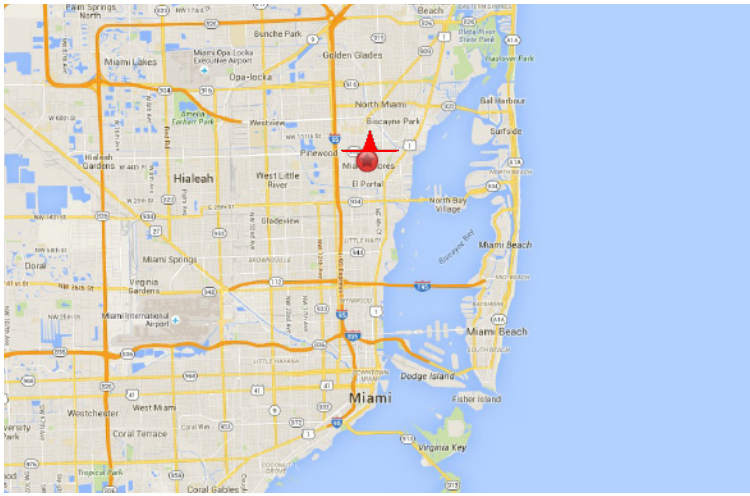
- Direct Frontage to NE 2nd Avenue
- Street & Rear Parking
- GLA of +/- 9,544 SF

## LOCATION OVERVIEW

- Located in the main retail corridor of Miami Shores
- Intersection: NE 2nd Avenue & NE 7th 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)

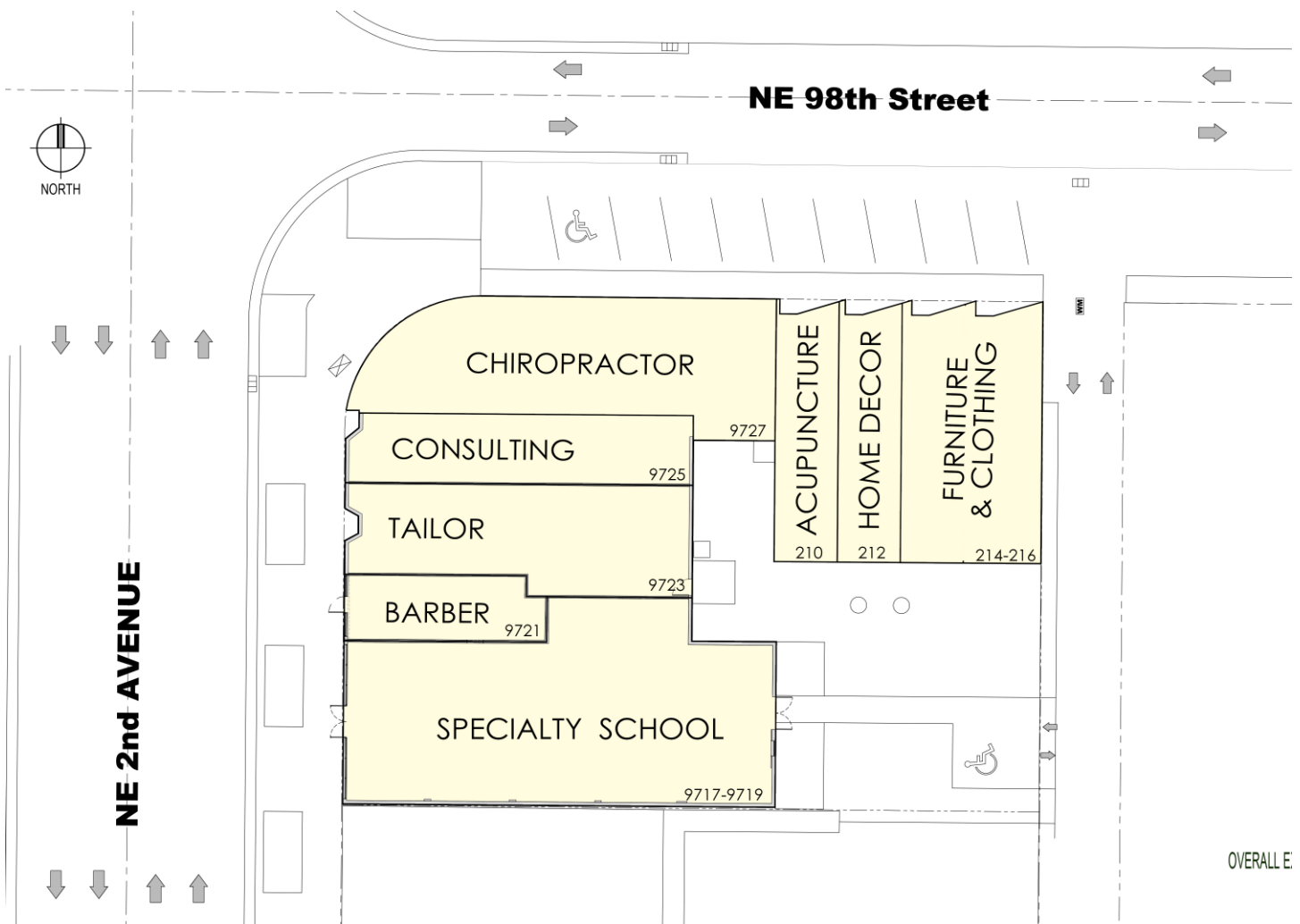


## DEMOGRAPHICS

• 2021

**9723 NE 2ND AVENUE  
MIAMI SHORES, FL 33138**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	18,856	194,000	482,075
AVG. HH INCOME	\$108,616	\$65,529	\$68,867
AVG. AGE	37	38	39



OVERALL E



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