

— 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

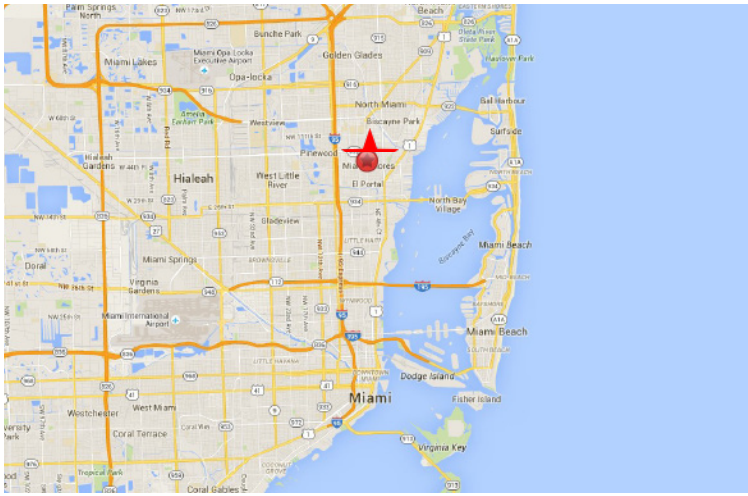
- Located in the main retail corridor of Miami Shores
- Intersection: NE 2nd Avenue & NE 98th Street
- Miami-Dade County
- Traffic Count: 19,000 AADT

**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

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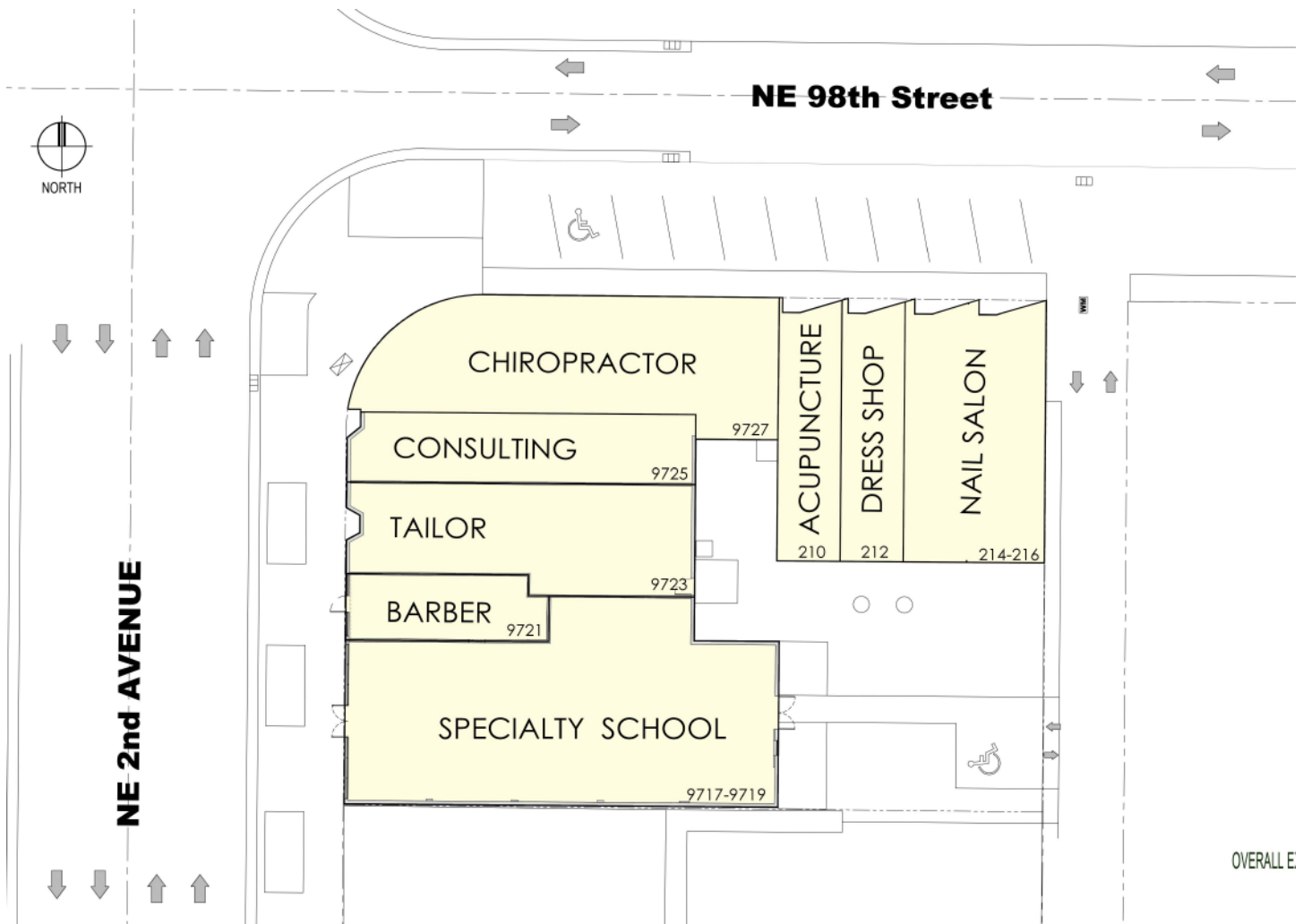


## DEMOGRAPHICS

• 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

Owned and Operated By A  
**GATOR**  
Affiliated Company

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