



SITE HIGHLIGHTS

- 2.21 Acres available for ground lease, retail or mixed-use retail/self storage
- First floor retail with parking on the first floor
- Second floor gym with potential hotel/self-storage on top and a parking structure
- Next to new Burger King Headquarters Building and surrounding Blue Lagoon Office Market
- HIGH daytime and household population
- Estimated 4th quarter 2018 delivery
- Located near Miami International Airport
- 3/4 access including a new direct left turn in
- Restaurant with drive-thru available
- National retailers and restaurants coming soon!
- Potential opportunity for signage to the Dolphin Expressway with nearly 200,000 ADT
- Direct access from both sides of the road

CONTACT US

DANIEL SOLOMON, CCIM
Vice President of Real Estate
Email: danielsolomon@dkatz.com
Phone: (561) 869-4351



KATZ & ASSOCIATES
Licensed Florida Brokerage Firm

1900 NW Corporate Blvd. | East Tower | Suite 450 | Boca Raton, FL 33431
Phone: (561) 361-7232
www.katzassociates.com

Another Project Developed By:



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHICS			
	5 MINUTE	10 MINUTE	15 MINUTE
Population	206,615	965,141	1,603,667
Daytime Population	132,686	628,839	919,692
Households	74,690	351,373	571,577
Average HH Income	\$58,590	\$64,298	\$69,646

MODERNIZATION

- NW 57th Avenue modernization is scheduled to be completed in summer 2018. The interchange will be reconstructed to improve traffic flow creating direct access to the subject site.

- Click the logo below for more information



- Click the logo below for MDX video



57TH AVENUE BEFORE



57TH AVENUE AFTER



NEW BURGER KING BUILDING



- Scheduled to be finished 3rd quarter of 2018 according to South Florida Business Journal (click the logo below for the SFBJ article).



ARENA 57TH AVENUE SHOPPES

