



1,500 Sq Ft OFFICE FOR LEASE

Bird Road Industrial & Art District | Marina Lakes Business Park Miami, FL 33155

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South Miami

Dadeland

SW 72nd Avenue



Lake-Front Views

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MADDUX AND COMPANY



MARINA LAKES BUSINESS PARK

- 4950 SW 72nd Avenue
- Available Suites:
 - +/- 1,500 SF - \$40 PSF

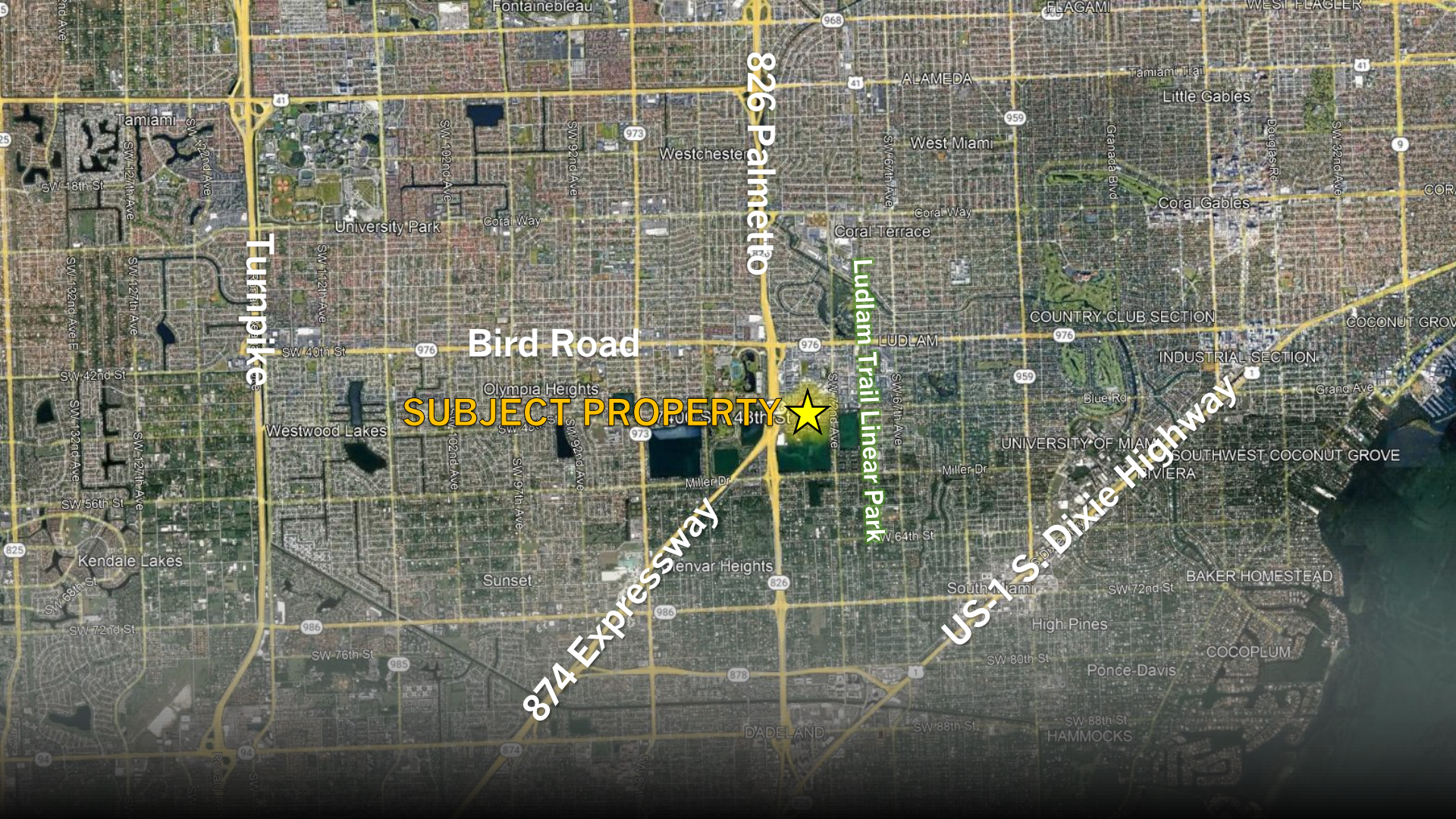
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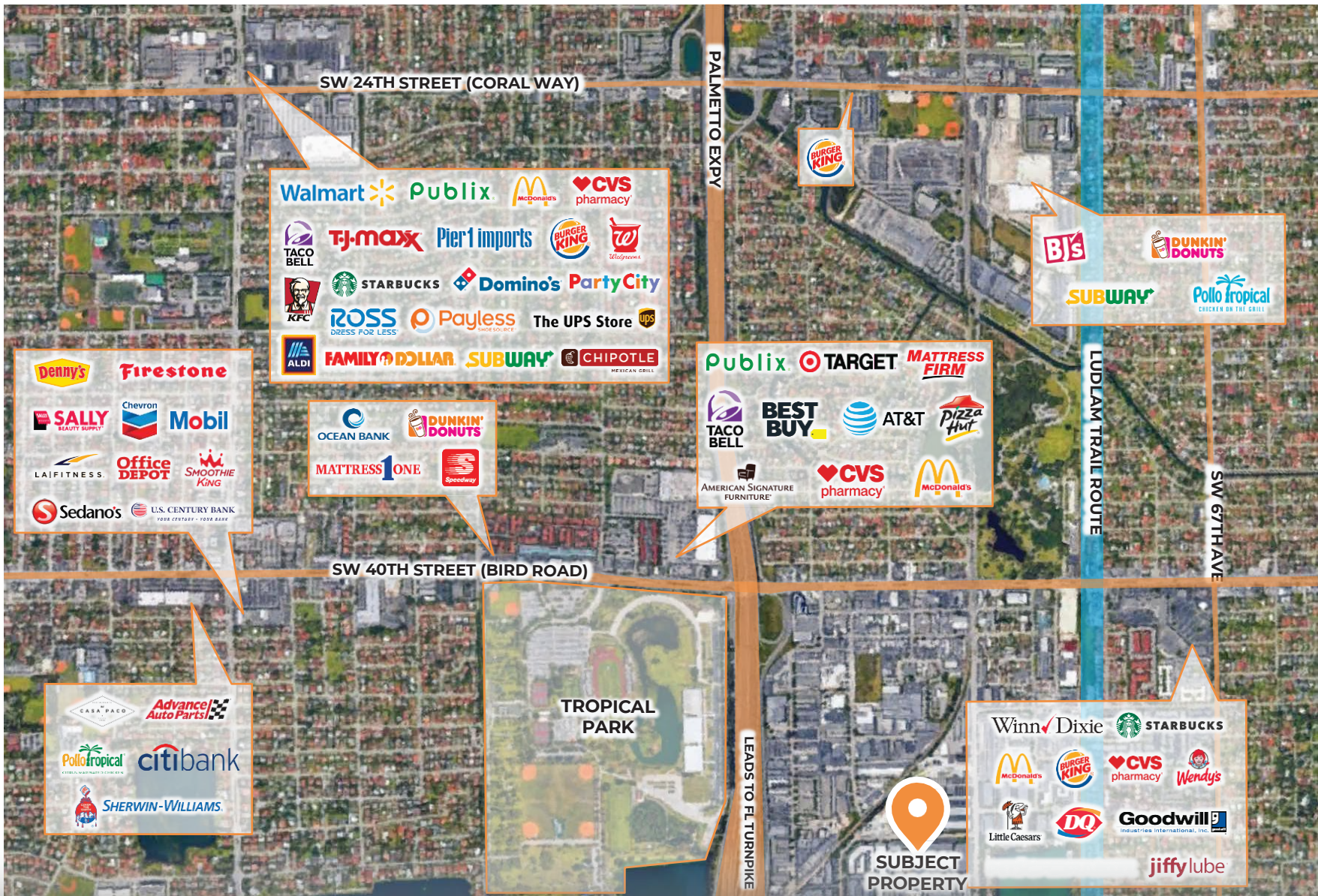
MADDUX
AND COMPANY



SUBJECT PROPERTY ★

4950 Southwest 72nd Avenue
Centrally located to all of South Florida





SW 24TH STREET (CORAL WAY)

PALMETTO EXPY

Walmart Publix McDonald's CVS pharmacy

TACO BELL TJ-maxx Pier1 imports BURGER KING Walgreens

KFC STARBUCKS Domino's PartyCity

ROSS DRESS FOR LESS Payless THE SOURCE The UPS Store UPS

ALDI FAMILY DOLLAR SUBWAY CHIPOTLE MEXICAN GRILL

BURGER KING

BJS DUNKIN' DONUTS

SUBWAY Pollo Tropical CHICKEN ON THE GRILL

Publix TARGET MATTRESS FIRM

TACO BELL BEST BUY AT&T Pizza Hut

AMERICAN SIGNATURE FURNITURE CVS pharmacy McDonald's

LUDLAM TRAIL ROUTE

SW 67TH AVENUE

SW 40TH STREET (BIRD ROAD)

LEADS TO FL TURNPIKE

TROPICAL PARK



SUBJECT PROPERTY

Winn-Dixie STARBUCKS

McDonald's BURGER KING CVS pharmacy Wendy's

Little Caesars DQ Goodwill industries international, inc.

jiffy lube

Denny's Firestone

SALLY BEAUTY SUPPLY Chevron Mobil

LAIFITNESS Office DEPOT SMOOTHIE KING

Sedano's U.S. CENTURY BANK YOUR CENTURY - YOUR BANK

OCEAN BANK DUNKIN' DONUTS

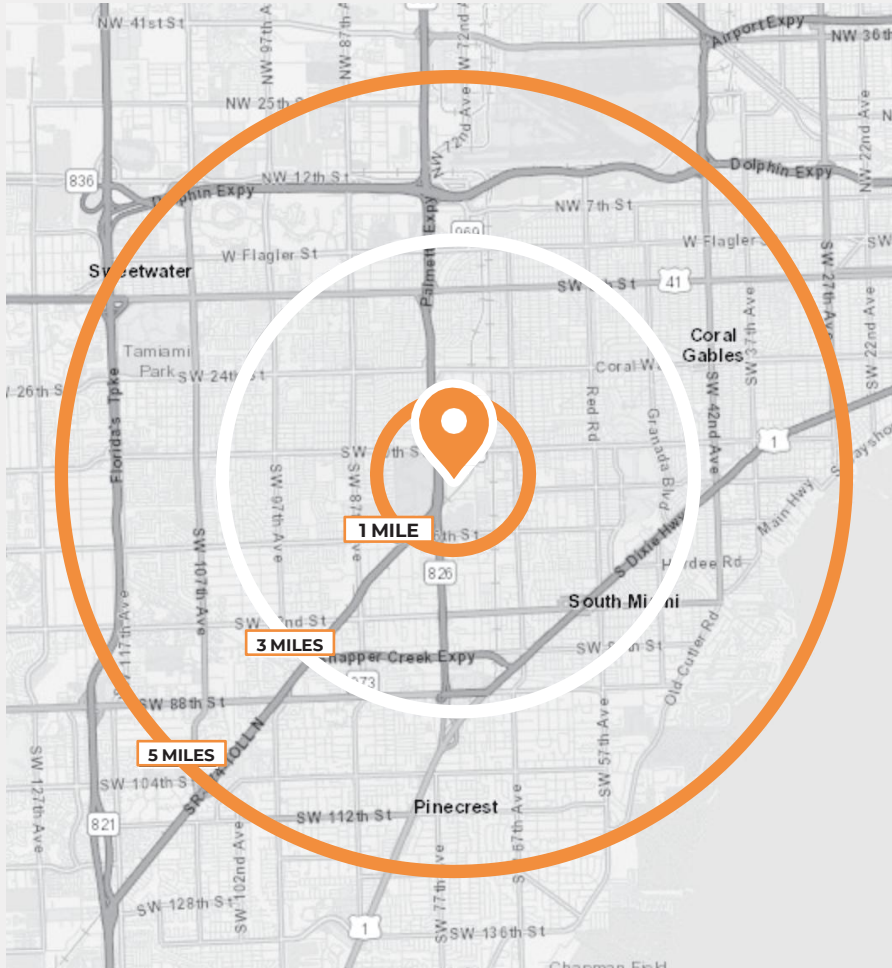
MATTRESS ONE Speedway

CASA PACO Advance Auto Parts

Pollo Tropical citibank

SHERWIN-WILLIAMS

DEMOGRAPHICS



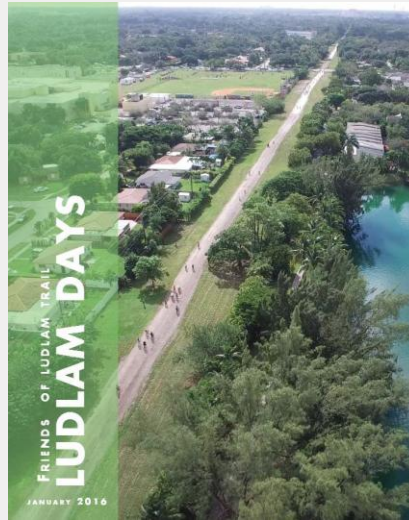
2018 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,146	169,009	473,323
Households	4,960	58,315	169,777
Families	3,255	40,757	116,709
Average Household Size	2.63	2.80	2.73
Owner Occupied Housing Units	2,813	32,480	85,580
Renter Occupied Housing Units	2,146	25,834	84,197
Median Age	42.8	43.1	42.7
Median Household Income	\$57,152	\$57,200	\$57,152
Average Household Income	\$86,034	\$89,034	\$86,034

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,411	176,101	493,896
Households	5,030	60,702	176,707
Families	3,305	42,304	121,336
Average Household Size	2.65	2.81	2.74
Owner Occupied Housing Units	2,946	34,232	91,057
Renter Occupied Housing Units	2,085	26,470	85,650
Median Age	43.5	43.6	43.5
Median Household Income	\$65,143	\$65,840	\$60,081
Average Household Income	\$101,506	\$103,104	\$98,001

The proposed Ludlam Trail provides a unique opportunity to develop a 6.2-mile multi-use trail through the heart of Miami-Dade County within the former Florida East Coast railway right-of-way. The trail will provide a safe dedicated and direct route for cyclists and pedestrians to schools, parks, work and shopping. The trail can connect more than 34,000 people within a half-mile, walkable service area to five greenways, five schools, four parks and two transit hubs.

Source:

<https://www.miamiherald.com/news/local/community/miami-dade/article218401705.html>



Ludlam Trail corridor

This 6.2-mile stretch was once used as a railroad path and is zoned for transportation. But Flagler, the company that owns the land, wants to develop a mix of homes and businesses alongside a bike and pedestrian trail. The trail is 100 feet wide and bottlenecks to 50 feet in some places.



Source: Friends of the Ludlam Trail

MARCO RUIZ / MIAMI HERALD STAFF

