

MIAMI GARDENS SHOPPING CENTER

MIAMI GARDENS, FL



GROSS LEASABLE
117,622 SF

AVAILABLE
3,850 SF (Unit 18336)
840 SF (Unit 18332)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 19,901 | 193,844 | 508,280 |
| HOUSEHOLDS | 5,978 | 63,564 | 168,899 |
| AVG HH INCOME (\$) | \$65,475 | \$63,604 | \$65,024 |

MAJOR TENANTS

Presidente Supermarket
DMV
Family Dollar
Humana Medical
Hungry Howie's
Amscot
Subway
MetroPCS
McDonald's

LEASING CONTACT

HORIZON
PROPERTIES

Allan Benes
305-364-9945
allan@horizonpropertiesfl.com



LOCATION

18312-18366 NW 7th Ave
Miami Gardens, FL 33169

PROPERTY HIGHLIGHTS

- Anchored by a very high-volume Presidente Supermarket
- Stable tenant mix
- Daily traffic count exceeds 90,500 vehicles
- Located at the heart of the commercial trade area
- Visit www.MiamiGardensShoppingCenter.com for more info



www.mmgequitypartners.com

305.637.7300

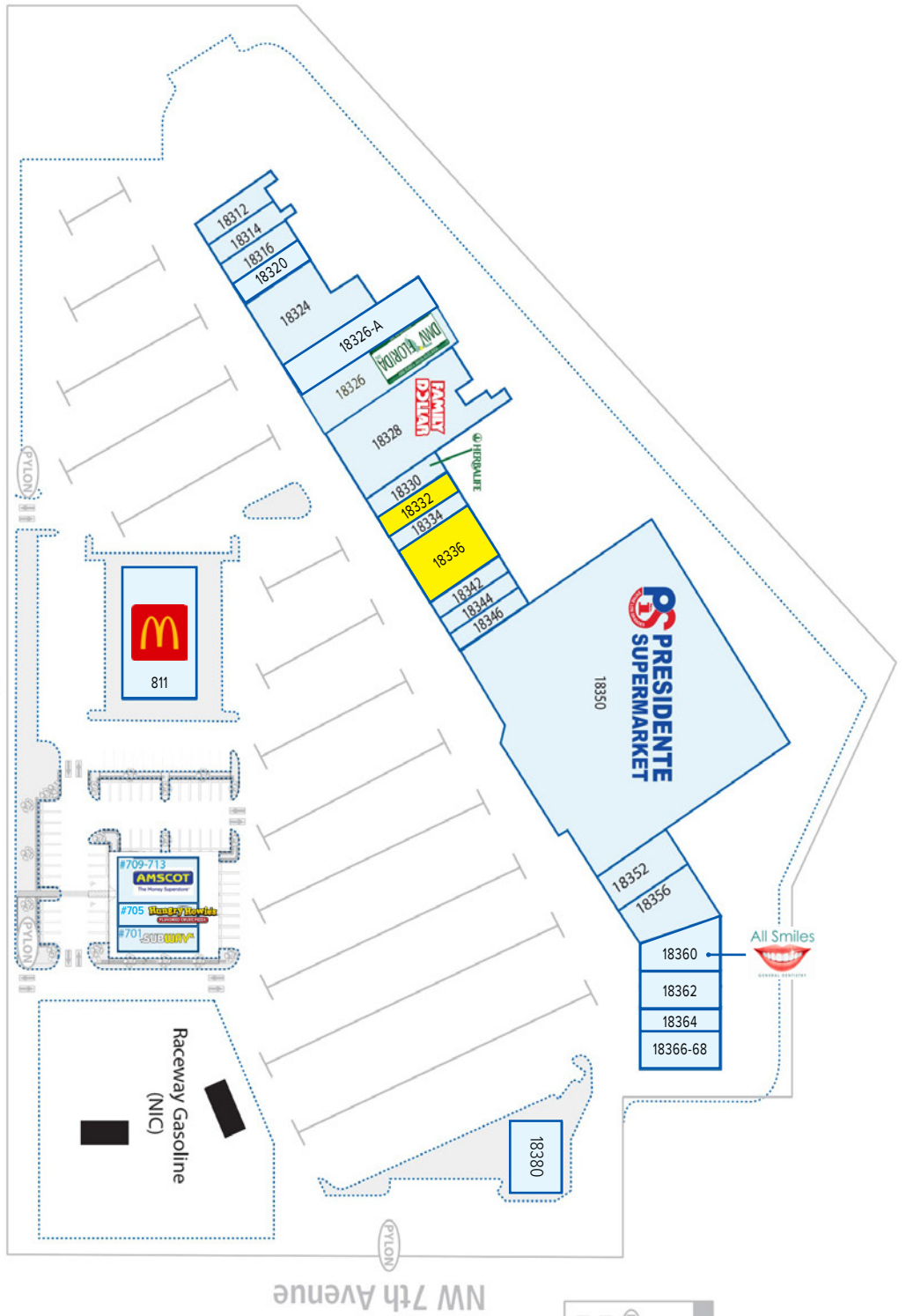
FAX 305.637.7302

9171 South Dixie Highway, Pinecrest, FL 33156

| Bay | Tenant | SF |
|---------|-----------------------|--------|
| 18312 | Snapper's | 1,400 |
| 18314 | Cloverleaf Insurance | 1,400 |
| 18316 | Golden Krust | 1,400 |
| 18320 | Korndog | 1,400 |
| 18324 | Little Steps Learning | 5,100 |
| 18326 | DMV | 5,433 |
| 18326-A | American Blood Bank | 2,135 |
| 18328 | Family Dollar | 10,539 |
| 18330 | Herbafire | 1,000 |
| 18332 | AVAILABLE | 840 |
| 18334 | Wincey's Hair Salon | 1,520 |
| 18336 | AVAILABLE | 3,850 |
| 18342 | Asia Nails | 1,050 |
| 18344 | China Town | 1,050 |

| Bay | Tenant | SF |
|-----------|-------------------------|--------|
| 18346 | Pharmacy | 1,050 |
| 18350 | Tropical Supermarket | 48,166 |
| 18352 | Beauty Outlet | 2,730 |
| 18356 | In and Out Coin Laundry | 2,590 |
| 18360 | All Smiles Dentistry. | 2,240 |
| 18362 | Cellular Hut | 2,100 |
| 18364 | Nephrology | 1,160 |
| 18366-68 | Dialysis | 2,480 |
| 811 | McDonald's | 7,615 |
| 18380 | Adult Day Care | 2,500 |
| 709 - 713 | Amスコ Financial | 2,904 |
| 705 | Hungry Howie's | 1,317 |
| 701 | Subway | 1,260 |

NW 183rd Street



LEGEND

- = Traffic Light
- = Pylon Sign
- = Ingress
- = Egress



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