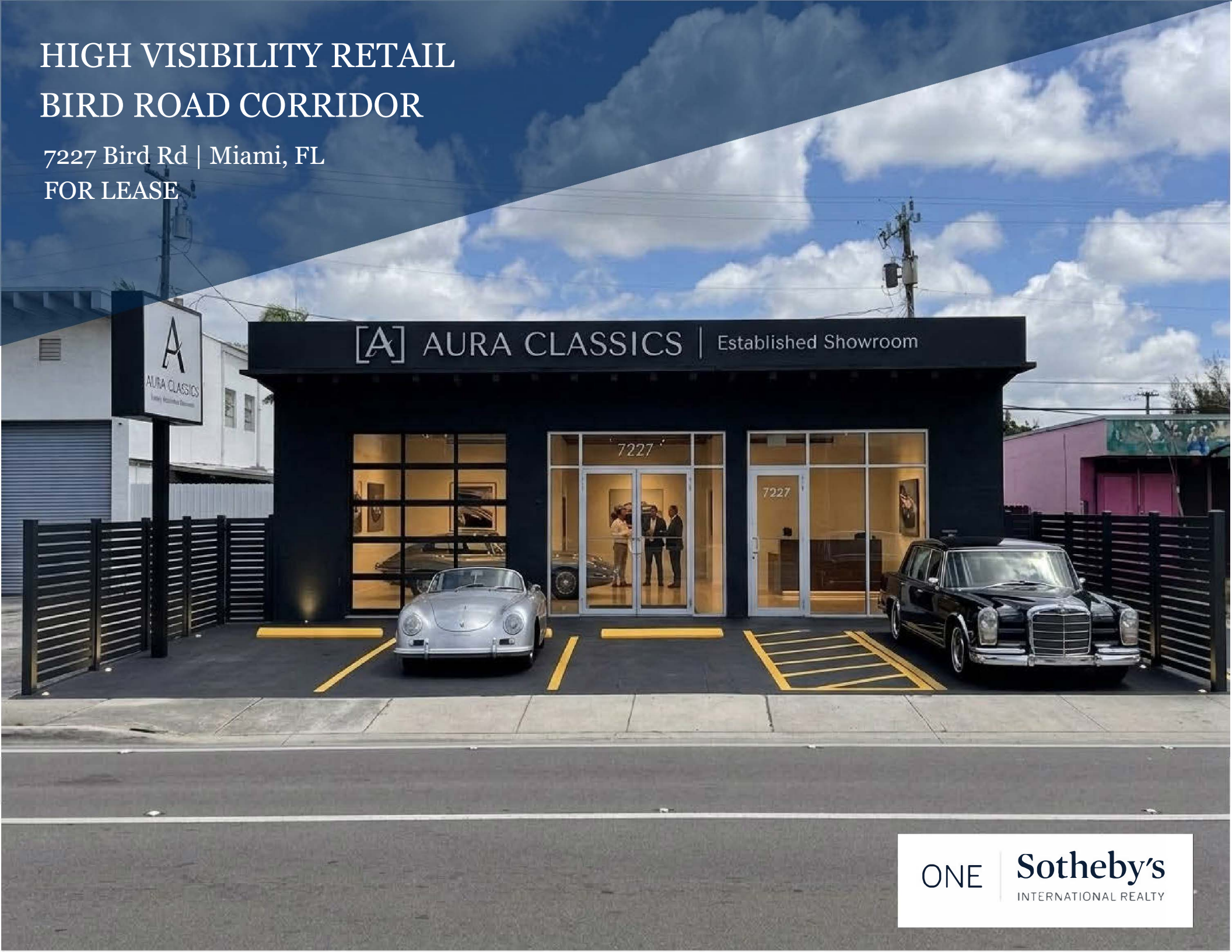


HIGH VISIBILITY RETAIL BIRD ROAD CORRIDOR

7227 Bird Rd | Miami, FL
FOR LEASE



ONE

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INTERNATIONAL REALTY

THE SPACE

Location	7227 Bird Rd Miami, FL 33155
County	Miami-Dade
Cross Street	Bird Rd
Traffic Count	60,000 VPD
Size	1,925 SF
Lease Rate	\$60.00 PSF (Yearly) - \$11.85 NNN
Lease Type	NNN

PROPERTY HIGHLIGHTS

- 1,925 SF
- \$63 + \$11.80 NNN
- Prime Frontage on Bird Rd over 60,000 VPD
- Garage Door for Outdoor Activation and Showcasing
- Purposeful divisions with access to a garage and service door in the rear
- This property is equipped with a new roof, garage door, and parking blocks - Broom swept, ready for immediate occupancy.
- Featuring a grade-level door and functional layout, the space is a **natural fit for retail, showroom, light service, specialty automotive, or hybrid retail/warehouse users.**
- A centrally located submarket with direct access and the brand exposure your business deserves.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,465	168,794	472,847

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$136,167	\$144,189	\$133,308

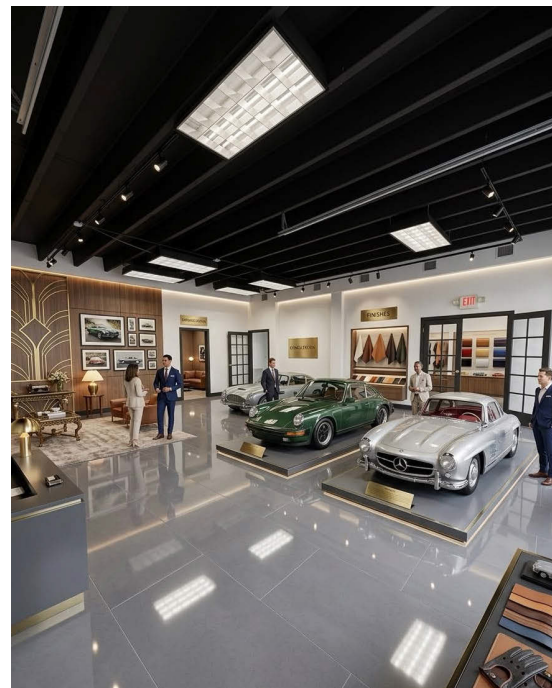
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,596	62,145	180,831



PROPERTY FEATURES

GLA (SF)	1,925
LAND SF	5,000
LAND ACRES	.11
YEAR BUILT	1963
YEAR RENOVATED	1963
ZONING TYPE	6400 Commercial - Central
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	5



LOCATION HIGHLIGHTS

- 7227 Bird Road is strategically positioned along SW 40th Street, a major east–west artery connecting Coral Gables, Westchester, and greater Miami. The corridor is characterized by continuous retail frontage, automotive users, national brands, local businesses, and service-oriented tenants that benefit from consistent daily traffic.
- The property offers strong accessibility to Palmetto Expressway (SR 826), Florida’s Turnpike, and US-1, providing efficient regional connectivity. Surrounding neighborhoods include dense residential communities with established consumer bases, supporting sustained demand for retail and service concepts.
- Bird Road’s high traffic counts, established commercial identity, and central location make it one of Miami’s most reliable corridors for businesses seeking visibility and steady customer flow.





Exterior Frontage



Kitchenette/Office



Showroom/Retail Frontage



Garage/Back Office



Service Entrance



Rear Service Entrance



Pick-Up/Drop-Off



Kitchenette



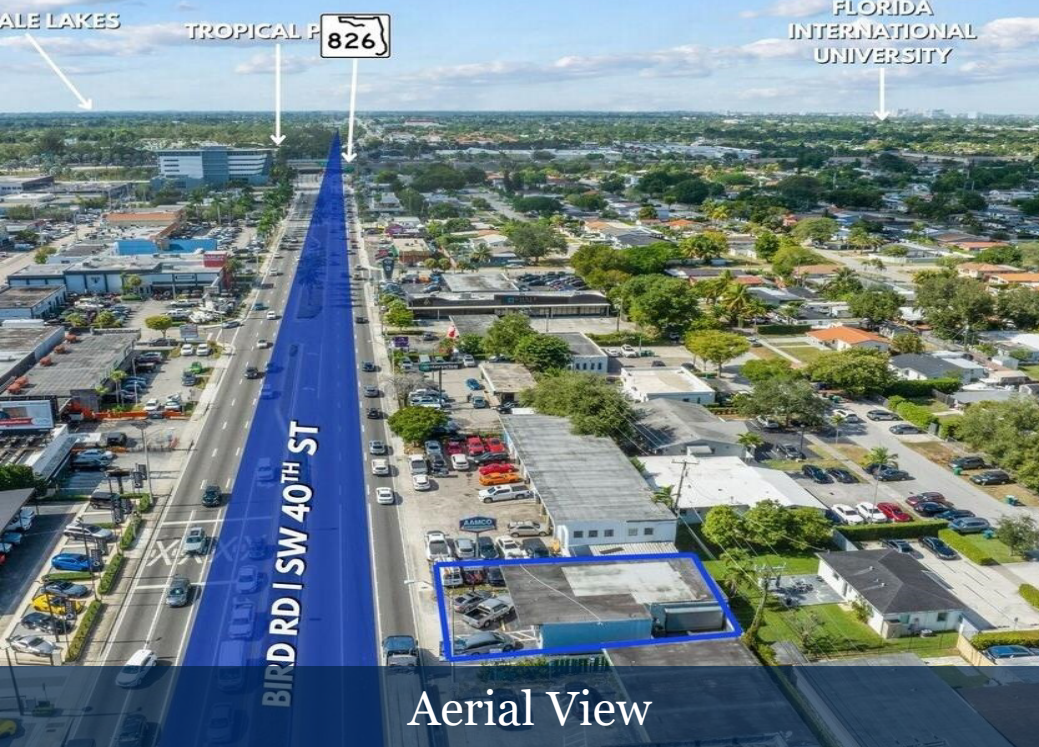
Showroom Concept

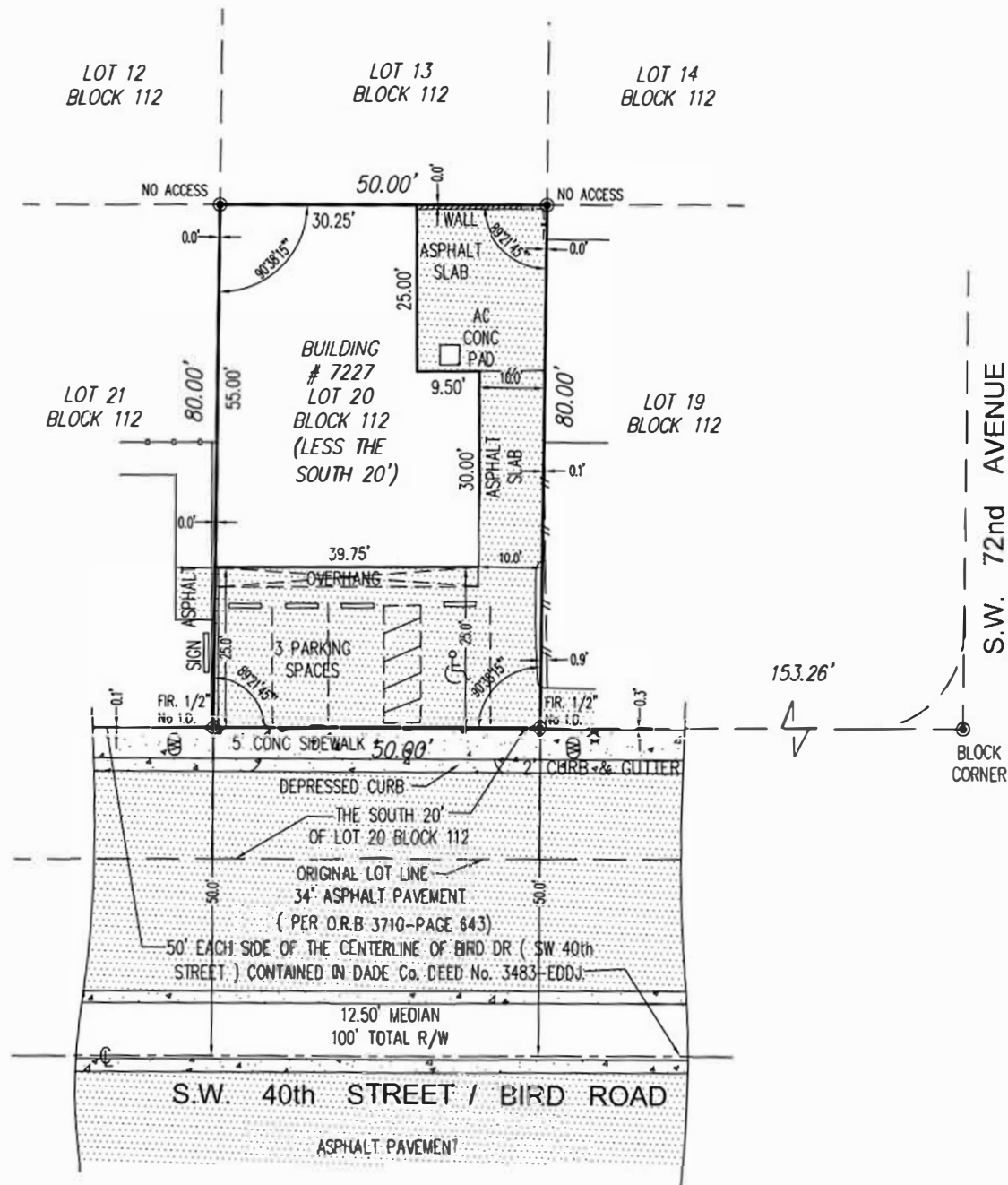


Rear Service



Pick-Up/Drop-Off

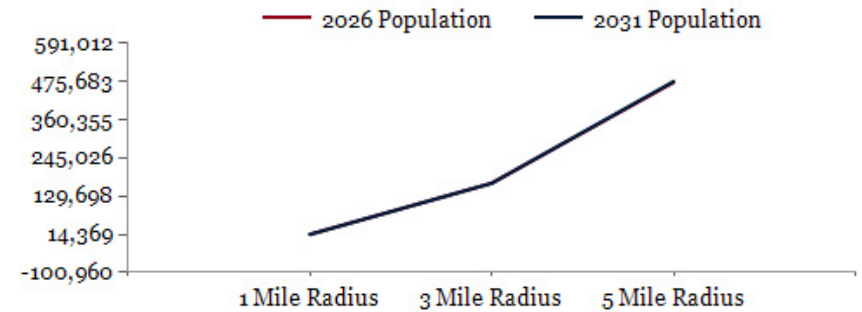




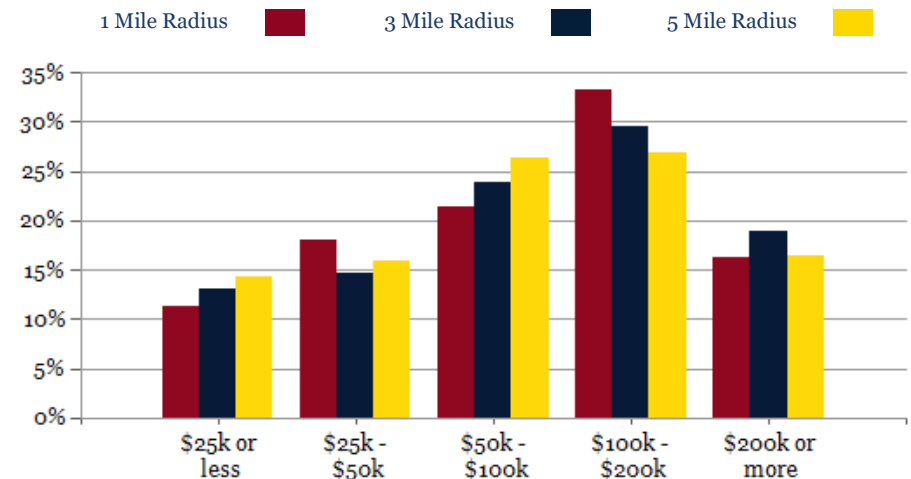
Floor plan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,883	160,545	438,390
2010 Population	13,819	166,708	452,294
2026 Population	14,465	168,794	472,847
2031 Population	14,369	168,621	475,683
2026 African American	159	4,663	11,851
2026 American Indian	18	361	1,143
2026 Asian	166	3,312	9,734
2026 Hispanic	11,821	135,334	379,014
2026 Other Race	1,137	15,888	52,131
2026 White	4,736	54,192	150,572
2026 Multiracial	8,246	90,314	247,288
2026-2031: Population: Growth Rate	-0.65%	-0.10%	0.60%

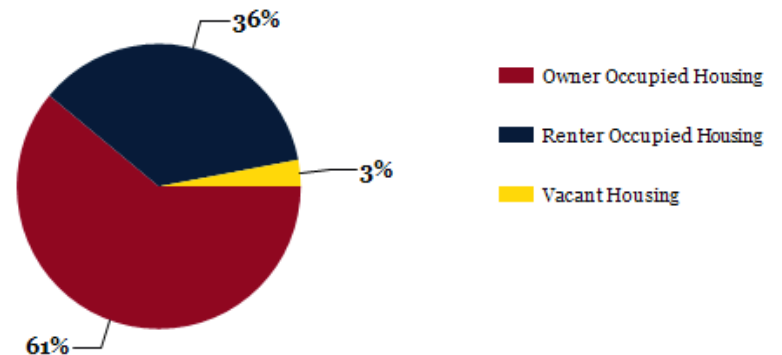
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	372	4,822	15,529
\$15,000-\$24,999	256	3,311	10,247
\$25,000-\$34,999	503	3,924	11,305
\$35,000-\$49,999	509	5,168	17,439
\$50,000-\$74,999	666	8,474	27,609
\$75,000-\$99,999	527	6,376	20,171
\$100,000-\$149,999	1,119	11,454	31,684
\$150,000-\$199,999	739	6,898	16,992
\$200,000 or greater	905	11,718	29,846
Median HH Income	\$97,976	\$95,217	\$83,743
Average HH Income	\$136,167	\$144,189	\$133,308



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

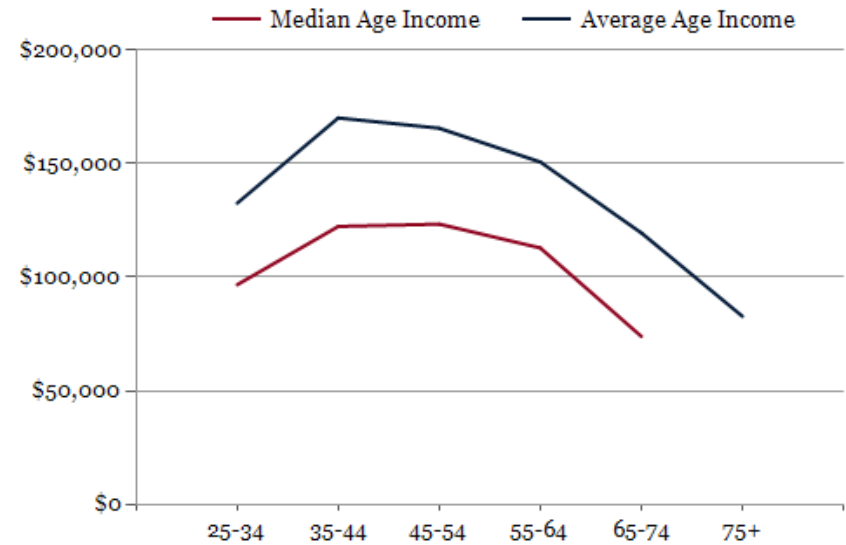
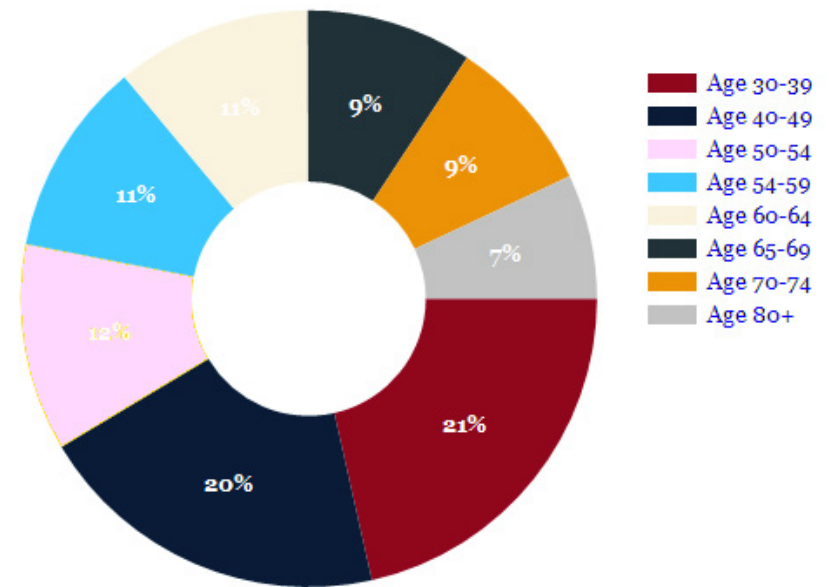


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	983	10,398	31,272
2026 Population Age 35-39	1,005	10,464	31,901
2026 Population Age 40-44	940	10,465	30,560
2026 Population Age 45-49	904	10,655	29,961
2026 Population Age 50-54	1,077	11,673	33,390
2026 Population Age 55-59	1,010	11,772	33,046
2026 Population Age 60-64	1,016	11,364	32,881
2026 Population Age 65-69	862	9,546	26,544
2026 Population Age 70-74	811	8,530	23,728
2026 Population Age 75-79	646	7,455	19,703
2026 Population Age 80-84	474	6,058	15,206
2026 Population Age 85+	586	6,541	16,145
2026 Population Age 18+	12,088	142,147	397,851
2026 Median Age	46	45	44
2031 Median Age	46	45	45

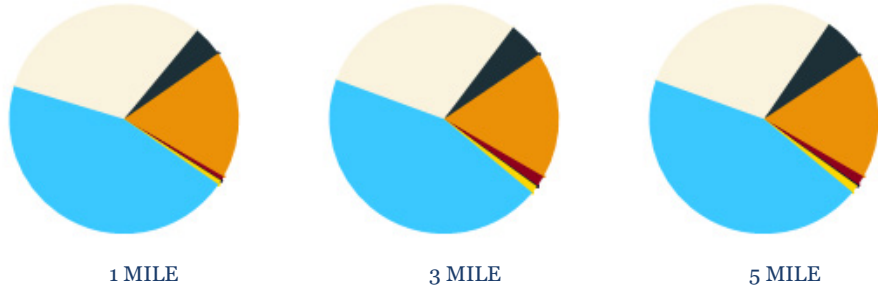
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,646	\$95,175	\$88,251
Average Household Income 25-34	\$132,584	\$138,666	\$127,431
Median Household Income 35-44	\$122,359	\$118,122	\$104,087
Average Household Income 35-44	\$170,134	\$171,939	\$154,555
Median Household Income 45-54	\$123,361	\$126,413	\$109,632
Average Household Income 45-54	\$165,604	\$184,837	\$165,569
Median Household Income 55-64	\$112,857	\$111,126	\$97,359
Average Household Income 55-64	\$150,719	\$163,137	\$148,487
Median Household Income 65-74	\$73,882	\$77,473	\$68,109
Average Household Income 65-74	\$119,489	\$124,996	\$117,869
Average Household Income 75+	\$82,744	\$88,999	\$84,997

Population By Age



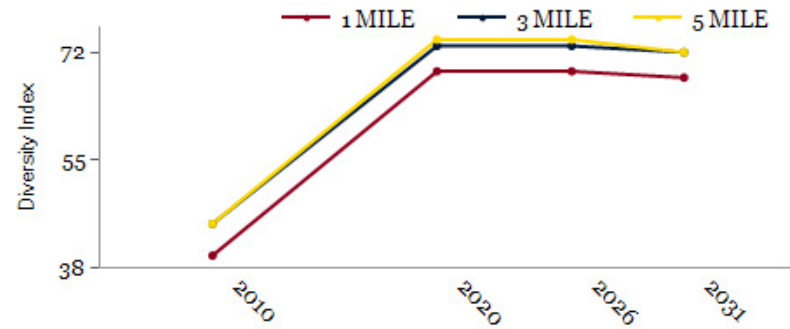
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	72	72
Diversity Index (current year)	69	73	74
Diversity Index (2020)	69	73	74
Diversity Index (2010)	40	45	45

POPULATION BY RACE



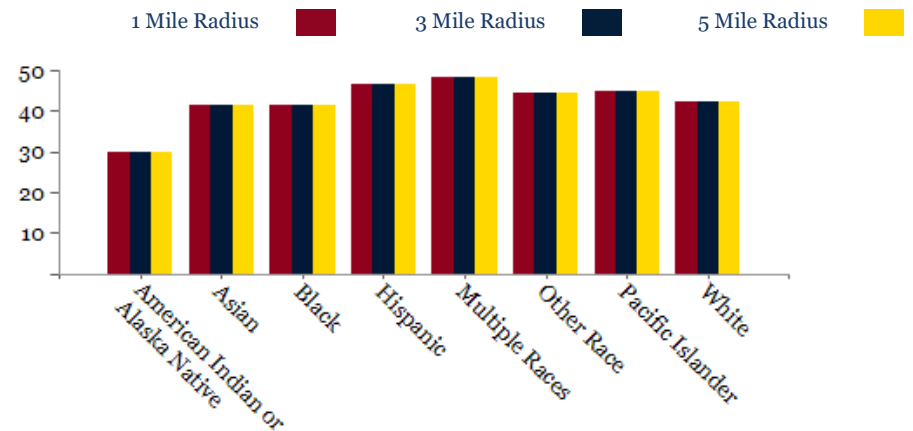
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	45%	45%	44%
Multiracial	31%	30%	29%
Other Race	4%	5%	6%
White	18%	18%	18%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	38	38
Median Asian Age	41	33	34
Median Black Age	41	25	30
Median Hispanic Age	47	46	45
Median Multiple Races Age	48	48	47
Median Other Race Age	44	38	39
Median Pacific Islander Age	45	24	32
Median White Age	42	42	42

2026 MEDIAN AGE BY RACE



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Manny Chamizo III

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Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 41 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

High Visibility Retail Bird Rd Corridor



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“Connect with the well connected.”

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Exclusively Marketed by:



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