

FOR LEASE
MIAMI LAKES BUILDING
7850 NW 146TH STREET | MIAMI LAKES | FL 33016

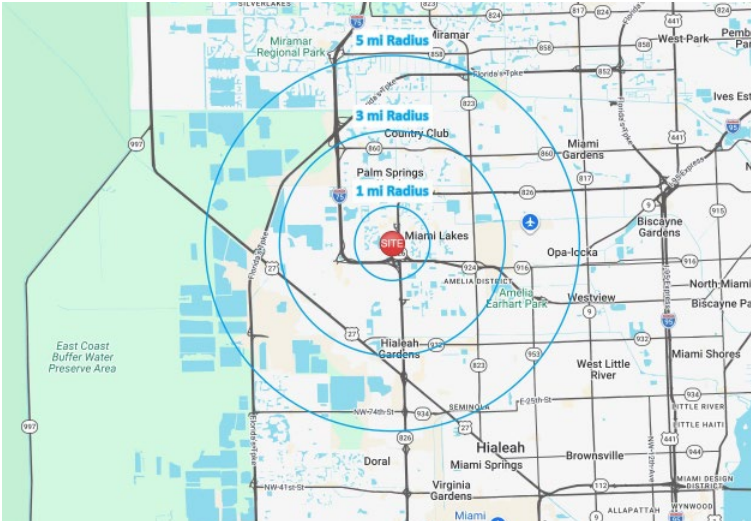


PROPERTY HIGHLIGHTS

- Gator Investments Corporate Headquarters
- GLA of +/- 36,620 SF
- Located just west of the Palmetto Expressway
- Intersection: NW 146th Street & NW 78th Avenue
- Miami-Dade County
- Traffic Count: 58,000 AADT

LEASING INFO: 877.459.9605
Leasing@GatorInvestments.com

www.GatorInvestments.com
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



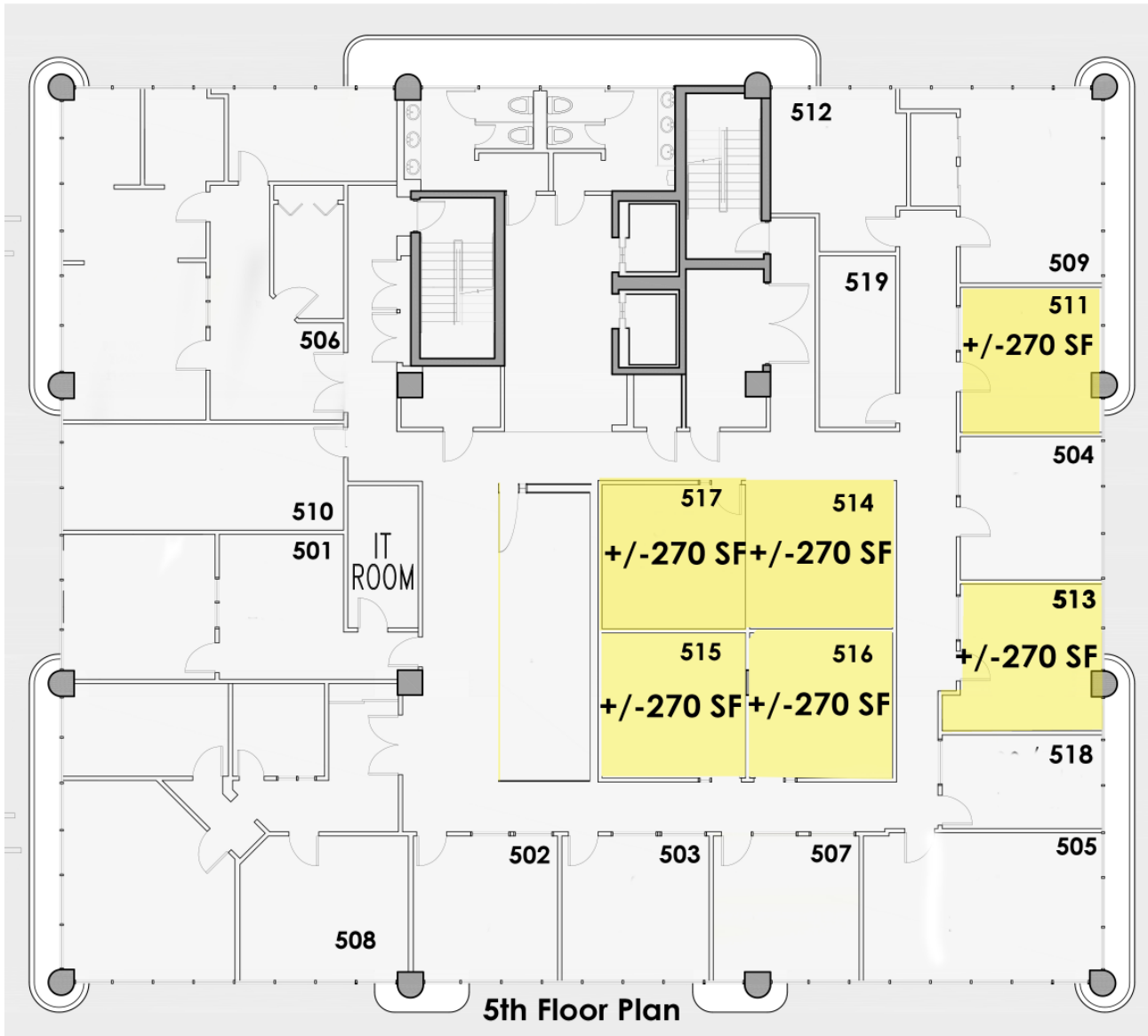
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DEMOGRAPHICS

2025 ESTIMATES

TRADE AREA	1 MILE	3 MILE	5 MILE
	11,270	218,275	401,135
	\$135,764	\$99,575	\$96,113
AGE	44	42	42



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James A. Goldsmith, Lic. Real Estate Broker