



19400 NW 27th AVENUE

Miami Gardens, Florida 33056



PROPERTY FOR LEASE

- Located in a rapidly growing market with frontage on one of Dade's main corridors
- Walking distance to Sun Life Stadium
- Across the street from Walmart Supercenter
- Approximately 2,050 square feet of retail space available
- Approximately 59,510 cars pass the site daily

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	177,617	485,041
Median age	35.0	36.4
Estimated average household income	\$57,573	\$58,009
Estimated median household income	\$47,985	\$46,402

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

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LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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