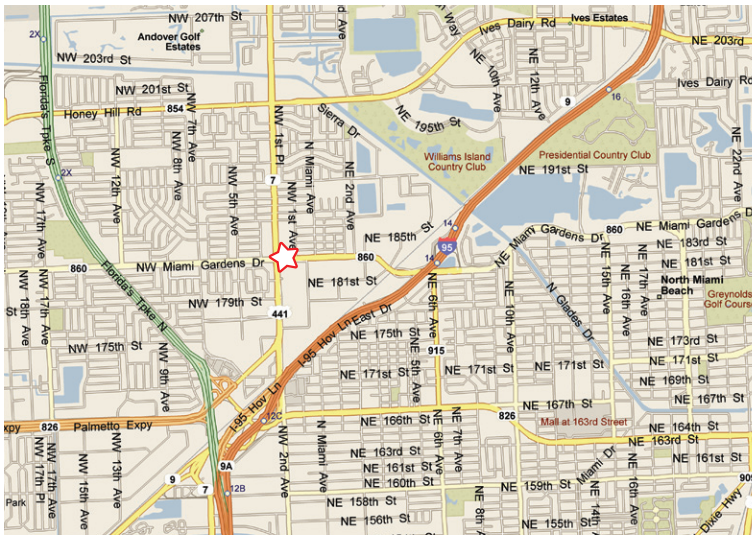


MIAMI GARDENS SQUARE

180 MIAMI GARDENS DR. (NW 183RD ST.) | MIAMI GARDENS, FL 33169

1,100 SQ. FT. RETAIL SPACE AVAILABLE



- PRIME LOCATION ON SE CORNER OF MIAMI GARDENS DRIVE (NW 183RD ST.) AND US 441
- RECENTLY COMPLETED RENOVATIONS WITH NEW PAINT, AWNINGS, AND OVERHEAD SIGNAGE
- TRAFFIC COUNTS OF 66,500 C.P.D. ON US 441 AND 44,500 C.P.D. ON NW 183RD ST.
- GREAT STREET VISIBILITY
- JOIN HAPPY FLOORS AND ESTRELLA INSURANCE
- EASY ACCESS TO I-95 AND THE FLORIDA TURNPIKE



MORNING CALM
ADVISORS

FOR MORE INFORMATION

JOSE E. FLEFIL | ASSOCIATE

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MIAMI GARDENS SQUARE



SUITE	TENANT	Size (SF)
101	LAW OFFICES OF JASON A. DIAMOND	723
102	HAPPY FLOORS	82,000
103	PHARMACY	1,584
105 - 107	FAT BUDDAH TATTOO	3,800
109	TATTOO SUPPLY	1,454
111	SHOE & CLOTHING STORE	1,666
113	TRAFFIC SCHOOL	1,818
115	ESTRELLA INSURANCE	1,103
117	FASHION APPAREL	1,152
119	AVAILABLE	1,100
121	LATIN RESTAURANT	1,780

SUITE	TENANT	Size (SF)
123	HAIR SALON	1,728
125	BARBER SHOP	1,748
127	HAPPY FLOORS	1,165

DEMOGRAPHICS

MILES	1 MI	3 MI	5 MI
POPULATION	21,857	190,945	513,203
HOUSEHOLDS	6,831	61,687	173,931
AVG HH INCOME	\$51,450	\$50,566	\$52,733
BUSINESSES	2,469	18,311	57,978
EMPLOYEES	13,420	70,986	208,722



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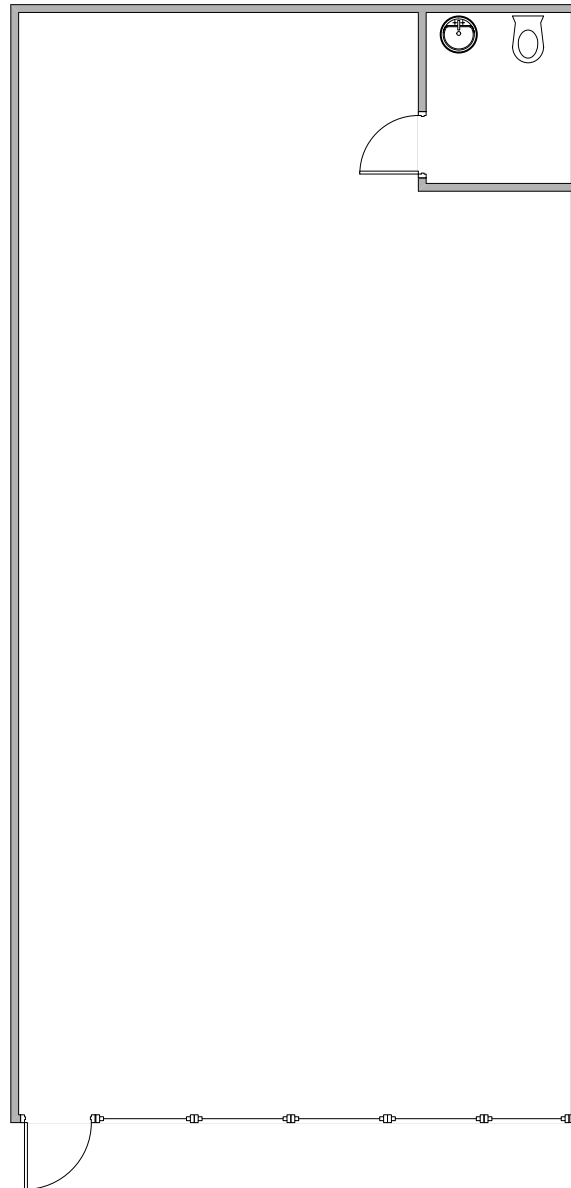
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MIAMI GARDENS SQUARE

SUITE 119 | 1,100 SQ.FT.



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