

THE AEROMART BUILDING

5201 NW 74TH AVE
MIAMI, FL 33166



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

5201 NW 74th Ave, Miami, FL 33166



PROPERTY DESCRIPTION

Lee & Associates Miami presents 5000 - 10,000 SF of office space for lease in the desirable Miami Airport West Submarket. The space encompasses the entire second floor of The Aeromart Building offices located in Doral with 225 feet of frontage and signage exposure on NW 74th Ave. The property features a central lobby stairwell and elevator access, and men and women's restrooms on each floor. Improvements to open up the space for a qualified single tenant will be considered.

PROPERTY HIGHLIGHTS

- 10,000 SF Office Space in Airport West Submarket
- Min. Divisible 5000 SF
- Signage Options Available with 225' Frontage on NW 74th Ave
- Second Floor with Lobby Stairwell and Elevator Access
- 2nd Floor Restrooms
- Tenant Improvements Available

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$10.75 SF/yr (Gross) |
| Available SF: | 5,000 - 10,000 SF |
| Lot Size: | 2.21 Acres |
| Building Size: | 52,857 SF |

DEMOGRAPHICS

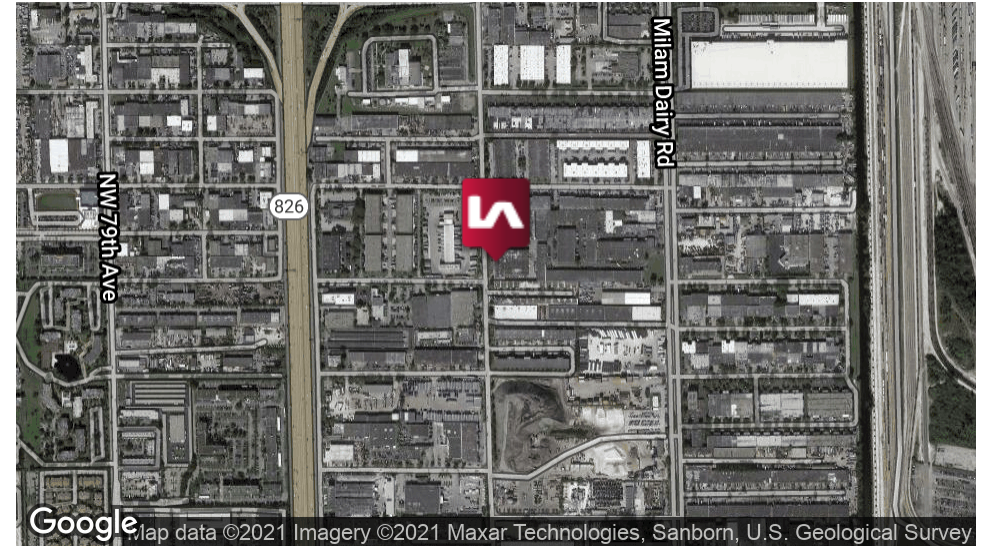
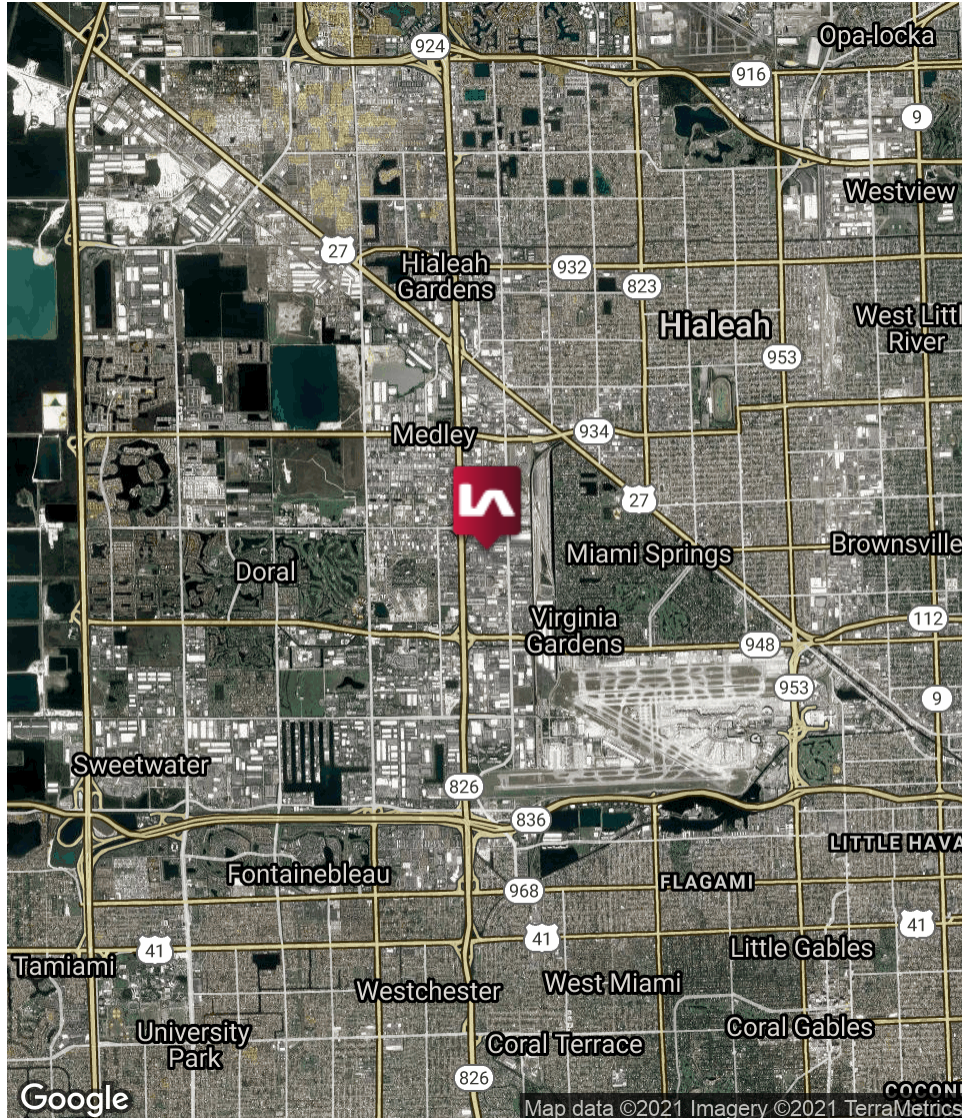
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,318 | 34,291 | 151,712 |
| Total Population | 4,161 | 98,097 | 450,357 |
| Average HH Income | \$62,396 | \$48,302 | \$50,650 |

PROPERTY PHOTOS



LOCATION OVERVIEW

5201 NW 74th Ave, Miami, FL 33166



LOCATION OVERVIEW

Located in the Airport West Industrial Submarket, less than 1 mile from access to Miami's Palmetto Expressway SR-826, 3.5 miles from SR-836 Dolphin Expressway, 3.5 miles from Miami International Airport Cargo, and only 15 miles from the Port of Miami.

CITY INFORMATION

| | |
|------------------|----------------------------------------------|
| City: | Miami |
| Market: | South Florida |
| Submarket: | Miami Airport West |
| Nearest Highway: | SR-826 Palmetto Expy and SR-836 Dolphin Expy |
| Nearest Airport: | Miami International Airport (3.5 miles) |

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size
7.7



Population
2,951

\$63,125

Average Household Income



Median Age
36.1

EDUCATION

22%

No High School Diploma

29%

High School Graduate

30%

Some College

19%

Bachelor's/Grad/Prof Degree

Drive time of 5 minutes



EMPLOYMENT TRENDS

25%

White Collar

50%

Blue Collar

25%

Services

Unemployment Rate

8.0%

COMMUTING TRENDS

2%

Took Public Transportation

7%

Carpooled

Walked

1%

Bicycled

0%

NEARBY AMENITIES

88

Number of Restaurants



614

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

15,213

Daytime Population: Workers

14,720

Daytime Population: Residents

493

BUSINESS



3,434

Total Businesses



23,367

Total Employees



6,813,950

Total Sales

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size

2.9



Population

112,506

\$59,759

Average Household Income



Median Age

43.0

EDUCATION

26%

No High School Diploma

27%

High School Graduate

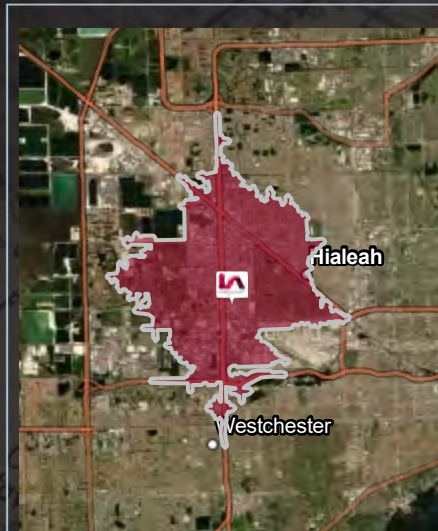
22%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

32%

White Collar

54%

Blue Collar

14% Services

Unemployment Rate

5.6%

COMMUTING TRENDS

3% Took Public Transportation

10% Carpooled

2% Walked

0% Bicycled

NEARBY AMENITIES

742

Number of Restaurants



3,968

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

194,798

Daytime Population: Workers

131,963

Daytime Population: Residents

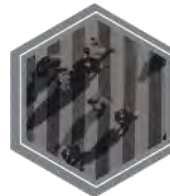
62,835

BUSINESS



21,424

Total Businesses



161,601

Total Employees



36,934,986

Total Sales

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size
3.0



Population
542,890

\$62,674

Average Household Income



Median Age
42.6

EDUCATION

24%

No High School Diploma

30%

High School Graduate

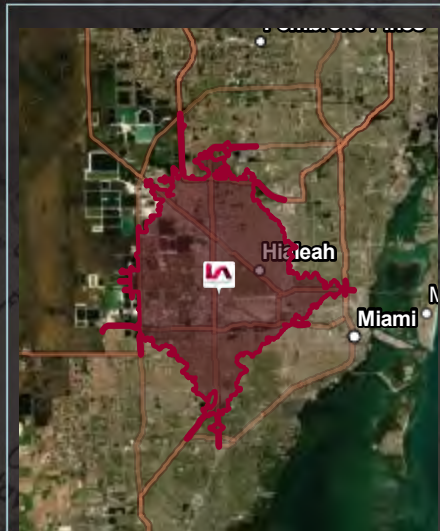
22%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

14%
Services

29%

White Collar

57%
Blue Collar

Unemployment Rate

5.1%

COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES

1,857

Number of Restaurants



9,341

Retail Businesses



DAYTIME POPULATION

Total Daytime Population
625,061

Daytime Population: Workers
327,682

Daytime Population: Residents
297,379

BUSINESS



48,547

Total Businesses



361,844

Total Employees



85,105,089

Total Sales