

# OFFICE FLEX SPACE

4615 NW 72ND  
MIAMI, FL 33166



FOR LEASE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

4615 NW 72nd Ave, Miami, FL 33166



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	81,336 SF
Available SF:	800 SF
Lot Size:	3.54 Acres
Year Built:	1970
Zoning:	IU-2
Market:	Medley
Submarket:	South Florida

## PROPERTY OVERVIEW

Lee & Associates South Florida presents available office space for lease in the desirable Miami Airport West Submarket. Located off Milam Dairy Road, the building enjoys excellent visibility and traffic count of over 32,500 vehicles a day. The property offers great accessibility located between Palmetto Expressway - 826 and East Okeechobee Road.

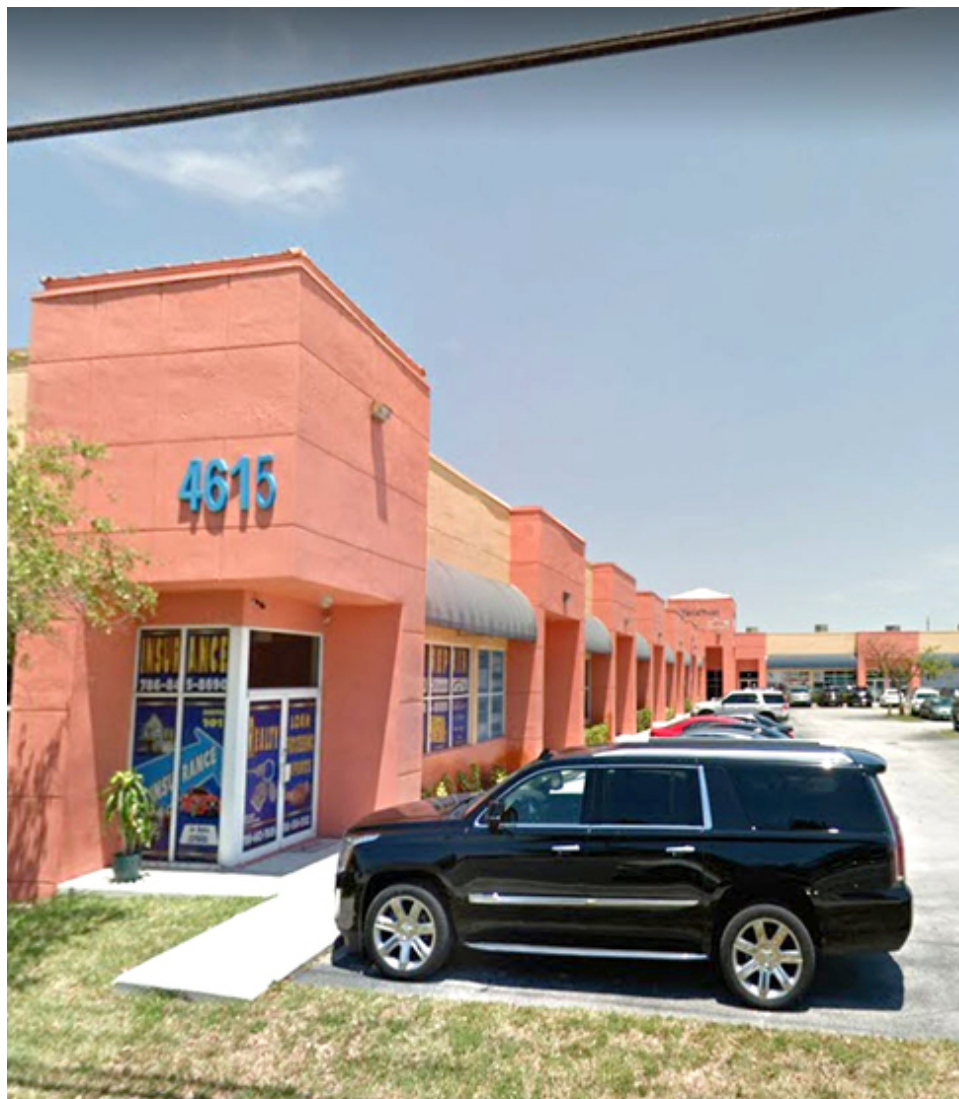
## PROPERTY HIGHLIGHTS

- 800 SF Renovated Office Space Available
- Porcelain Floors
- Traffic Count 32,500 AADT on Milam Dairy Road
- Located in the Medley Neighborhood Proximate to Miami International Airport
- Signage Options Available



# PROPERTY PHOTOS

4615 NW 72nd Ave, Miami, FL 33166



# SUITE 118

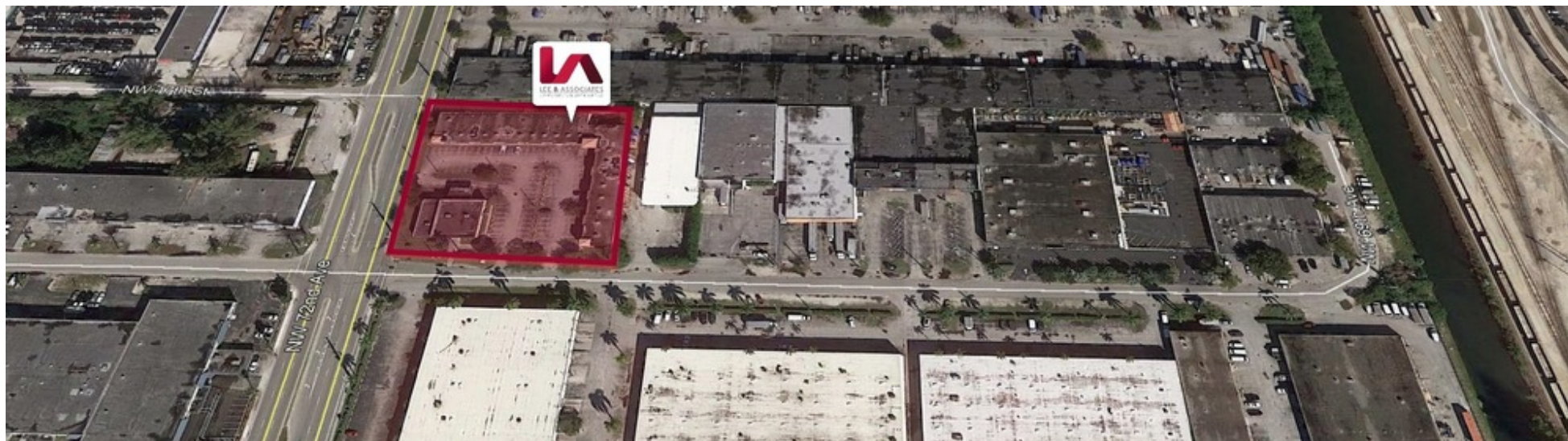
4615 NW 72nd Ave, Miami, FL 33166





# LEASE SPACES

4615 NW 72nd Ave, Miami, FL 33166



## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	800 SF	Lease Rate:	Negotiable

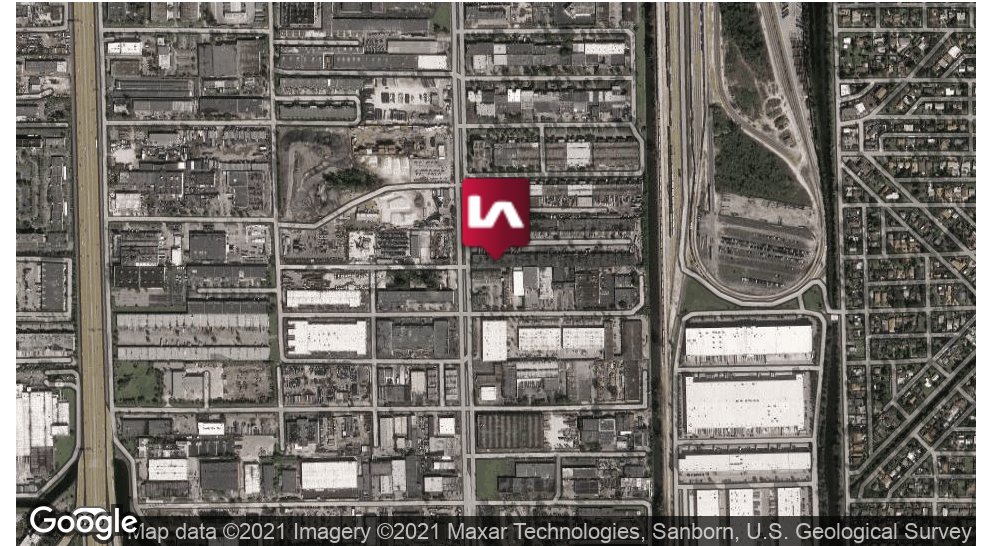
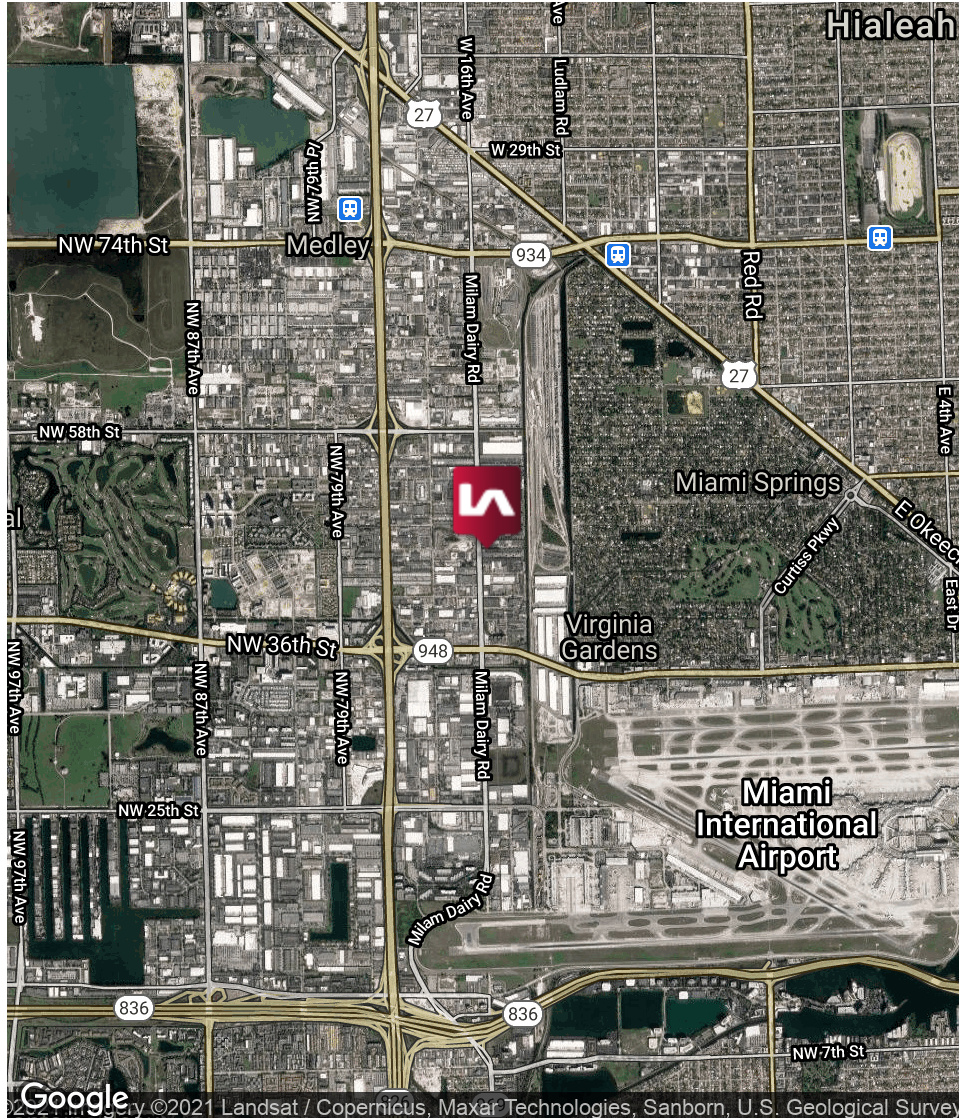
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4615 NW 72 Ave, Suite 118	Available	800 SF	Gross	Negotiable



# LOCATION OVERVIEW

4615 NW 72nd Ave, Miami, FL 33166



## LOCATION OVERVIEW

The Milam Industrial Center is located on Milam Dairy Road - NW 72nd Ave and NW 46th Street, 3 miles away from Miami International Airport. Centrally located east of Milam Road, a primary six-lane, divided arterial connecting to the Palmetto Expressway (826).

## CITY INFORMATION

City:	Miami
Market:	Medley
Submarket:	South Florida
Nearest Highway:	Palmetto Expressway
Nearest Airport:	Miami International Airport

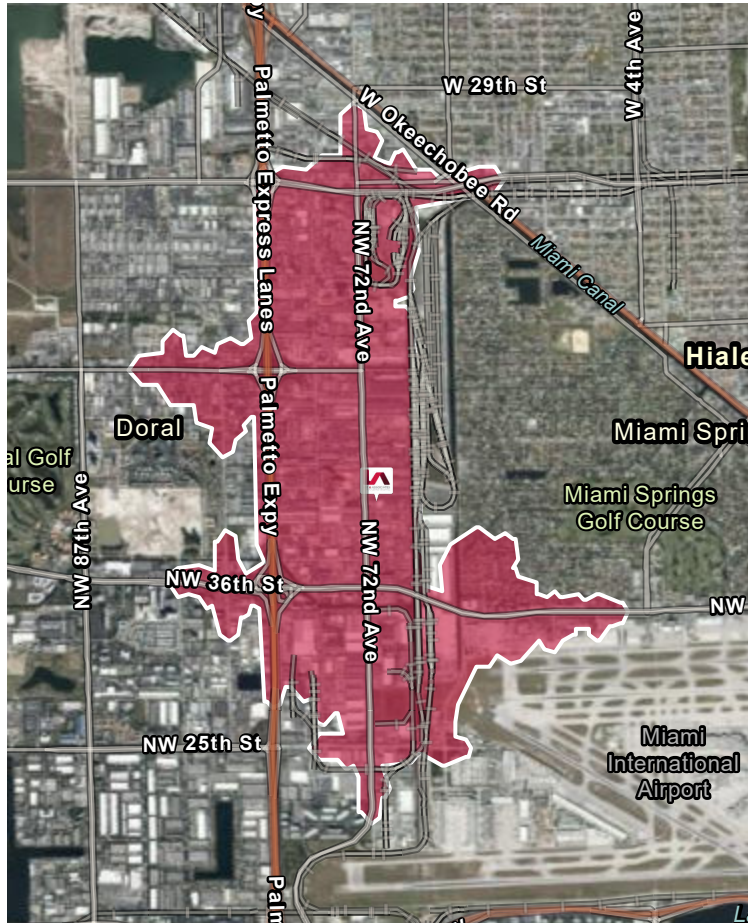


# DEMOGRAPHIC PROFILE

4615 NW 72nd Ave, Miami, FL 33166



Drive time of 5 minutes



## KEY FACTS

4,296

Population

37.2

Median Age

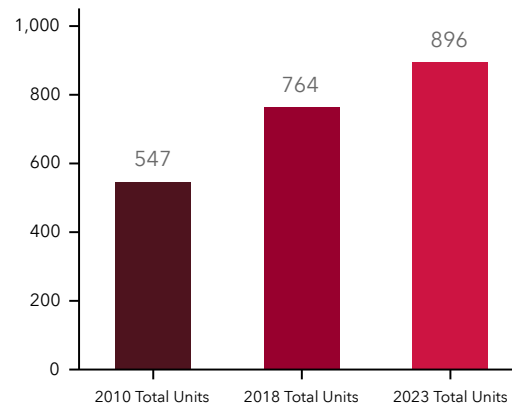


Average  
Household Size

85,538

Average  
Household Income

## HOUSING UNITS



## BUSINESS



4,329

Total  
Businesses



26,781

Total  
Employees



\$8,512,547

Total Sales  
(\$000)

## DAYTIME POPULATION



18,813

Total Daytime  
Population



17,777

Daytime Population:  
Workers



1,036

Daytime Population:  
Residents

## EMPLOYMENT



55%

White Collar



23%

Blue Collar



22%

Services

8.5%

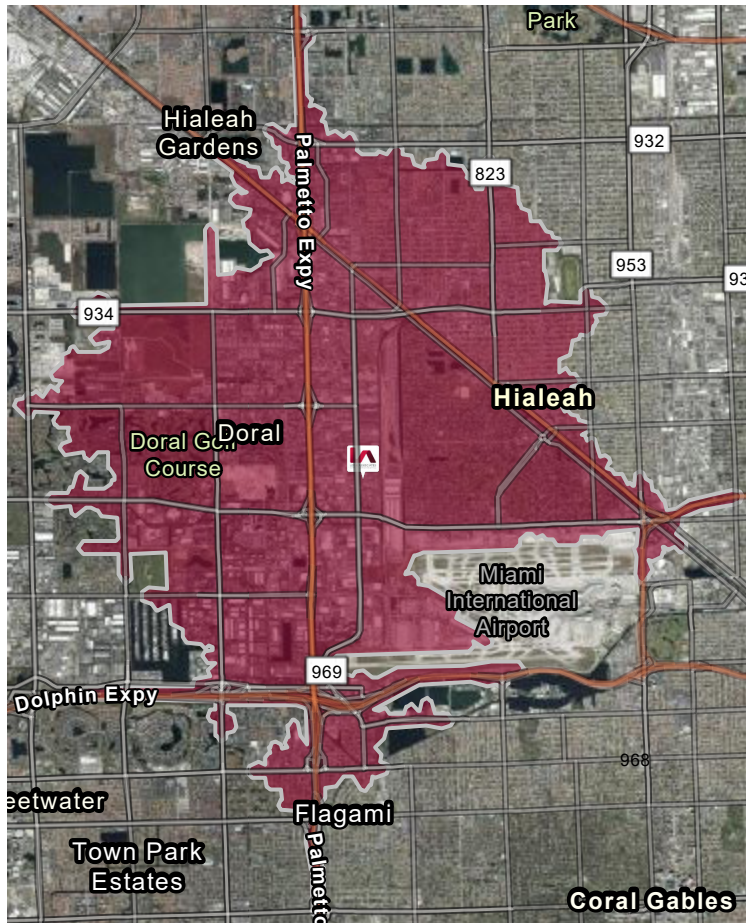
Unemployment  
Rate

# DEMOGRAPHIC PROFILE

4615 NW 72nd Ave, Miami, FL 33166



Drive time of 10 minutes



## KEY FACTS

119,328

Population

43.0

Median Age

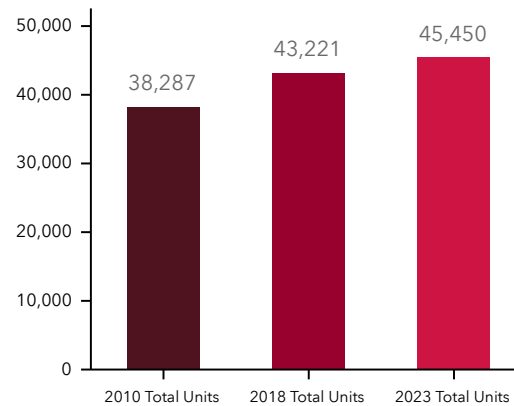


Average  
Household Size

61,380

Average  
Household Income

## HOUSING UNITS



## BUSINESS



21,650

Total  
Businesses



157,607

Total  
Employees



\$39,047,941

Total Sales  
(\$000)

## DAYTIME POPULATION



193,897

Total Daytime  
Population



128,357

Daytime Population:  
Workers



65,540

Daytime Population:  
Residents

## EMPLOYMENT



51%

White Collar



32%

Blue Collar



17%

Services

7.3%

Unemployment  
Rate

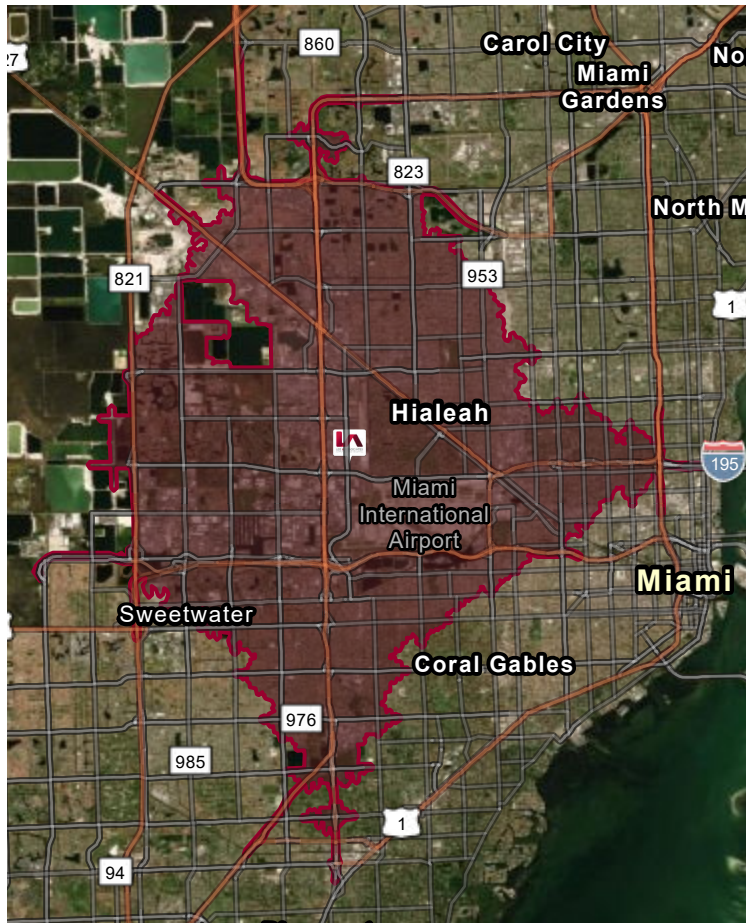


# DEMOGRAPHIC PROFILE

4615 NW 72nd Ave, Miami, FL 33166



Drive time of 15 minutes



## KEY FACTS

585,116

Population

42.2

Median Age

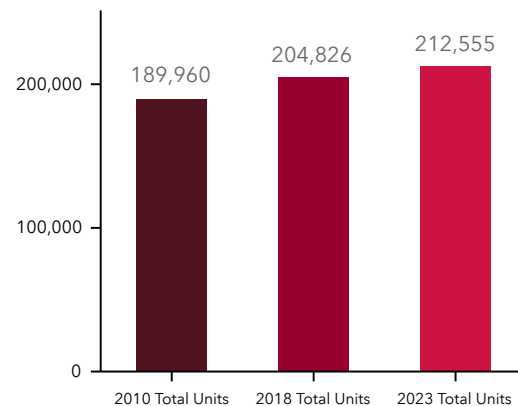


Average  
Household Size

62,518

Average  
Household Income

## HOUSING UNITS



## BUSINESS



49,984

Total  
Businesses



355,255

Total  
Employees



\$86,911,369

Total Sales  
(\$000)

## DAYTIME POPULATION



651,240

Total Daytime  
Population



335,382

Daytime Population:  
Workers



315,858

Daytime Population:  
Residents

## EMPLOYMENT



55%

White Collar



28%

Blue Collar



17%

Services

7.1%

Unemployment  
Rate