

THE AEROMART BUILDING

5201 NW 74TH AVE
MIAMI, FL 33166



FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

THE AEROMART BUILDING

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

OFFERING SUMMARY

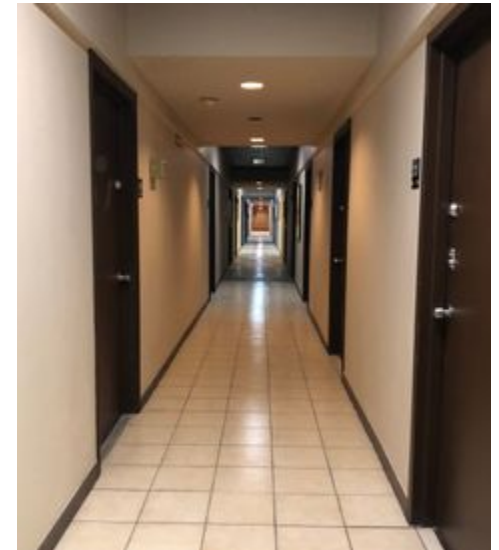
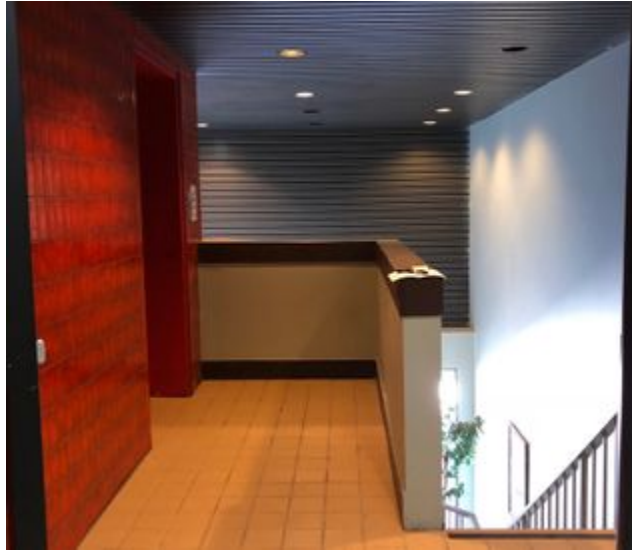
Lease Rate:	\$10.75 SF/yr (Gross)
Available SF:	5,000 - 10,000 SF
Lot Size:	2.21 Acres
Building Size:	52,857 SF

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

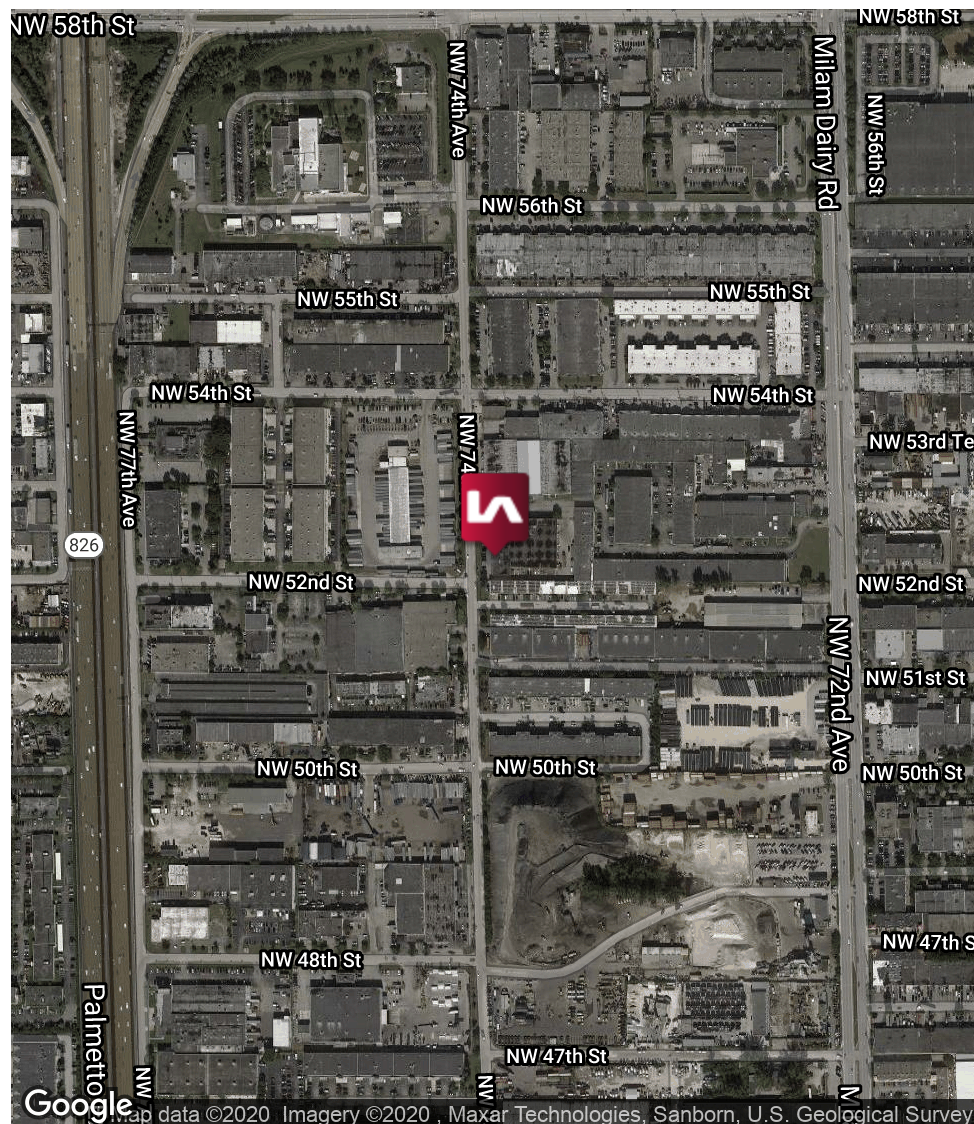
ADDITIONAL PHOTOS



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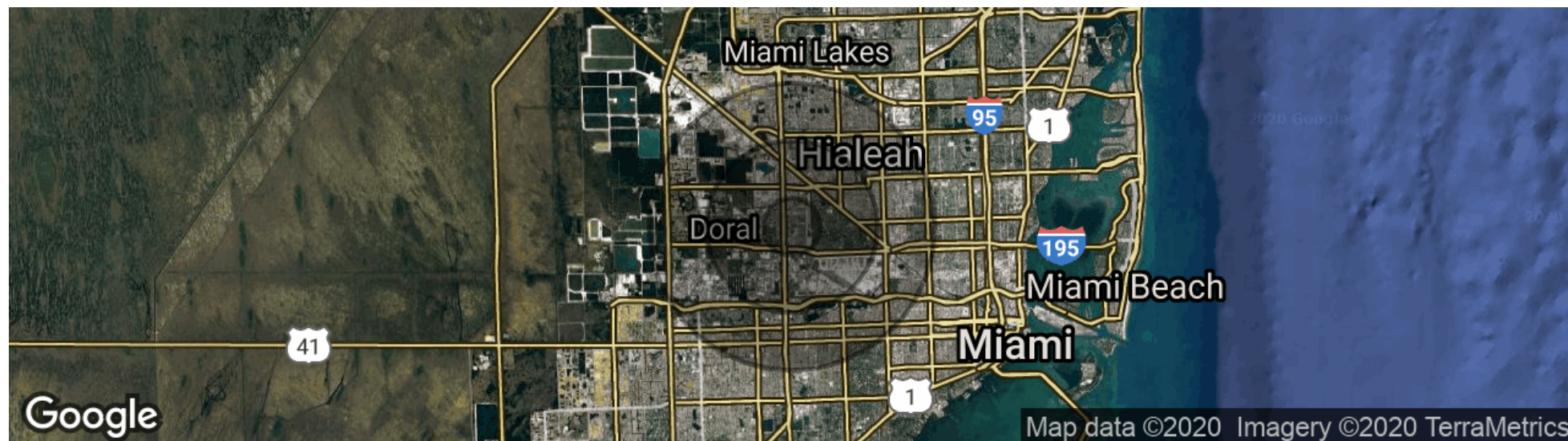
LOCATION MAPS



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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,161	98,097	450,357
Median age	39.9	42.2	41.3
Median age (Male)	38.0	41.1	39.5
Median age (Female)	41.0	43.1	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,318	34,291	151,712
# of persons per HH	3.2	2.9	3.0
Average HH income	\$62,396	\$48,302	\$50,650
Average house value	\$259,239	\$277,507	\$280,013

** Demographic data derived from 2010 US Census*