



Island Associates Real Estate Inc.

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# Gas/Convenience store available for Ground Lease in Dolphin Plaza

17237 Northwest 27<sup>th</sup> Ave. Miami Gardens, FL



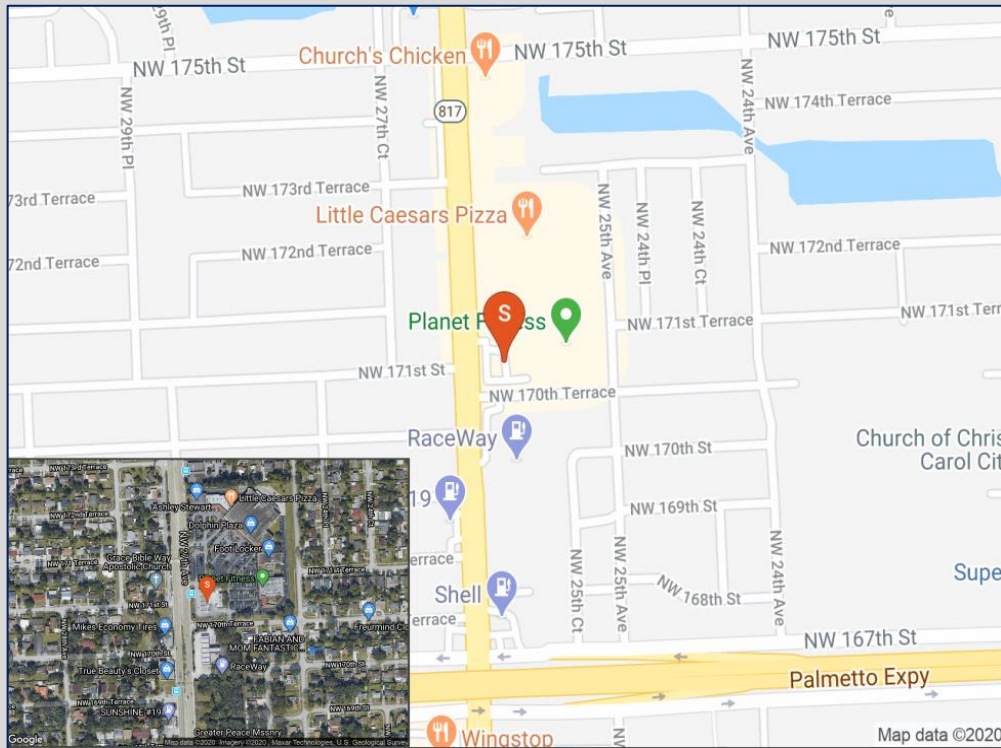
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## Property Information

**2,000 SF Convenience Store on +/- 1 Acre**  
**\*6 fuel dispensers/12 pumps & Car Wash**  
**Ground Lease \$175,000 NNN**



- ❖ Tremendous Miami-Dade, Signalized Hard Corner Location
  - ❖ Four points of ingress/egress.
  - ❖ Adjacent to the Palmetto Expressway/SR-826
    - ❖ 51,500 Average Daily Traffic Count
    - ❖ Over 542,000 People in a Five Mile Radius
- ❖ Under 2 Miles to the Golden Glades Interchange (Confluence of Five Major Roads)
  - ❖ Under 2 Miles to Hard Rock Stadium, Home to Miami Dolphins and Miami Hurricanes
- ❖ Excellent Co-Tenancy: Winn Dixie, Planet Fitness, Foot Locker, Rainbow Shops, Ashley Stewart, Little Caesars Pizza & More!

# Additional Information



Demographics	1 Mile	3 Mile	5 Mile
Total Population	19,278	156,244	526,061
Average HH Income	\$56,479	\$55,041	\$57,950



All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.