



Island Associates Real Estate Inc.

We create value

## Retail Space Available in Dolphin Plaza

17237 Northwest 27<sup>th</sup> Ave.

Miami Gardens, FL



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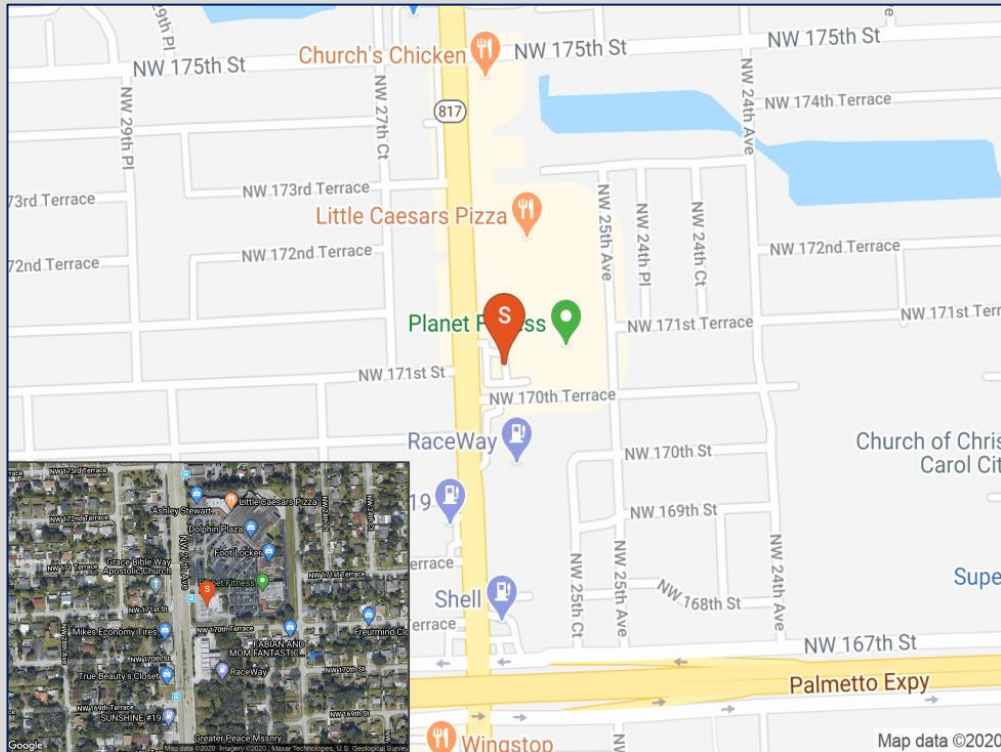


**Robert Monahan**  
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**~1,500 SF End-Cap Retail Space Available & 8,000 SF In-Line**

**Price: \$23.00 SF / NNN**

**NNN: \$7.58 SF**



- ❖ Tremendous Miami-Dade, Hard Corner Location
- ❖ Four points of ingress/egress. - Adjacent to the Palmetto Expressway/SR-826
  - ❖ 51,500 Annual 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; Planet Fitness, Ashley Stewart, Winn Dixie, Marathon Gas, Little Caesars Pizza & More!

*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.*



## Additional Information

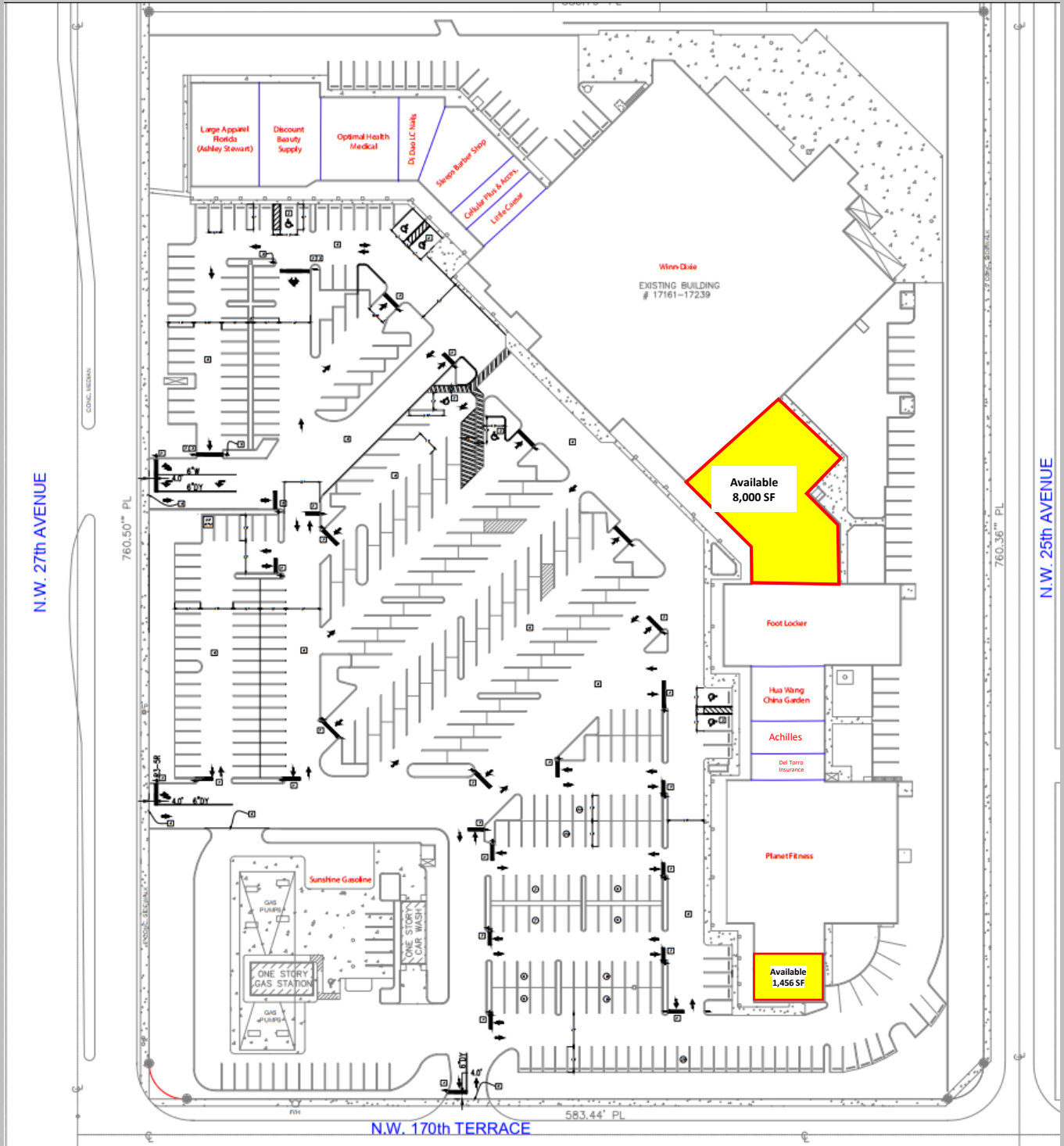


Demographics	3 Mile	5 Mile	10 Mile
Total Population	19,278	156,244	526,061
Average HH Income	\$56,479	\$55,041	\$57,950



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# Site Overview



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