



Island Associates Real Estate Inc.

We create value

Retail Space Available in Dolphin Plaza

17237 Northwest 27th Ave.

Miami Gardens, FL



Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com

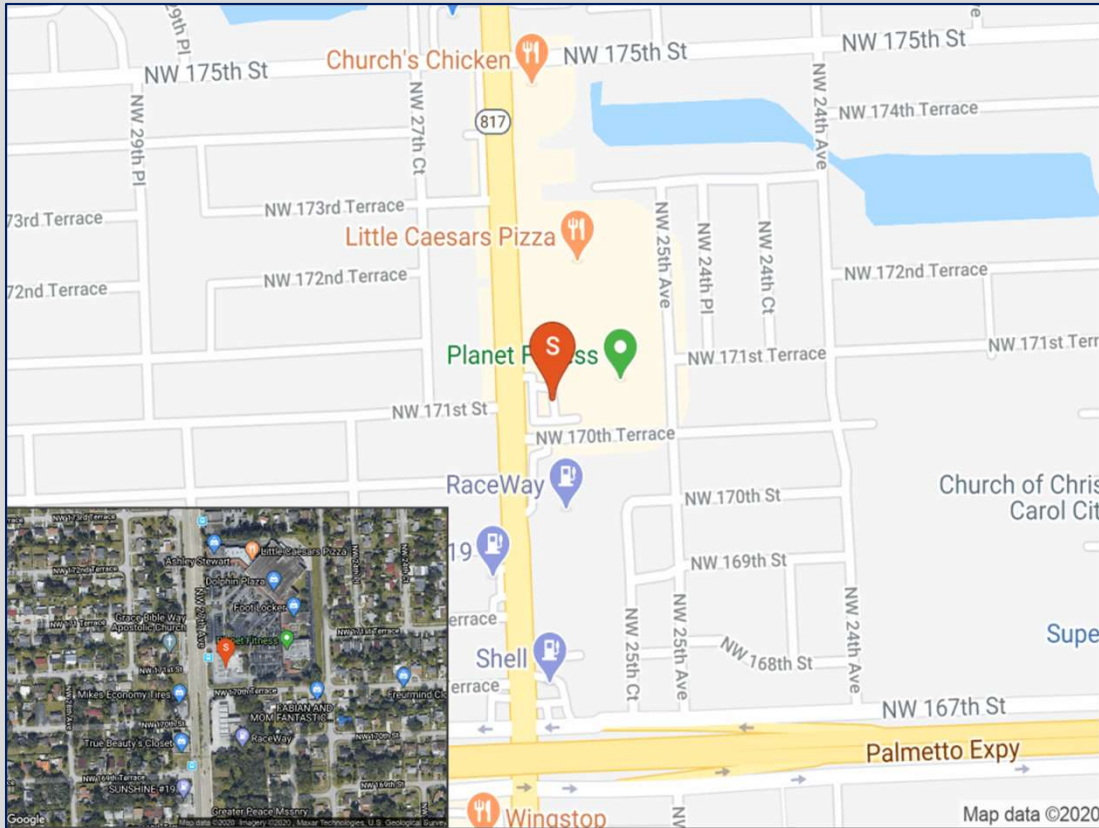


Robert Monahan
Robert@IslandAssociates.com

**~1,500 SF End-Cap Retail Space Available &
Up to 15,500 SF In-Line (8,000 SF & 7,500 SF)**

Price: \$21.00 SF / NNN

NNN: \$7.58 SF



- ❖ Tremendous Miami-Dade, Hard Corner Location
- ❖ Four points of ingress/egress. - Adjacent to the Palmetto Expressway/SR-826
 - ❖ 53,176 Annual Average Daily Traffic Count
 - ❖ Over ~500,000 People in a Five (5) 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

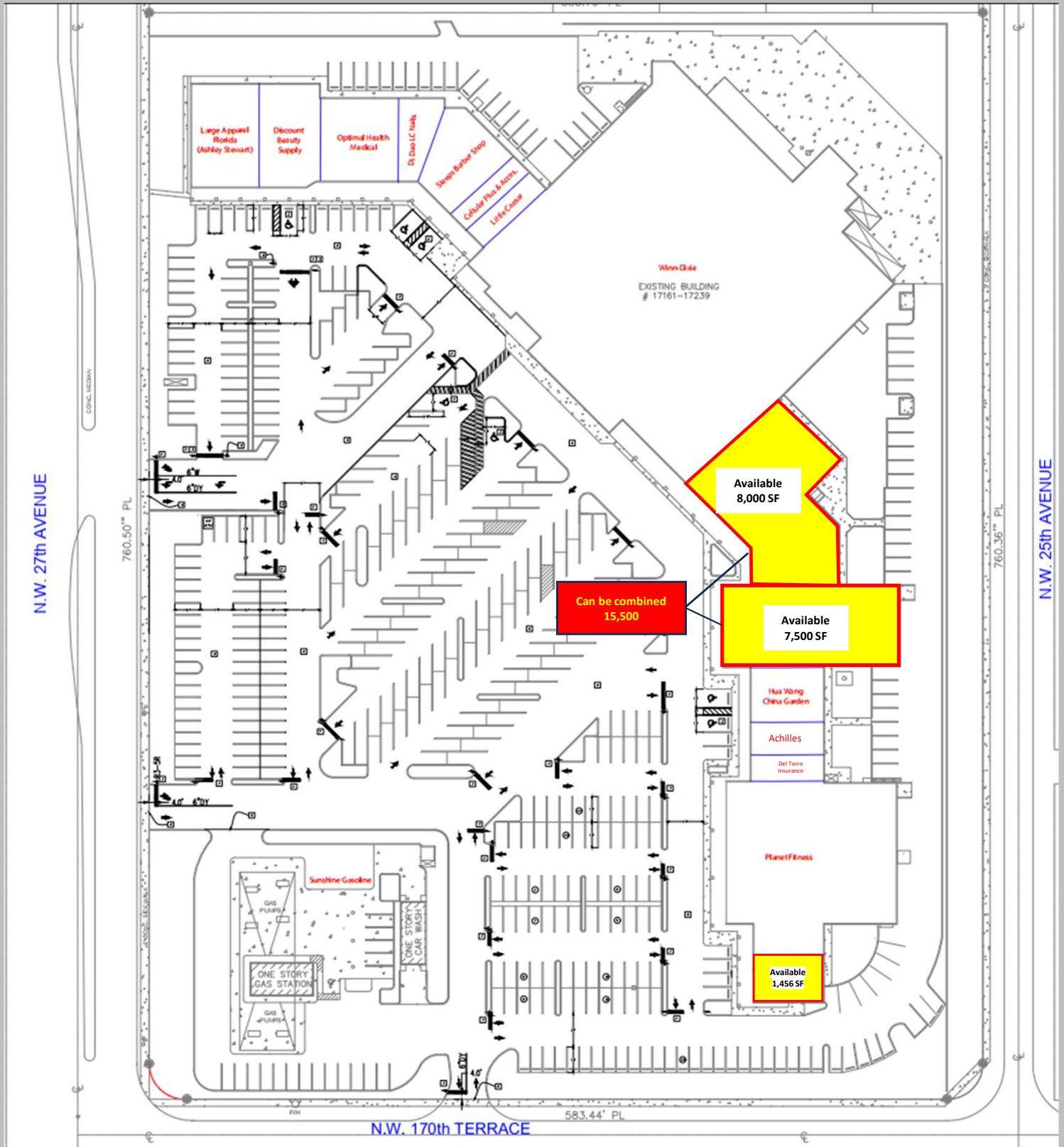


Demographics	3 Mile	5 Mile	10 Mile
Total Population	141,256	489,091	1,689,371
Average HH Income	\$62,398	\$67,326	\$79,204



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Site Overview



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