

## DORAL CORNER UNIT FOR LEASE

3201 NW 82ND AVENUE, DORAL, FL 33122

CONFIDENTIAL OFFERING MEMORANDUM



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# DORAL CORNERS UNIT FOR LEASE

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## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Lease Rate:    | N/A          |
| Available SF:  | Fully Leased |
| Year Built:    | 2000         |
| Zoning:        | IU           |
| Traffic Count: | 17,700       |

## PROPERTY OVERVIEW

Doral Corners is an industrial warehouse space located in the city of Doral. The property has frontage on NW 82nd Avenue and is on the corner of NW 33rd Street. Across from the new One Doral retail project. The property has 1 street level door with 600 Square Feet of offices on two floors. Each office has windows overlooking to the west. The property has a 20-foot clear ceiling height in the warehouse. This is a great place for wholesalers, import/export, cellular phone companies, and/or a showroom.

## LOCATION OVERVIEW

Located on the SE corner of NW 82 Avenue and NW 33rd Street. Unit faces NW 82nd Avenue.

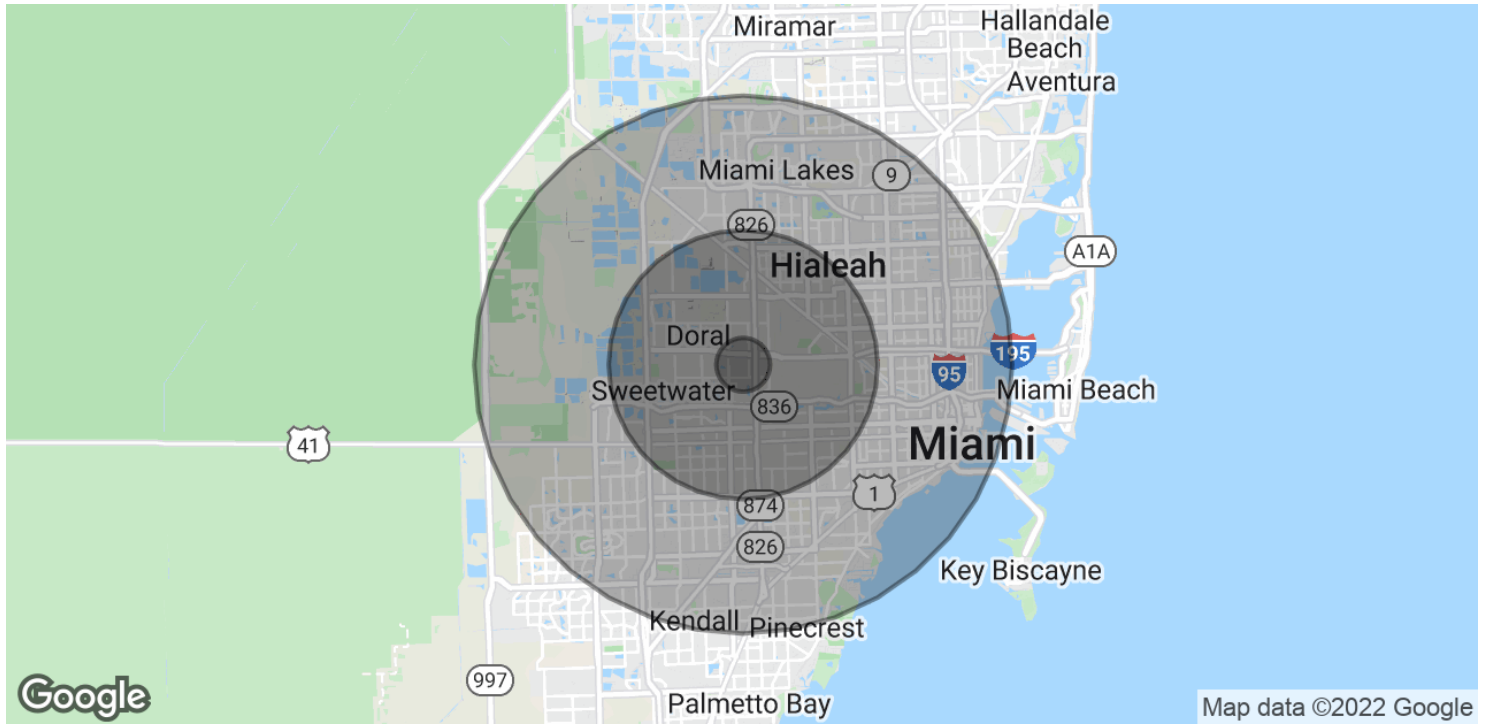
# ADDITIONAL PHOTOS

3201 NW 82ND AVENUE, DORAL, FL 33122



# DEMOGRAPHICS MAP & REPORT

3201 NW 82ND AVENUE, DORAL, FL 33122



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES  |
|----------------------|--------|---------|-----------|
| Total Population     | 2,585  | 419,432 | 1,523,006 |
| Average age          | 37.9   | 41.8    | 39.3      |
| Average age (Male)   | 37.1   | 39.8    | 37.4      |
| Average age (Female) | 38.1   | 43.5    | 41.0      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 825       | 143,643   | 516,456   |
| # of persons per HH | 3.1       | 2.9       | 2.9       |
| Average HH income   | \$76,191  | \$53,015  | \$57,394  |
| Average house value | \$335,637 | \$295,898 | \$334,461 |

\* Demographic data derived from 2010 US Census