

THE AEROMART BUILDING

5201 NW 74TH AVE
MIAMI, FL 33166



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

5201 NW 74th Ave, Miami, FL 33166



PROPERTY DESCRIPTION

Lee & Associates Miami presents Office spaces Available for lease in the desirable Miami Airport West Submarket. One Unit located on the first floor with 1,300 SF, and 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's and women's restrooms on each floor. Improvements to open up the space for a qualified single tenant will be considered.

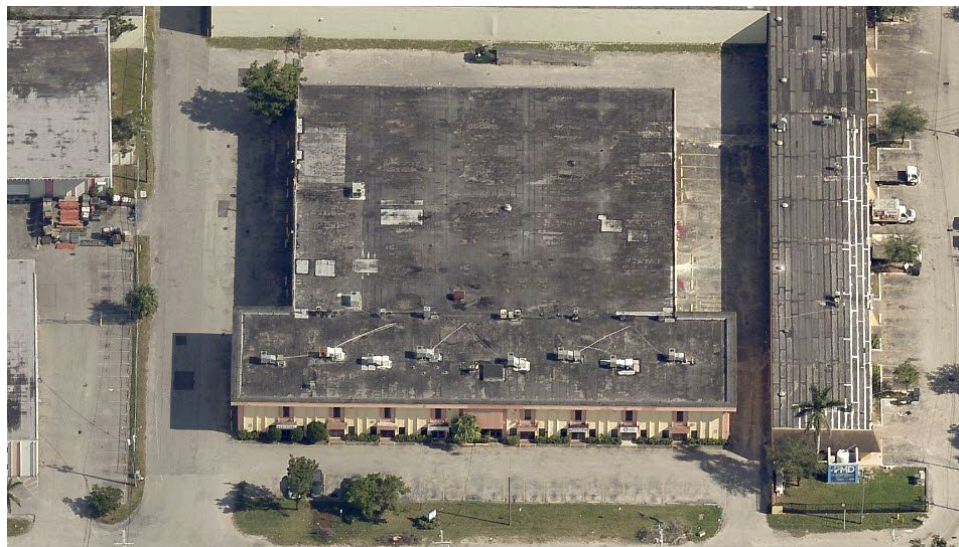
OFFERING SUMMARY

Lease Rate:	\$10.75 - 18.00 SF/yr (Gross; MG)
Available SF:	1,300 - 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

PROPERTY HIGHLIGHTS

5201 NW 74th Ave, Miami, FL 33166



LOCATION INFORMATION

Building Name	The Aeromart Building
Street Address	5201 NW 74th Ave
City, State, Zip	Miami, FL 33166
Sub-market	Miami Airport West

BUILDING INFORMATION

Building Class	C
Tenancy	Multiple
Ceiling Height	22 ft
Minimum Ceiling Height	20 ft
Number of Floors	2
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Office Space in Airport West Submarket
- Min. Divisible 5000 SF
- Signage Options Available with 225' Frontage on NW 74th Ave
- 1,300 SF Unit 5207 First Floor
- Entire Second Floor with Lobby Stairwell and Elevator Access
- 2nd Floor Restrooms
- Tenant Improvements Available

LEASE SPACES

5201 NW 74th Ave, Miami, FL 33166



LEASE INFORMATION

Lease Type:	Gross; MG
Total Space:	1,300 - 10,000 SF

Lease Term:	24 months
Lease Rate:	\$10.75 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire 2nd Floor	Available	5,000 - 10,000 SF	Gross	\$10.75 SF/yr
Unit 5207	Available	1,300 SF	Modified Gross	\$18.00 SF/yr

UNIT 5207 - FIRST FLOOR



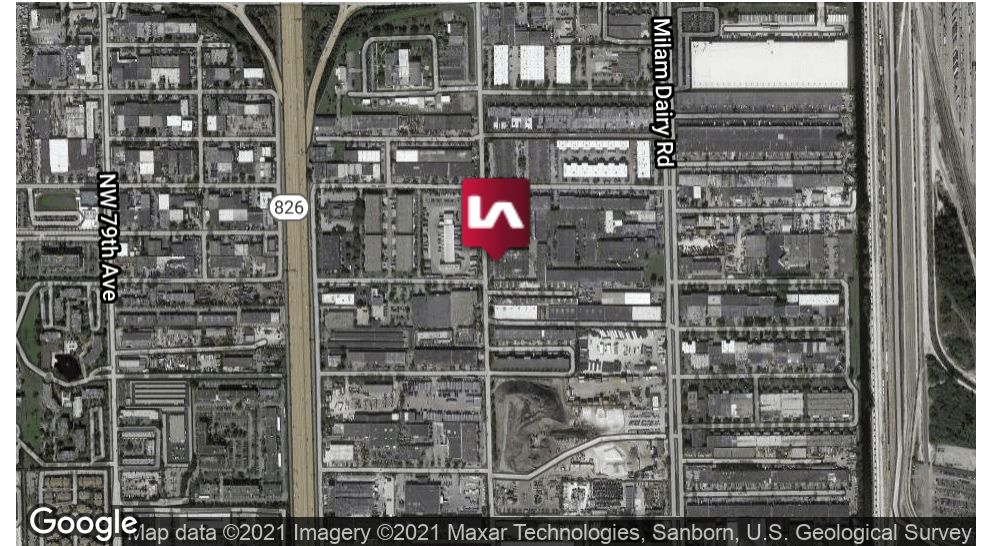
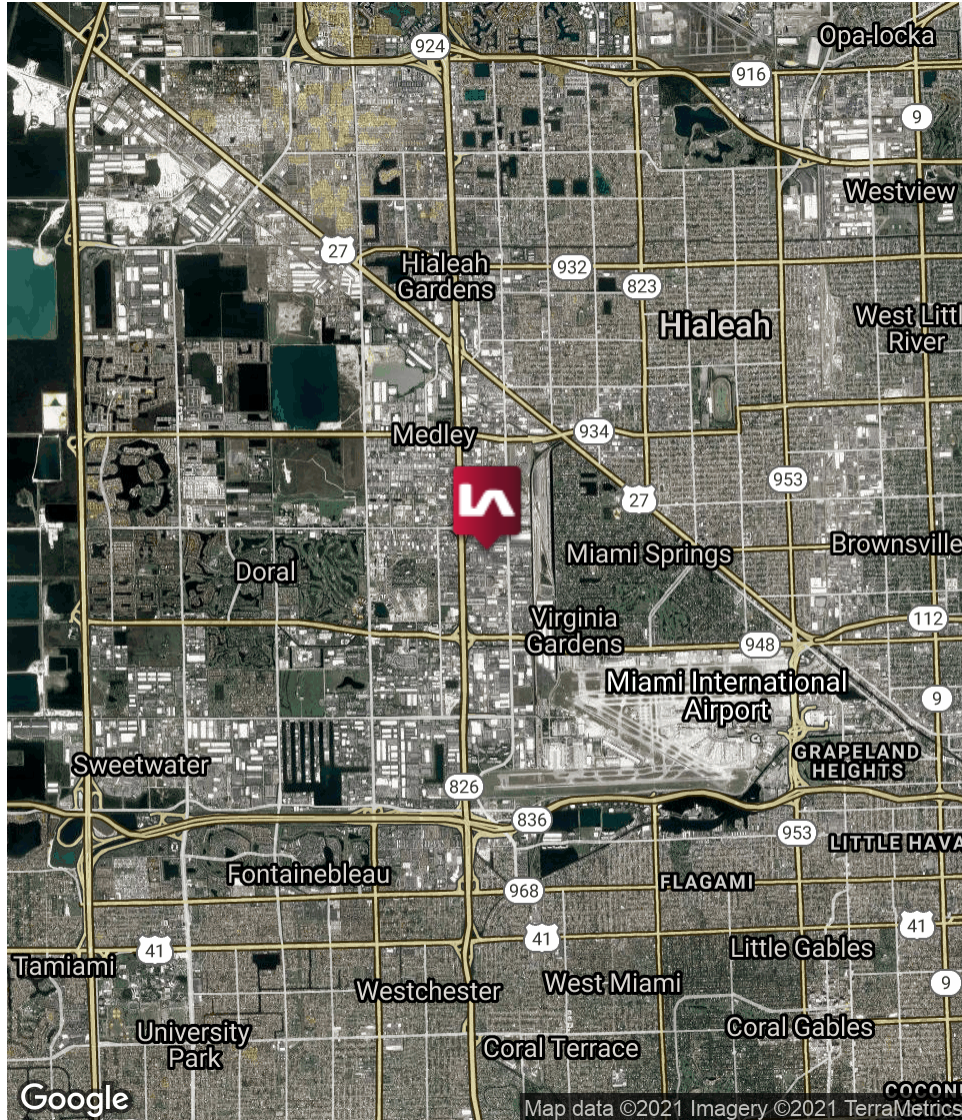
PROPERTY PHOTOS

5201 NW 74th Ave, Miami, FL 33166



LOCATION OVERVIEW

5201 NW 74th Ave, Miami, FL 33166



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.

CITY INFORMATION

City:	Miami
Market:	South Florida
Submarket:	Miami Airport West
Nearest Highway:	SR-826 Palmetto Expy and SR-836 Dolphin Expy
Nearest Airport:	Miami International Airport (3.5 miles)

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size
7.7



Population
2,951

\$63,125

Average Household Income



Median Age
36.1

EDUCATION

22%

No High School Diploma

29%

High School Graduate

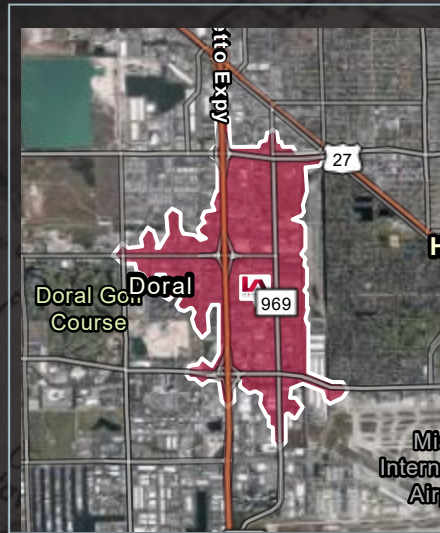
30%

Some College

19%

Bachelor's/Grad/Prof Degree

Drive time of 5 minutes



EMPLOYMENT TRENDS

25%

White Collar

50%

Blue Collar

25%

Services

Unemployment Rate

8.0%

COMMUTING TRENDS

2%

Took Public Transportation

7%

Carpooled

Walked

1%

Bicycled

0%

NEARBY AMENITIES

88

Number of Restaurants



614

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

15,213

Daytime Population: Workers

14,720

Daytime Population: Residents

493

BUSINESS



3,434

Total Businesses



23,367

Total Employees



6,813,950

Total Sales

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size
2.9



Population
112,506

\$59,759

Average Household Income



Median Age
43.0

EDUCATION

26%

No High School Diploma

27%

High School Graduate

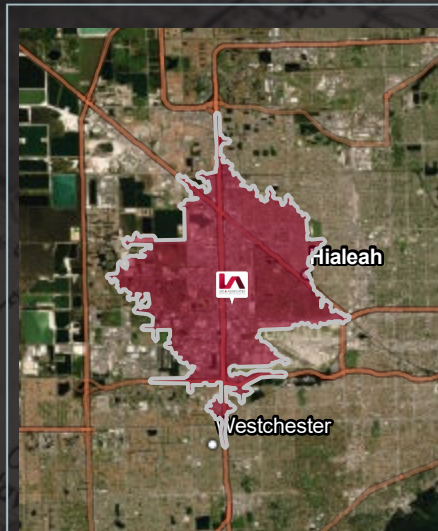
22%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

32%

White Collar

54%

Blue Collar

14%

Services

Unemployment Rate

5.6%

COMMUTING TRENDS

3%
Took Public Transportation

10%
Carpooled

Walked
2%

Bicycled
0%

NEARBY AMENITIES

742

Number of Restaurants



3,968

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

194,798

Daytime Population: Workers

131,963

Daytime Population: Residents

62,835

BUSINESS



21,424

Total Businesses



161,601

Total Employees



36,934,986

Total Sales

DEMOGRAPHIC PROFILE

5201 NW 74th Ave, Miami, FL 33166

— KEY FACTS —



Average Household Size

3.0



Population

542,890

\$62,674

Average Household Income



Median Age

42.6

EDUCATION

24%

No High School Diploma

30%

High School Graduate

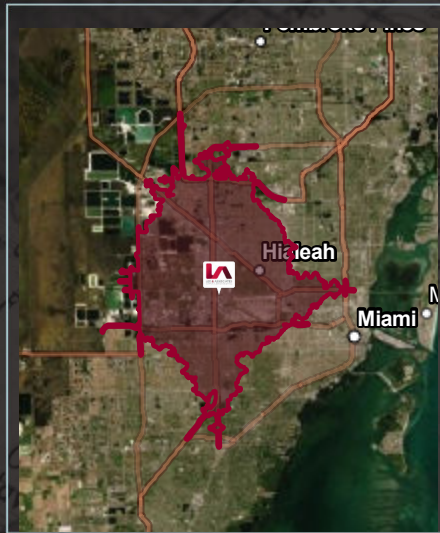
22%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

29%

White Collar

57%

Blue Collar

14%

Services

Unemployment Rate

5.1%

COMMUTING TRENDS

3%

Took Public Transportation

9%

Carpooled

Walked

1%

Bicycled

0%

NEARBY AMENITIES

1,857

Number of Restaurants



9,341

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

625,061

Daytime Population: Workers

327,682

Daytime Population: Residents

297,379

BUSINESS



48,547

Total Businesses



361,844

Total Employees



85,105,089

Total Sales