

FOR LEASE DOLPHIN PLAZA

4601 NW 199TH STREET | MIAMI GARDENS | FL 33055



PROPERTY HIGHLIGHTS

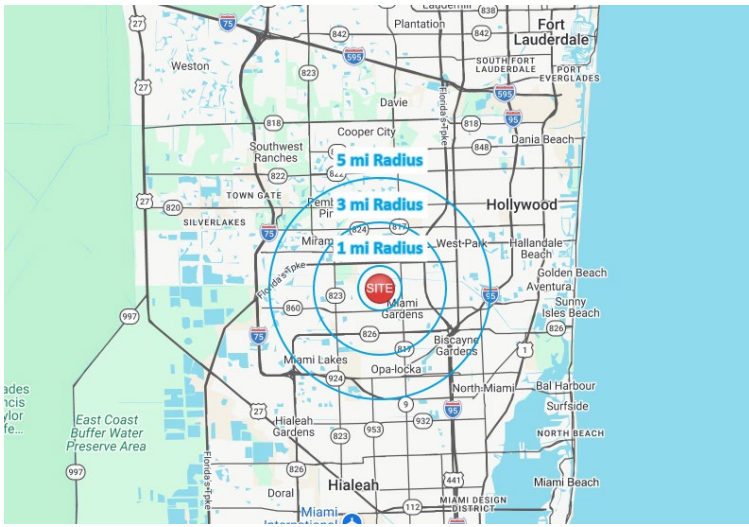
- Anchored by Dollar Tree & Presidente Supermarket
- GLA of +/-50,558 SF
- Located just west of Hard Rock Stadium
- Intersection: NW 199th Street/Honey Hill Dr. & NW 47th Avenue
- Miami-Dade County
- Intersection Traffic Count: 34,000 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



AVAILABLE
600 SF

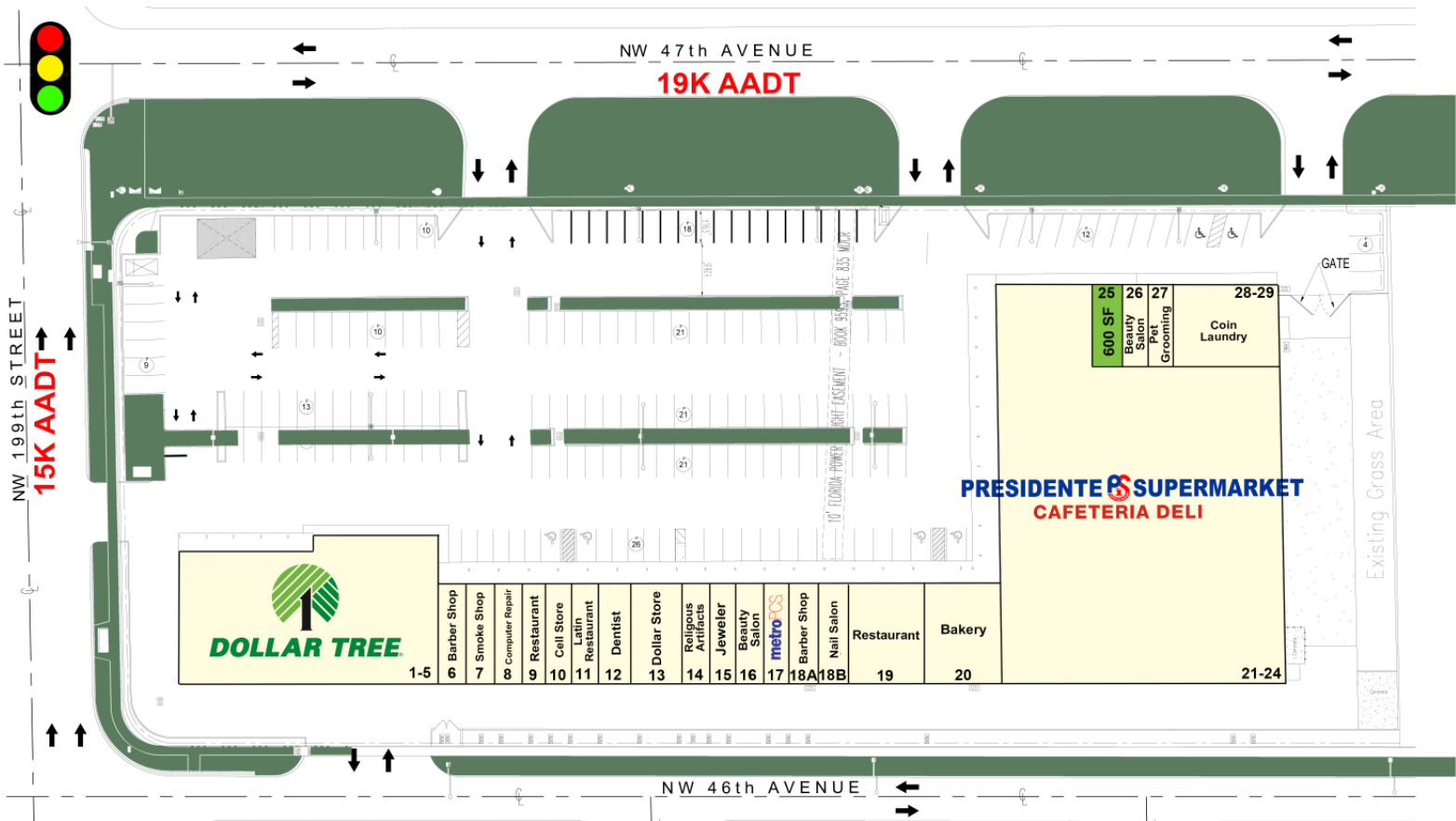
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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	22,399	173,238	498,781
	\$85,447	\$90,088	\$93,114
AGE	39	38	38



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James A. Goldsmith, Lic. Real Estate Broker