

THE AEROMART BUILDING

5201 NW 74TH AVE
MIAMI, FL 33166



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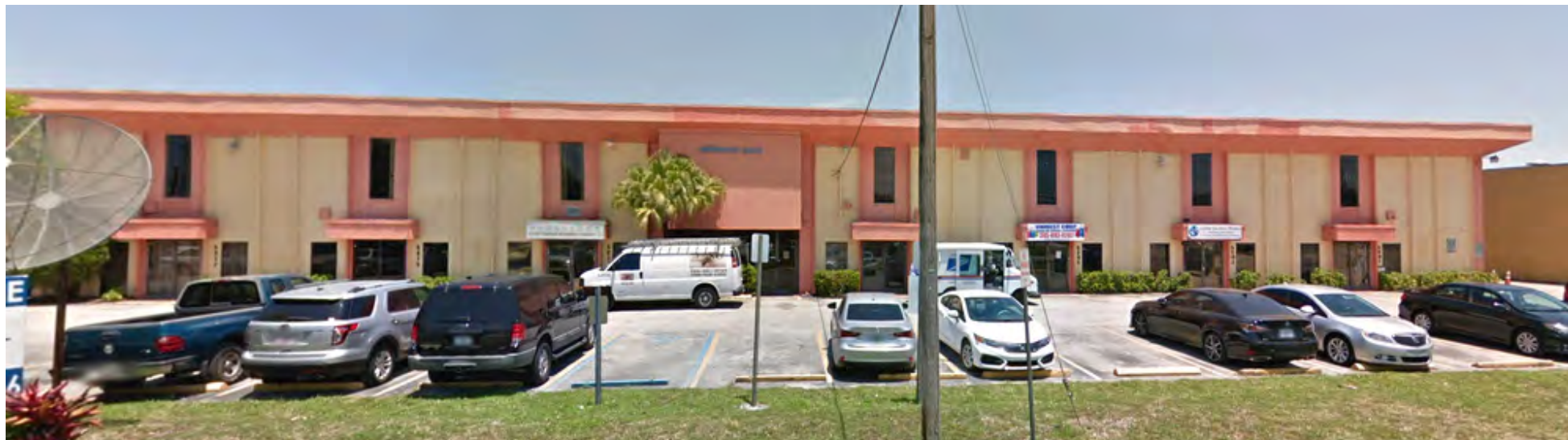
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EXECUTIVE SUMMARY

5201 NW 74th Ave, Miami, FL 33166



Sale Price

\$6,750,000

OFFERING SUMMARY

Building Size:	52,857 SF
Lot Size:	2.21 Acres
Price / SF:	\$127.70
Year Built:	1973
Zoning:	IU-2
Market:	South Florida
Submarket:	Miami Airport West

PROPERTY OVERVIEW

Lee & Associates South Florida presents The Aeromart Building, a multi-tenant Industrial and office building located in the high-velocity Miami Airport West Submarket. The property consists of 52,857 SF of Industrial Warehouse Space and Office Suites directly fronting NW 74th Ave with 225 ft signage exposure. The front portion of the building features 2 floors of multi-tenant office suites amounting to approximately 20,000 SF featuring a central lobby stairwell and elevator access to the second floor with men's and women's restrooms on each floor. The rear portion of the building includes over 32,800 SF of industrial warehouse space including 6 loading doors, 20-22' clear ceiling height, and 45 parking spaces.

PROPERTY HIGHLIGHTS

5201 NW 74th Ave, Miami, FL 33166



BUILDING INFORMATION

Building Class	C
Tenancy	Multiple
Ceiling Height	22 ft
Minimum Ceiling Height	20 ft
Office Space	20,000 SF
Number of Floors	2
Year Built	1973
Gross Leasable Area	52,857 SF
Warehouse %	62.0%
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- 52,857 SF Industrial and Office Suites in Airport West Submarket
- 225' Frontage with Signage Exposure for Office Suites
- 32,857 SF Multi-Bay Industrial Warehouse Units
- 20,000 SF Multi-Tenant Office Suites on Two Floors
- Lobby Stairwell and Elevator Access to Office Suites
- 6 Loading Doors in Warehouse
- 20-22' Clear Ceiling Height

PROPERTY DETAILS

5201 NW 74th Ave, Miami, FL 33166

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	IU-2
Lot Size	2.21 Acres
APN #	30-3023-001-0150
Lot Frontage	260 ft
Lot Depth	330 ft

BUILDING INFORMATION

Building Size	52,857 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	22 ft
Minimum Ceiling Height	20 ft
Office Space	20,000 SF
Number of Floors	2
Year Built	1973
Gross Leasable Area	52,857 SF
Construction Status	Existing
Warehouse %	62.0%
Free Standing	Yes
Number of Buildings	1

LOCATION INFORMATION

Building Name	The Aeromart Building
Street Address	5201 NW 74th Ave
City, State, Zip	Miami, FL 33166
County	Miami-Dade
Market	South Florida
Sub-market	Miami Airport West
Cross-Streets	NW 7th Ave / NW 58th St
Side of the Street	East
Nearest Highway	SR-826 Palmetto Expy and SR-836 Dolphin Expy
Nearest Airport	Miami International Airport (3.5 miles)

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	45

UTILITIES & AMENITIES

Elevators	1 Passenger
Number of Elevators	1

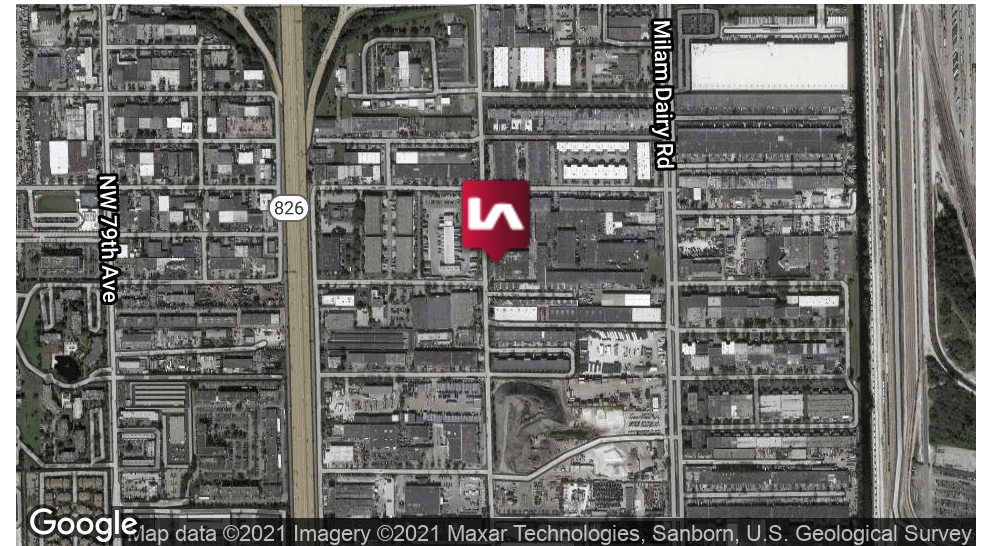
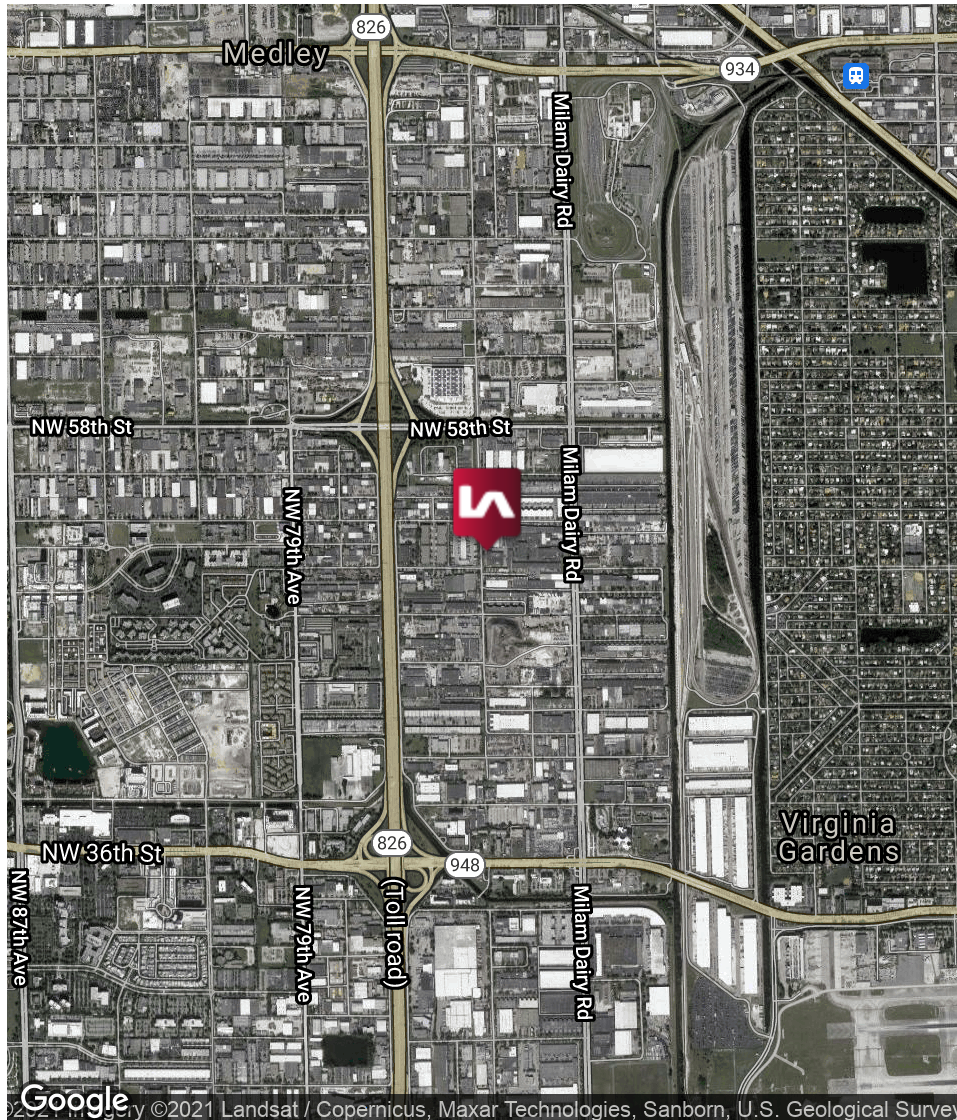
PROPERTY PHOTOS

5201 NW 74th Ave, Miami, FL 33166



LOCKTON 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
Submarket:	Miami Airport West
Cross Streets:	NW 7th Ave / NW 58th St
Nearest Highway:	SR-826 Palmetto Expy and SR-836 Dolphin Expy
Nearest Airport:	Miami International Airport (3.5 miles)

AREA OVERVIEW

5201 NW 74th Ave, Miami, FL 33166



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

2% Walked

0% Bicycled

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

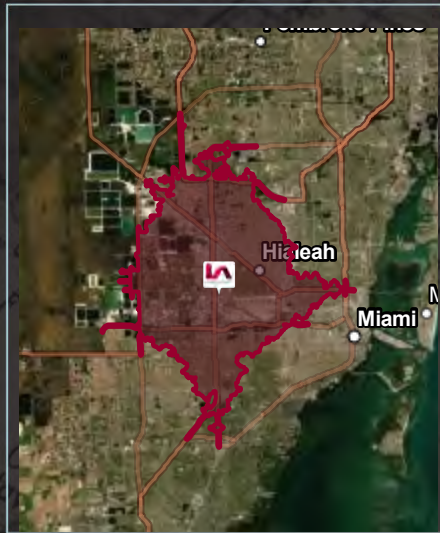
22%

Some College

25%

Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

14%
Services

29%

White Collar

57%
Blue Collar

Unemployment Rate

5.1%

COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled

1%
Walked

0%
Bicycled

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