

**FOR LEASE**  
677 - 2,519 SF

# 119 Plaza

805 NW 119 Street  
Miami, FL



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**JBL**  
ASSET MANAGEMENT



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## CURRENT



## PLANNED RENOVATIONS



### AVAILABILITIES

- » 677 Up To 1,670 SF end-cap space available
- » 735 Up To 2,519 SF space available

### PROPERTY HIGHLIGHTS

- » Property is one block away from SR-441 and I-95.
- » Frontage on NW 119th St (Gratigny Parkway) which is a major East-West commuter road connecting Palmetto Expressway and I-95.
- » Extensive façade renovations planned
- » 700 new homes being constructed by Lennar 1.5 miles away on 119th St.

### TRAFFIC COUNTS

- » 35,000 AADT on NW 119th St
- » 29,000 AADT on NW 7th Ave

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	24,493	191,804	468,961
Households	6,930	64,811	161,504
Average HH Income	\$69,094	\$68,984	\$70,618
Daytime Population	18,288	167,108	441,713

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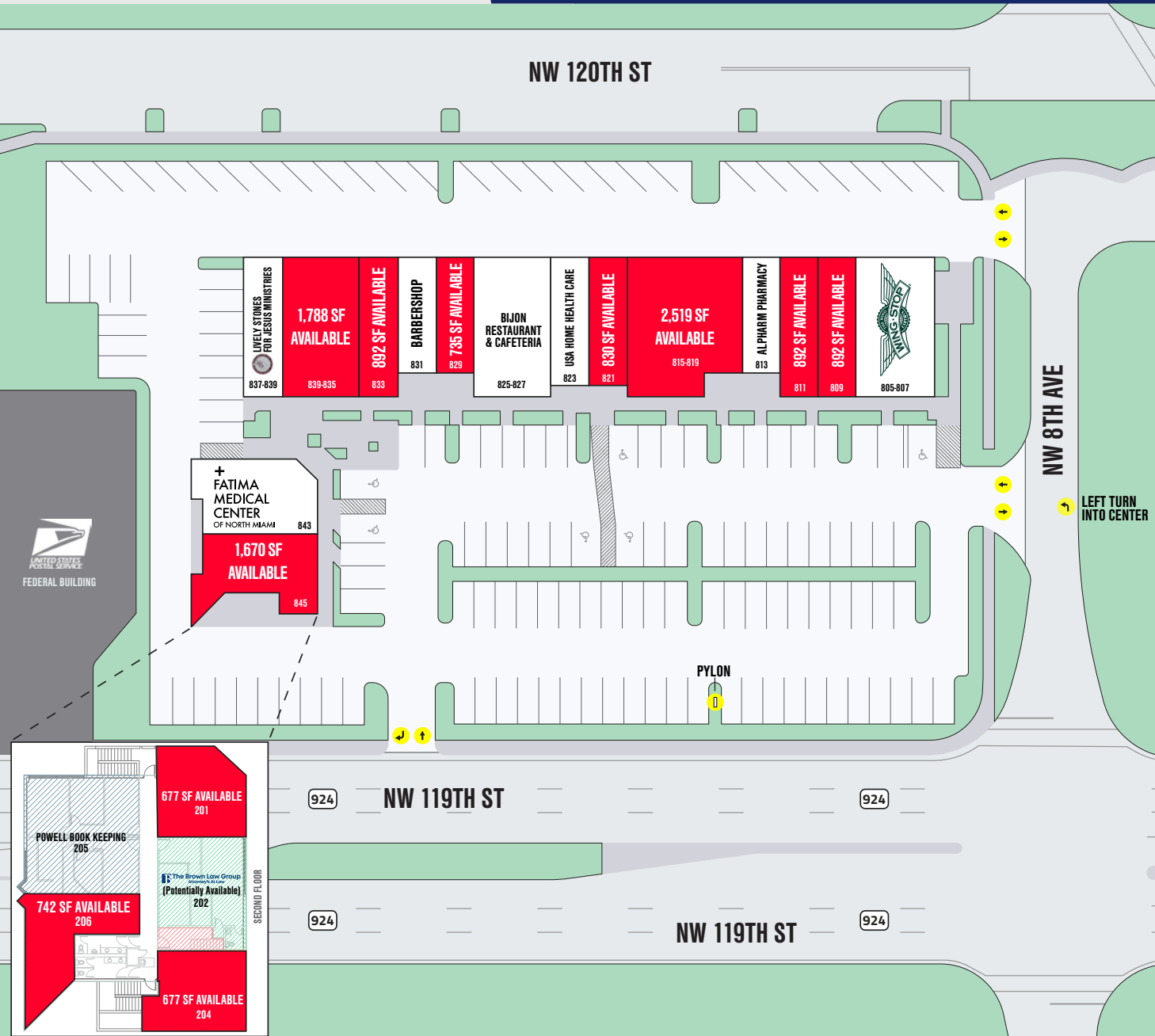
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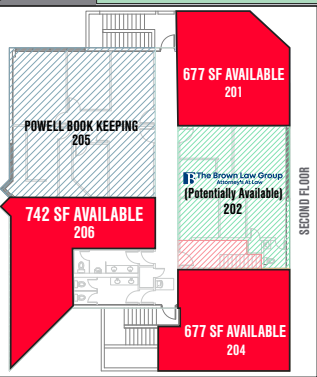
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SUITE	TENANT	S. F.
201	AVAILABLE	677
202	The Brown Law Group (Potentially Available)	772
204	AVAILABLE	677
205	Powell Book Keeping	1,226
206	AVAILABLE	742
805-807	Wing Stop	1,802
809	AVAILABLE	892
811	AVAILABLE	892
813	Alpharm Pharmacy	892
815-819	AVAILABLE	2,519
821	AVAILABLE	830
823	USA Home Health Care	892
825-827	Bijon Restaurant and Cafeteria, Inc	1,985
829	AVAILABLE	735
831	Barbershop	892
833	AVAILABLE	892
839-835	AVAILABLE	1,788
837	Lively Stones for Jesus Ministries, Inc	925
843	Fatima Medical Center of North Miami	1,093
845	AVAILABLE	1,670

**TOTAL 38 UNITS** **21,753**





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