

**FOR LEASE**  
677 - 2,797 SF

# 119 Plaza

805 NW 119 Street  
Miami, FL



1,788 SF AVAILABLE

936 SF AVAILABLE

925 SF AVAILABLE

916 SF AVAILABLE

930 SF AVAILABLE

2,797 SF AVAILABLE

930 SF AVAILABLE

677 SF AVAILABLE

677 SF AVAILABLE

742 SF AVAILABLE

1,670 SF AVAILABLE

BARBERSHOP

BIJON RESTAURANT

USA HOME HEALTH CARE

+ FATIMA MEDICAL CENTER OF NORTH MIAMI

UNITED STATES POSTAL SERVICE

POPEYES LOUISIANA KITCHEN

WING STOP

SHERWIN WILLIAMS

FAMILY DOLLAR

CVS pharmacy

Pollo Tropical CHICKEN ON THE GRILL

Auto Zone

CROSS ACCESS

NW 8TH ST

NW 119TH ST

35,000 AADT

924

924

924

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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
- » 916 Up To 2,797 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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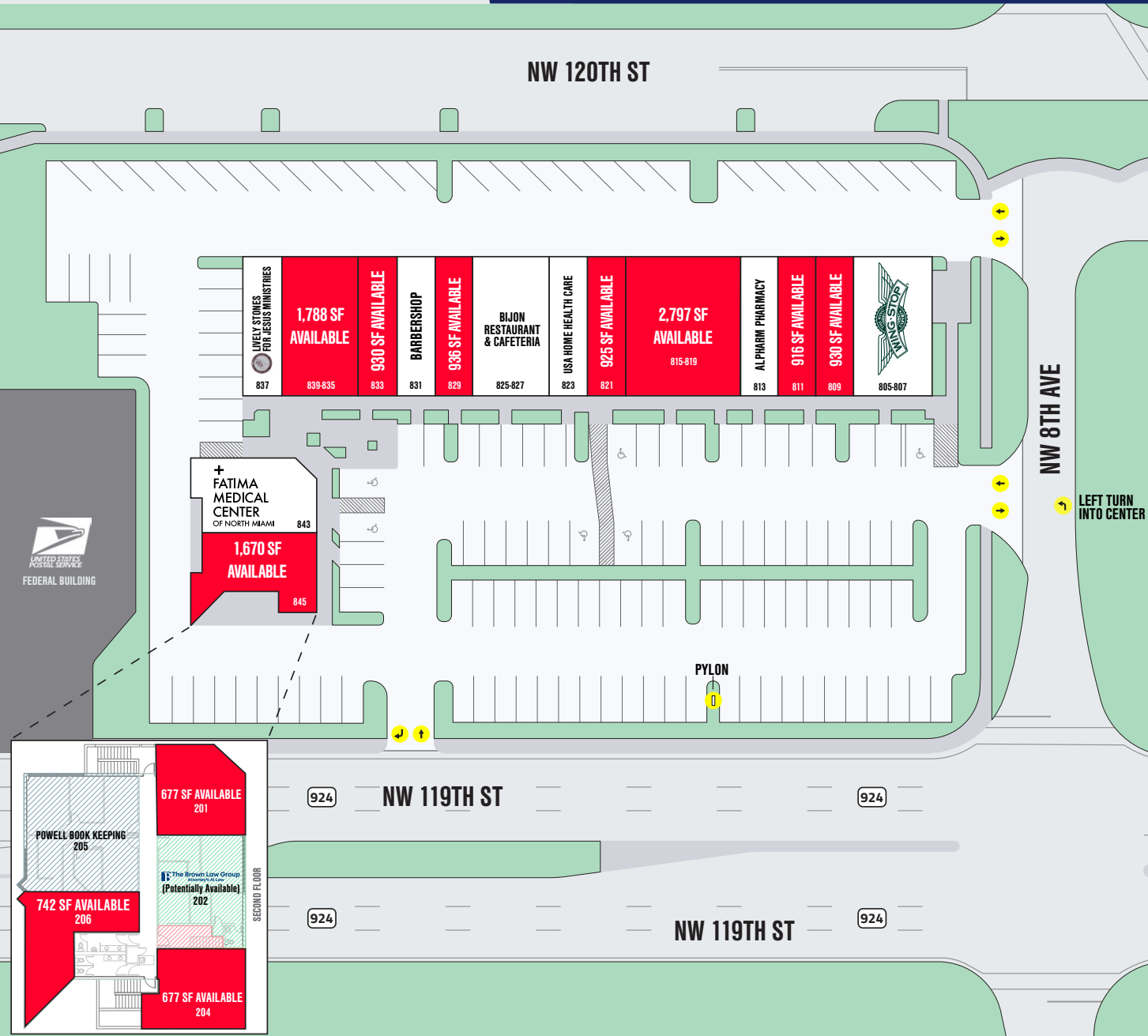
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SUITE	TENANT	S. F.
201	AVAILABLE	677
202	The Brown Law Group (Potentially Available)	772
204	AVAILABLE	677
205	Powell Book Keeping	1,226
206	AVAILABLE	742
805-807	Wing Stop	1,931
809	AVAILABLE	930
811	AVAILABLE	916
813	Alpharm Pharmacy	933
815-819	AVAILABLE	2,797
821	AVAILABLE	925
823	USA Home Health Care	925
825-827	Bijon Restaurant and Cafeteria, Inc	1,860
829	AVAILABLE	936
831	Barbershop	936
833	AVAILABLE	930
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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