

# Outparcel Miami Gardens

18299 NW 27th Ave, Miami Gardens, FL 33056

For Leasing info:

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## Unique Attributes

## Estimated 2019 Demographics

- Outparcel at hard corner; 0.81 acres.
- Located on the busy intersection of Miami Gardens Drive (36,000 VPD) and NW 27th Avenue (40,000 VPD).
- Excellent visibility and accessibility.
- Just 1 Mile from Palmetto Expressway, 1.5 miles South of the Hard Rock Stadium, and 2.3 miles from Florida's Turnpike Prime.
- Across from newly developed Gardens Promenade (Marshalls, Ross, Old Navy, and Burlington Coat Factory).

	1 MILE	3 MILES	5 MILES
2019 Estimated Total Population	20,914	172,858	528,491
Est. Annual Growth 2019-2024	0.4%	0.6%	0.7%
Average Household Income	\$48,489	\$51,020	\$56,214
Projected Household Income (2024)	\$55,458	\$57,755	\$64,155
Daytime Population	12,050	105,962	317,708
Median Age	35.0	36.0	36.3

Size of Center **0.81 Acres** (Payless building: 4,319 SF)  
 Daily Traffic **76,000 Cars**  
 Parking **26+ spaces**

## Area Map



