

— BIRD ROAD ARTS & INDUSTRIAL DISTRICT —
4420 SW 74TH AVENUE
— MIAMI —

**SMALL-BAY
WAREHOUSE**

PALMETTO EXPY

SW 74TH AVENUE



AVAILABLE FOR LEASE

ASKING PRICE: Multiple

(Monthly rental price– Modified Gross Lease)

DESCRIPTION

Located in the Bird Road Arts & Industrial District

Area is Centrally Located for the Region. Halfway between Ft. Lauderdale (North) and the Keys (South)

Proximity to New Ludlum Trail Project that is Bringing New Development to the Area.

Impact glass doors and windows along with impressive finishes and design touches create elevated spaces perfect for today's cutting-edge industrial-artisanal and professional business markets.

Style and image that will impress any client in a commercial space robust enough to handle any project.

4424 2,878 SF	4422 1,950 SF	4420 1,300 SF	4418 1,300SF	4416 1,950 SF	4414 2,878 SF
4426 1,200 SF	4418 SW 74 Avenue: Available within 30 days 1,300 Square Feet Office Private Bathroom 10 x 12 Overhead Bay Door \$2,500 per Month				4412 1,200 SF
4428 1,200 SF					4410 1,200 SF
4430 1,200 SF					4408 1,200 SF
4432 1,200 SF	4408 SW 74 Avenue: Available within 30 days 1,200 Square Feet Office Private Bathroom 10 x 12 Overhead Bay Door \$2,400 per Month				4406 1,200 SF
4434 1,200 SF					4404 1,200 SF
4436 1,200 SF					4402 1,200 SF
4438 1,200 SF	4438 SW 74 Avenue: Available NOW FULLY AIR-CONDITIONED 1,200 Square Feet Office-Upgraded Finishes Private Bathroom 10 x 12 Overhead Bay Door \$2,500 per Month				4400 1,200 SF
4444 1,200 SF					4398 1,200 SF
4446 1,200 SF					4396 1,200 SF

SUBJECT PROPERTY
**4420 SW
74th Ave**



JESSE COX
JOSEPH WESTON
Management & Leasing

MADDUX AND COMPANY
7250 SW 39th Terrace,
Miami, FL 33155
Office: 305.264.9661

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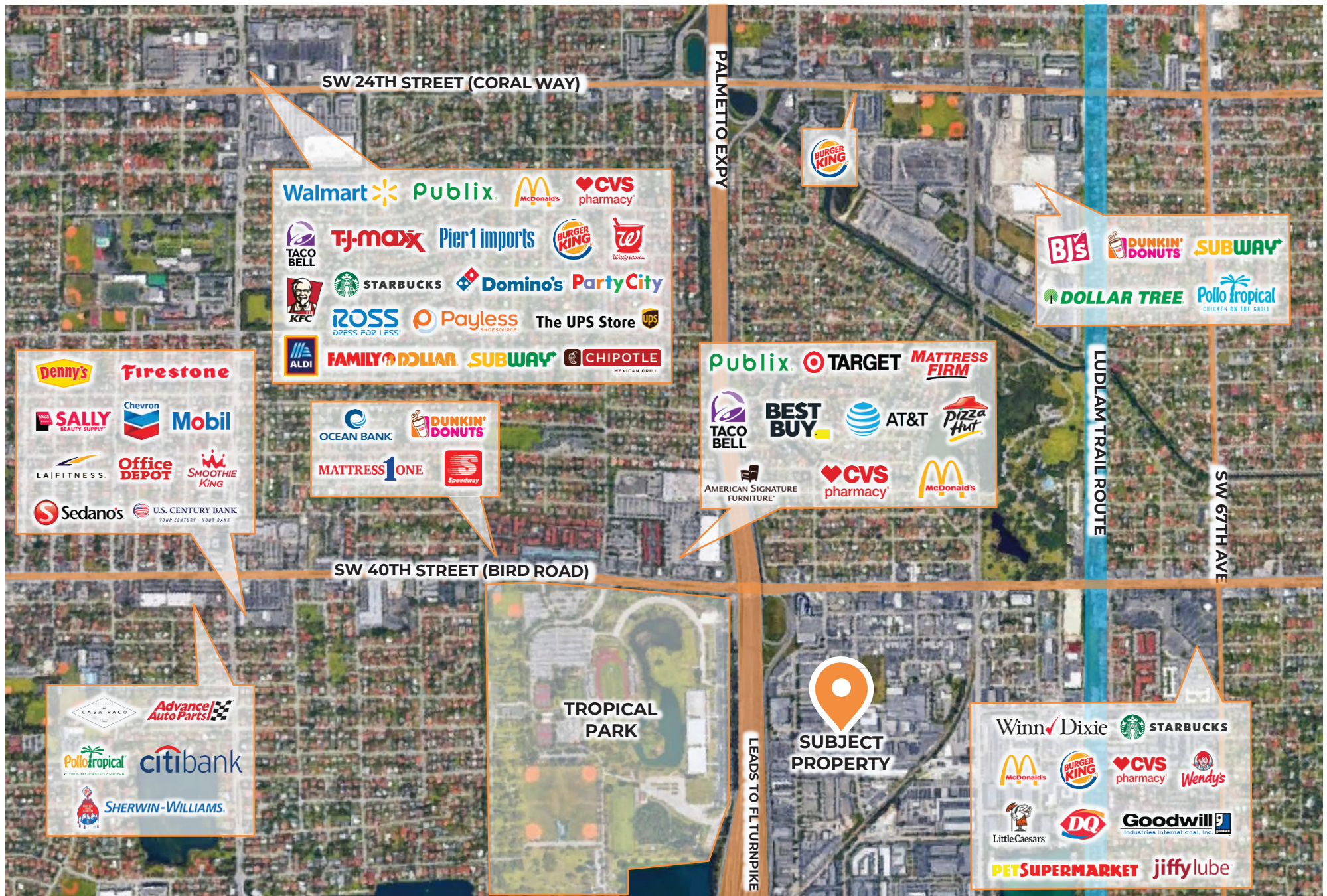


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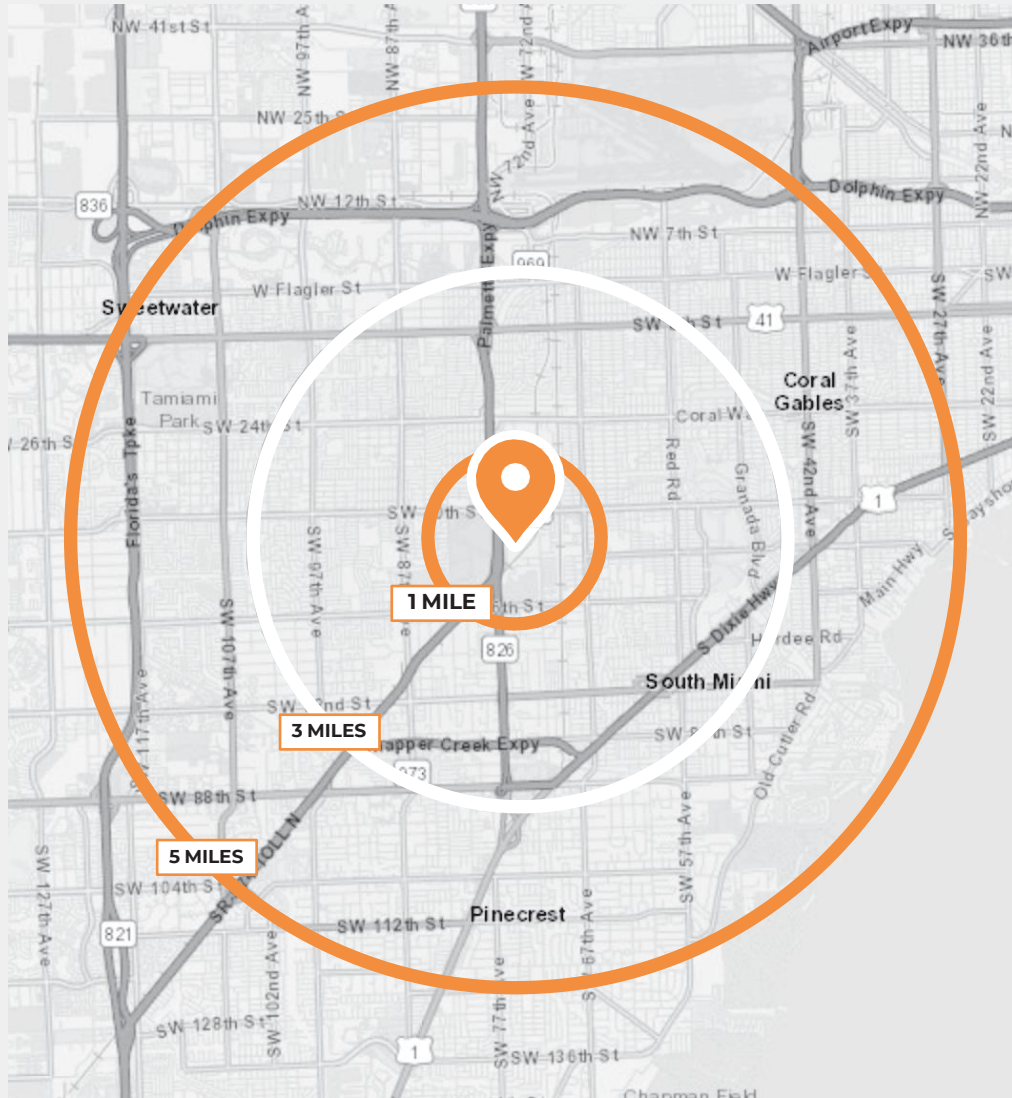
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DEMOGRAPHICS



2018 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,146	169,009	473,323
Households	4,960	58,315	169,777
Families	3,255	40,757	116,709
Average Household Size	2.63	2.80	2.73
Owner Occupied Housing Units	2,813	32,480	85,580
Renter Occupied Housing Units	2,146	25,834	84,197
Median Age	42.8	43.1	42.7
Median Household Income	\$57,152	\$57,200	\$57,152
Average Household Income	\$86,034	\$89,034	\$86,034

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,411	176,101	493,896
Households	5,030	60,702	176,707
Families	3,305	42,304	121,336
Average Household Size	2.65	2.81	2.74
Owner Occupied Housing Units	2,946	34,232	91,057
Renter Occupied Housing Units	2,085	26,470	85,650
Median Age	43.5	43.6	43.5
Median Household Income	\$65,143	\$65,840	\$60,081
Average Household Income	\$101,506	\$103,104	\$98,001

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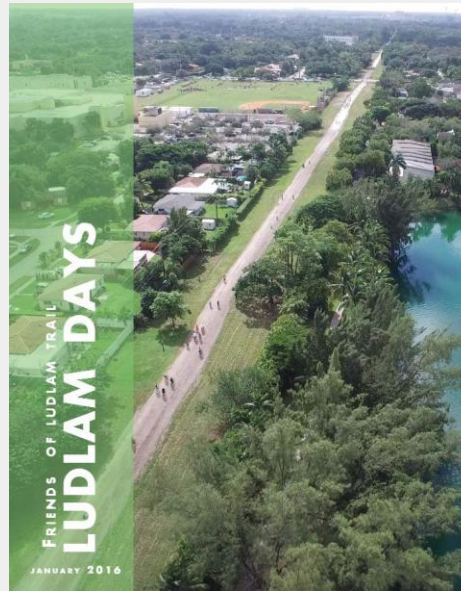
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The proposed Ludlam Trail provides a unique opportunity to develop a 6.2-mile multi-use trail through the heart of Miami-Dade County within the former Florida East Coast railway right-of-way. The trail will provide a safe dedicated and direct route for cyclists and pedestrians to schools, parks, work and shopping. The trail can connect more than 34,000 people within a half-mile, walkable service area to five greenways, five schools, four parks and two transit hubs.

Source:

<https://www.miamiherald.com/news/local/community/miami-dade/article218401705.html>



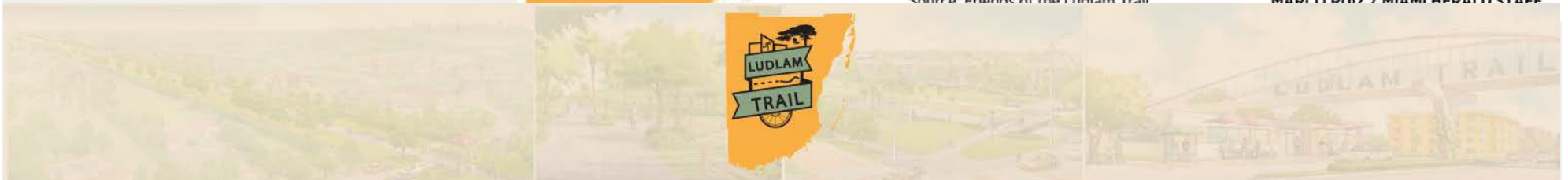
Ludlam Trail corridor

This 6.2-mile stretch was once used as a railroad path and is zoned for transportation. But Flagler, the company that owns the land, wants to develop a mix of homes and businesses alongside a bike and pedestrian trail. The trail is 100 feet wide and bottlenecks to 50 feet in some places.



Source: Friends of the Ludlam Trail

MARCO DIJZ / MIAMI HERALD STAFF



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