

PRIME RETAIL ON BIRD ROAD

6849 Bird Rd | Miami, FL

FOR LEASE



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

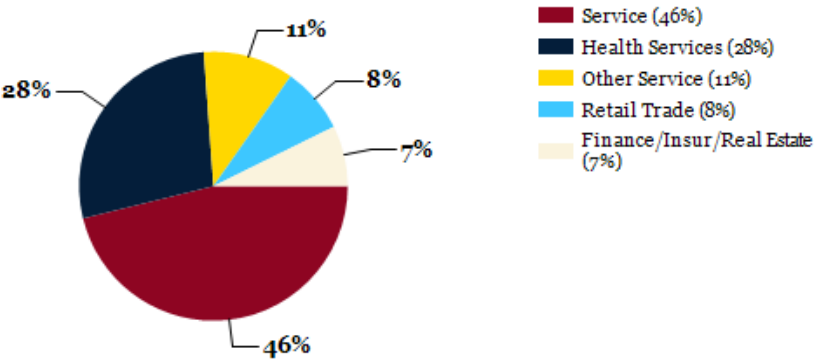
Location	6849 Bird Rd Miami, FL 33155
PROPERTY FEATURES	
PRICE	\$35/SF
BUILDING SF	2,450
ZONING TYPE	6400
NUMBER OF STORIES	1
ELECTRICITY METER	1
SEPTIC	1
PARKING	Lot in the Rear
Year Built	1970

Property Highlights

- ±2,450 SF freestanding, single-story retail building
- Direct Bird Road frontage — 50,000+ vehicles daily
- Open showroom floor plus private office and support rooms
- Dedicated rear parking lot
- Flexible retail or showroom
- Minutes to SR-826, SR-874, the Turnpike, and US-1
- Dense, established residential and commercial trade area

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	17,085	171,384	469,340
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$148,265	\$157,107	\$141,032
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	6,715	64,490	181,485

Major Industries by Employee Count



Location Summary

ONE Sotheby's International Realty is pleased to present a rare retail opportunity positioned directly on Bird Road (SW 40th Street), one of Miami-Dade County's most established east–west commercial corridors. A main artery south of Downtown Miami, Bird Road carries more than 50,000 vehicles daily and runs through the heart of a proven trade area with steady demand for retail, service, and medical uses.

The property sits within a dense, built-in customer base. Bird Road is lined with national retailers and established neighborhoods, delivering the kind of consistent exposure and foot traffic a tenant can't manufacture from scratch. A business here steps into an already-active market rather than building one.

Connectivity seals it. The location offers immediate access to the Palmetto Expressway (SR-826) and Florida's Turnpike, with the Don Shula Expressway (SR-874) and US-1 close by — putting the entire Miami metro within easy reach. For a retailer or owner-user looking to plant a flag on one of Miami's signature commercial streets, this is a prime and highly visible place to do it.

Largest Employers

Pinecrest Bakery	50 to 100
Bird Road Machine Shop	5 to 10
AAMCO Transmissions & Total Car Care	5 to 10
McDonald's	30
O-Gee Paint Co	10
Curves	10
Simbad's Bird House Inc	9
Max Comp USA Corp	5

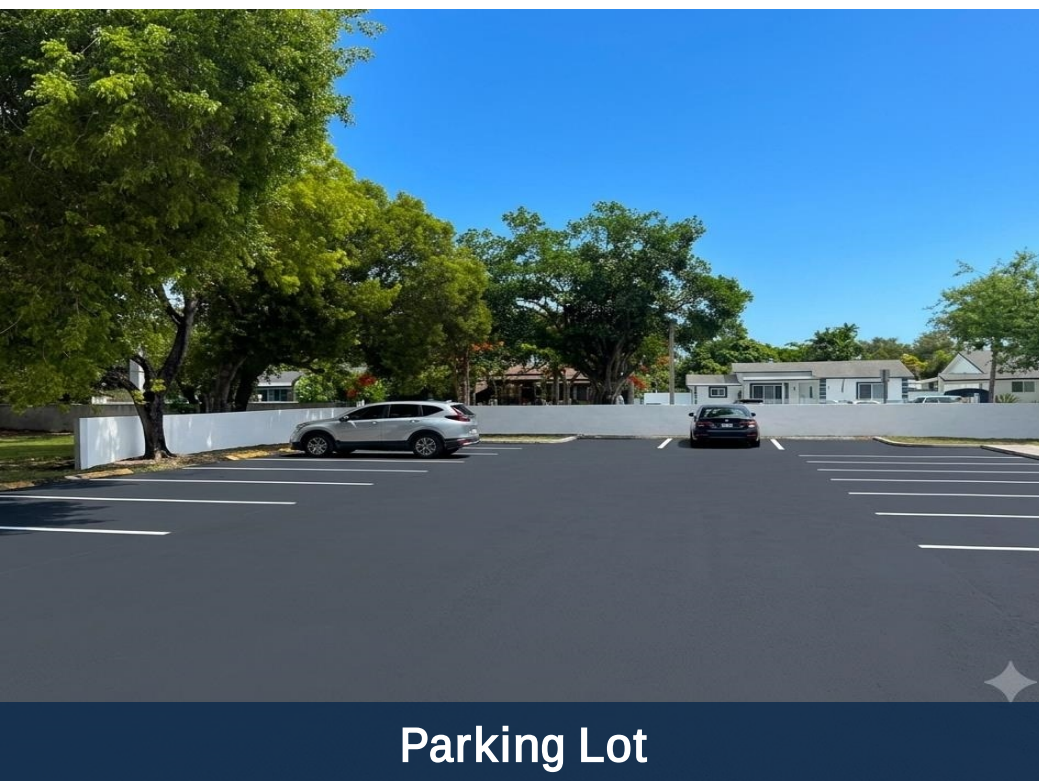




Building Exterior



Rear Entrance



Parking Lot



Access Road



Retail/Office Space



Retail/Office Space



Retail/Office Space



Retail/Office Space



Retail/Office Space



Retail/Office Space



Rear Exit



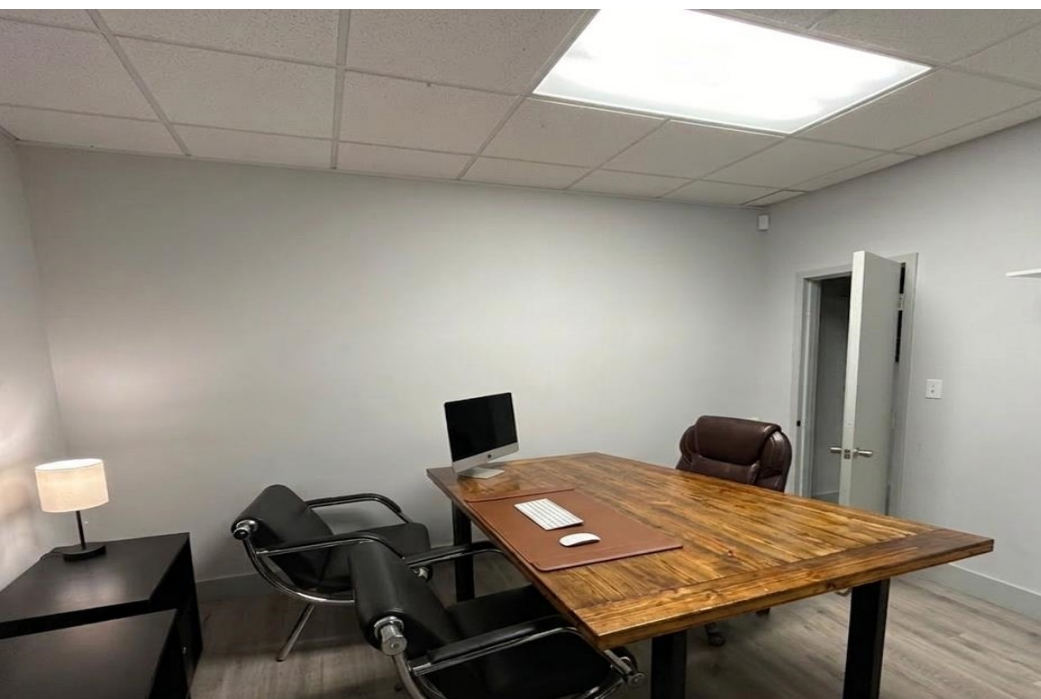
Bathroom



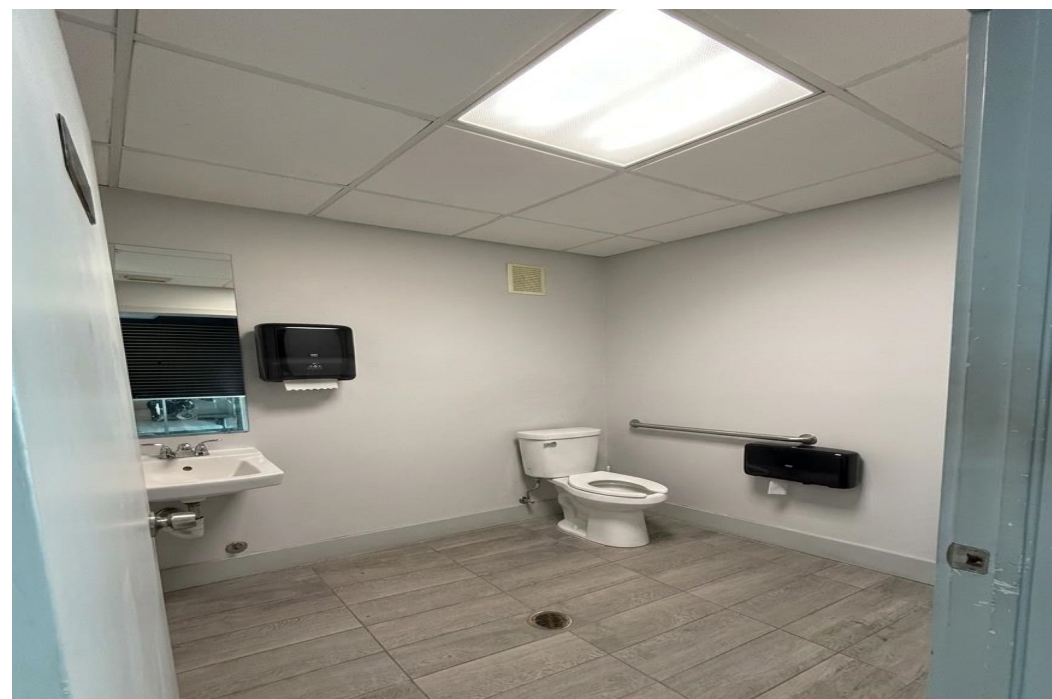
Retail Showroom



Retail Showroom



Office Space



Bathroom



Retail Concept



Retail Concept



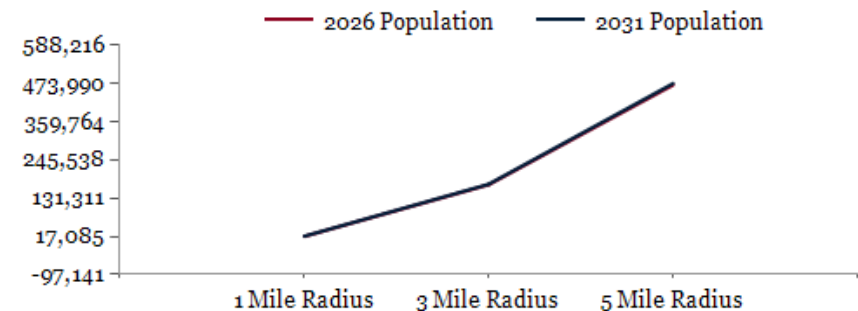
Retail Concept



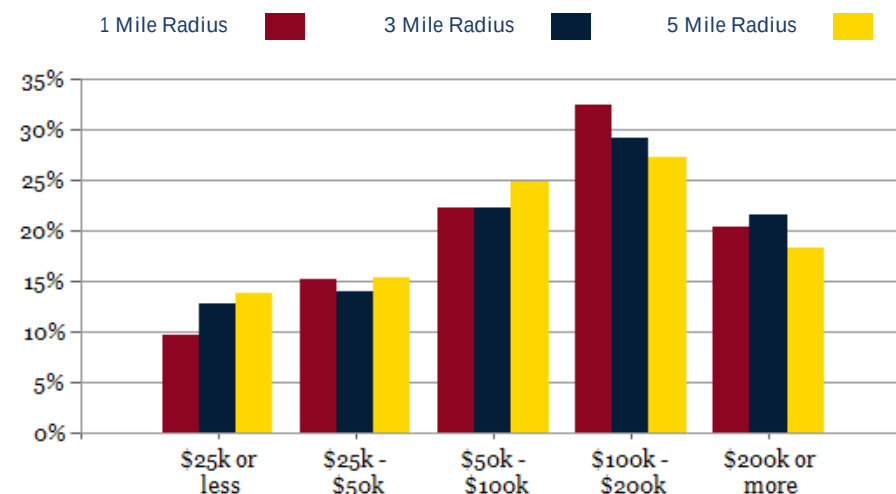
Retail Concept

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,204	159,121	427,060
2010 Population	16,267	164,764	442,587
2026 Population	17,085	171,384	469,340
2031 Population	17,781	173,101	473,990
2026 African American	184	4,614	11,083
2026 American Indian	22	378	1,165
2026 Asian	207	3,598	9,648
2026 Hispanic	13,754	134,781	377,835
2026 Other Race	1,253	15,460	52,183
2026 White	5,803	56,735	148,931
2026 Multiracial	9,612	90,533	246,206
2026-2031: Population: Growth Rate	4.00%	1.00%	1.00%

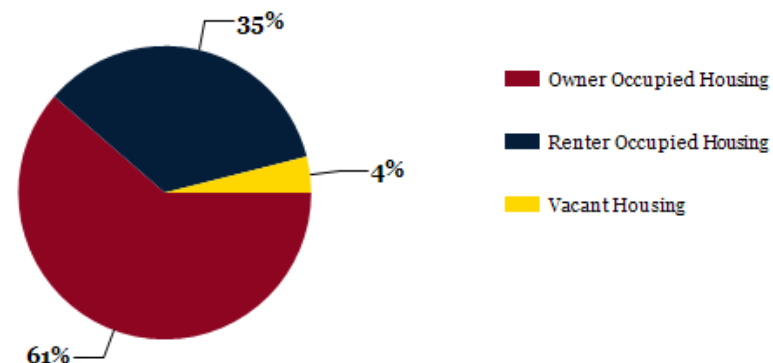
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	366	5,078	15,632
\$15,000-\$24,999	283	3,228	9,578
\$25,000-\$34,999	511	3,992	11,132
\$35,000-\$49,999	512	5,036	16,784
\$50,000-\$74,999	836	7,935	25,239
\$75,000-\$99,999	662	6,499	20,074
\$100,000-\$149,999	1,282	11,389	31,456
\$150,000-\$199,999	893	7,409	18,241
\$200,000 or greater	1,369	13,923	33,348
Median HH Income	\$105,810	\$101,446	\$88,887
Average HH Income	\$148,265	\$157,107	\$141,032



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

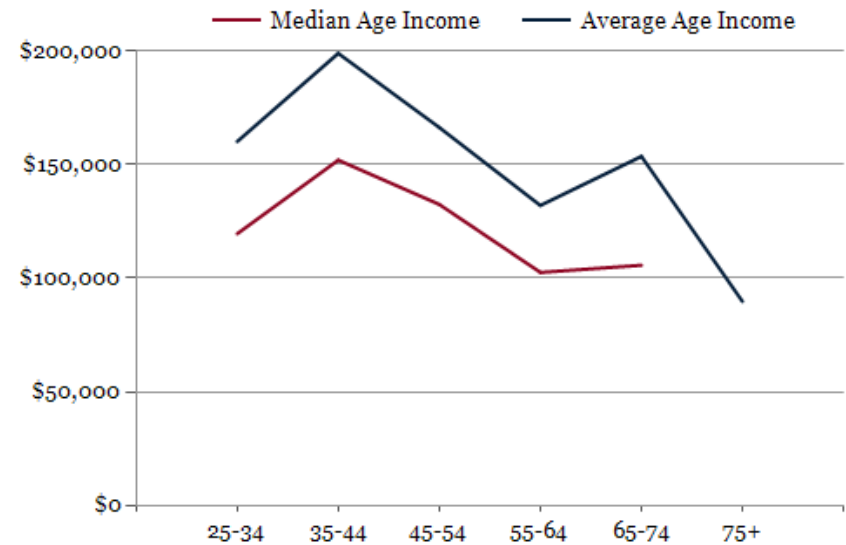
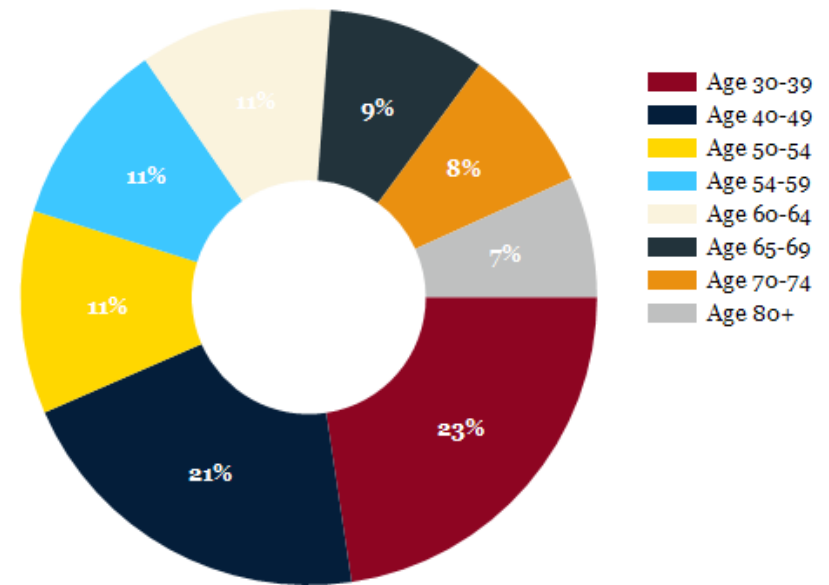


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,204	10,616	30,744
2026 Population Age 35-39	1,266	10,889	32,127
2026 Population Age 40-44	1,164	10,615	30,333
2026 Population Age 45-49	1,109	10,739	29,700
2026 Population Age 50-54	1,246	11,600	32,812
2026 Population Age 55-59	1,151	11,819	32,823
2026 Population Age 60-64	1,180	11,626	32,981
2026 Population Age 65-69	969	9,598	26,315
2026 Population Age 70-74	889	8,689	23,634
2026 Population Age 75-79	740	7,431	19,550
2026 Population Age 80-84	511	5,923	14,687
2026 Population Age 85+	640	6,509	15,746
2026 Population Age 18+	14,137	144,178	394,564
2026 Median Age	45	44	44
2031 Median Age	45	45	45

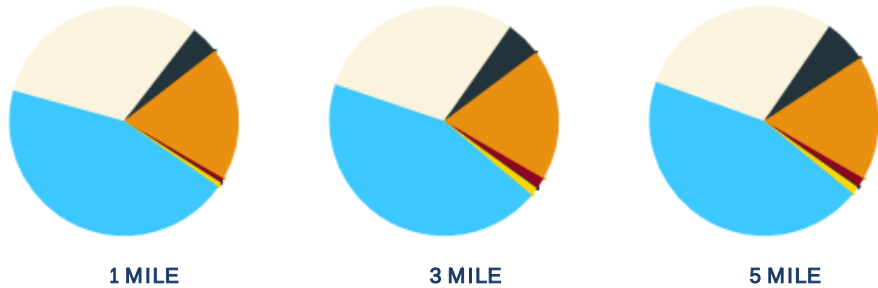
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$119,582	\$103,399	\$100,940
Average Household Income 25-34	\$160,188	\$146,766	\$133,679
Median Household Income 35-44	\$152,002	\$128,182	\$105,534
Average Household Income 35-44	\$199,022	\$201,084	\$174,272
Median Household Income 45-54	\$132,480	\$130,338	\$108,856
Average Household Income 45-54	\$166,365	\$188,053	\$162,342
Median Household Income 55-64	\$102,532	\$111,718	\$99,281
Average Household Income 55-64	\$132,023	\$166,602	\$149,185
Median Household Income 65-74	\$105,680	\$94,186	\$80,545
Average Household Income 65-74	\$153,623	\$156,979	\$142,607
Average Household Income 75+	\$89,748	\$99,490	\$89,240

Population By Age



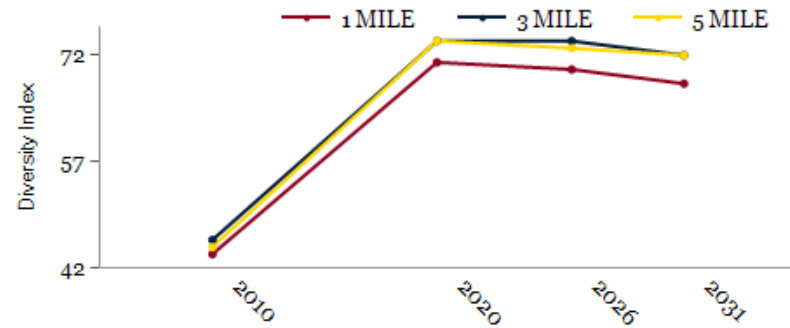
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	72	72
Diversity Index (current year)	70	74	73
Diversity Index (2020)	71	74	74
Diversity Index (2010)	44	46	45

POPULATION BY RACE



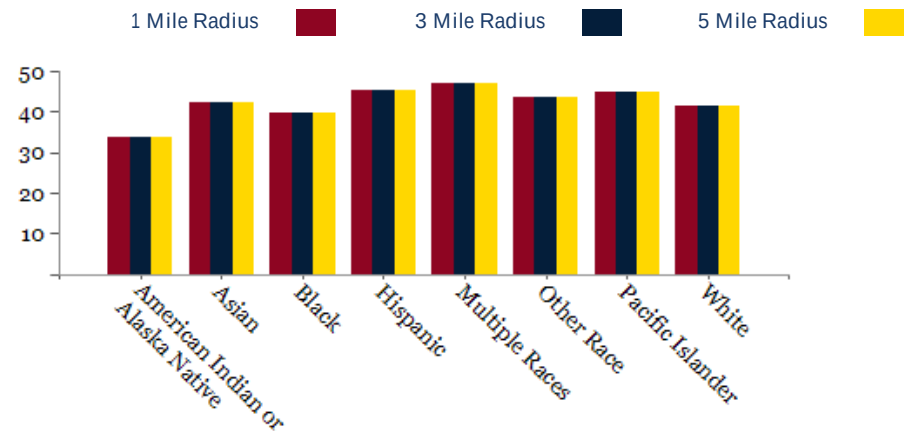
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	45%	44%	45%
Multiracial	31%	30%	29%
Other Race	4%	5%	6%
White	19%	19%	18%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	37	38
Median Asian Age	43	32	34
Median Black Age	40	25	30
Median Hispanic Age	45	46	45
Median Multiple Races Age	47	48	47
Median Other Race Age	44	38	39
Median Pacific Islander Age	45	24	34
Median White Age	41	42	42

2026 MEDIAN AGE BY RACE



ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Prime Retail on Bird Road



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III

Global Commercial Director

786.453.3171

flacommercial@gmail.com



SEBASTIAN CHAMIZO

Associate

305.303.0794

SChamizo@onesothebysrealty.com

