



**COMMERCIAL
LAND FOR SALE**



15,491 SF of Vacant Commercial Land

SWC of US-441 and NW 193rd Street, Miami Gardens, FL 33169

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Tremendous opportunity for development, with incredible visibility - high traffic counts of 53,500 vehicles per day (on US-441)



Views from NW 193rd Street

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Location



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Main established businesses in the area



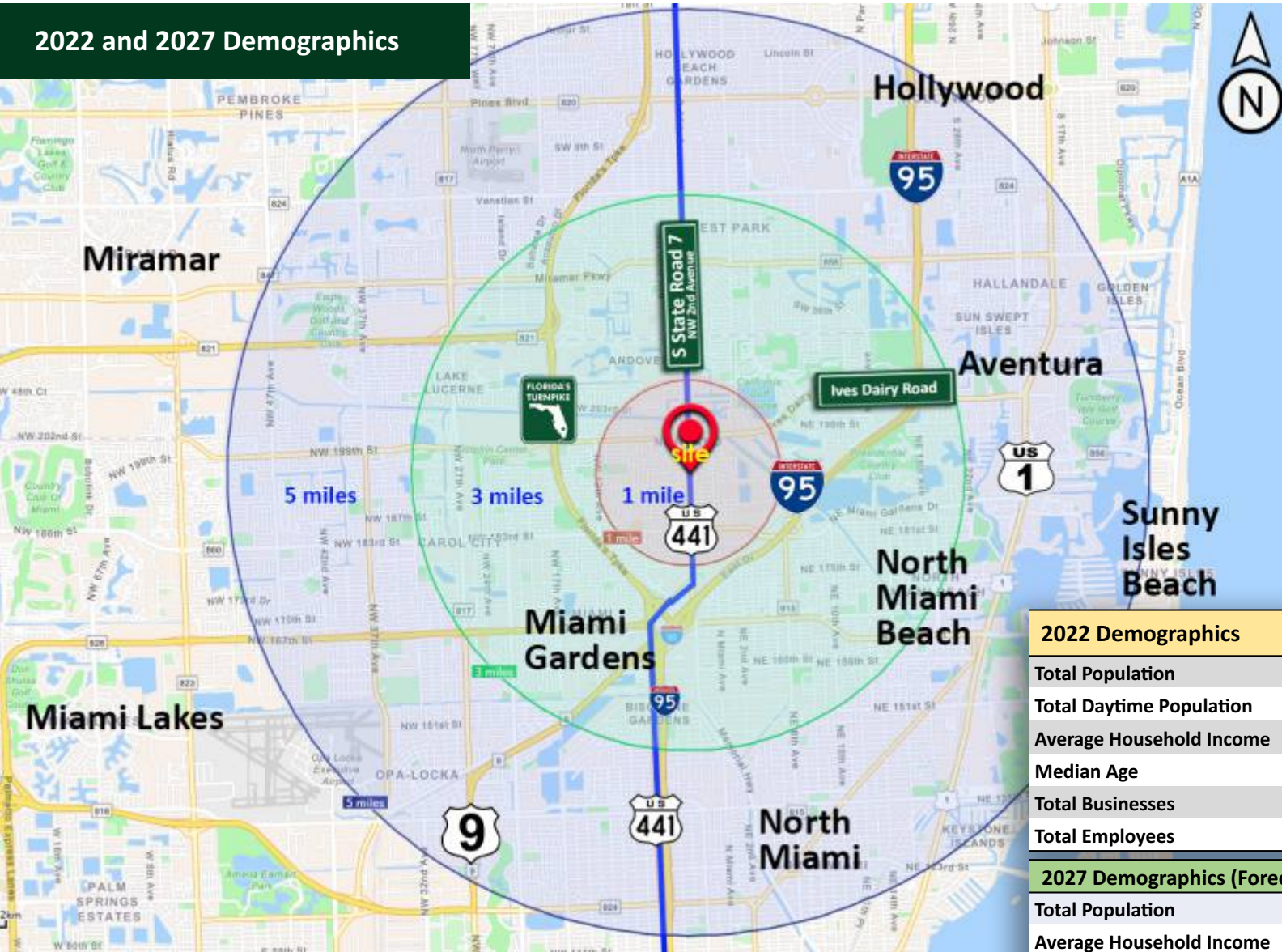
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2022 and 2027 Demographics



2022 Demographics	1 Mile	2 Miles	3 Miles
Total Population	21,736	197,314	543,110
Total Daytime Population	22,305	168,586	497,268
Average Household Income	\$62,729	\$72,628	\$76,532
Median Age	40.0	36.6	37.8
Total Businesses	2,142	9,874	31,864
Total Employees	9,469	57,316	197,031
2027 Demographics (Forecast)	1 Mile	2 Miles	3 Miles
Total Population	21,340	196,077	540,886
Average Household Income	\$76,578	\$88,183	\$92,936
Median Age	41.1	37.6	38.7

Source: esri

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