

# STADIUM CORNERS

NW 27th Avenue & NW199 Street, Miami Gardens, Florida 33056

**ONLY ONE SPACE LEFT!**  
**1,277 SF (former Dry Cleaners)**



Stadium Corners is located across from ProPlayer Stadium at the SWC of Miami Gardens Drive (NW 199 St) and NW 27th Avenue, both major 6 lane arteries located in Northern Miami-Dade County and just south of the City of Pembroke Pines in Broward County

Several new developments in the area include a 250,000 sf Wal-Mart Super center store at the corner of NW 199th Street across from Stadium Corners

Brand new Home Depot across the street and brand new Office Depot adjacent to the center

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,620	163,497	481,974
Households	6,099	48,171	153,111
Average Household Income	\$49,763	\$46,597	\$46,372

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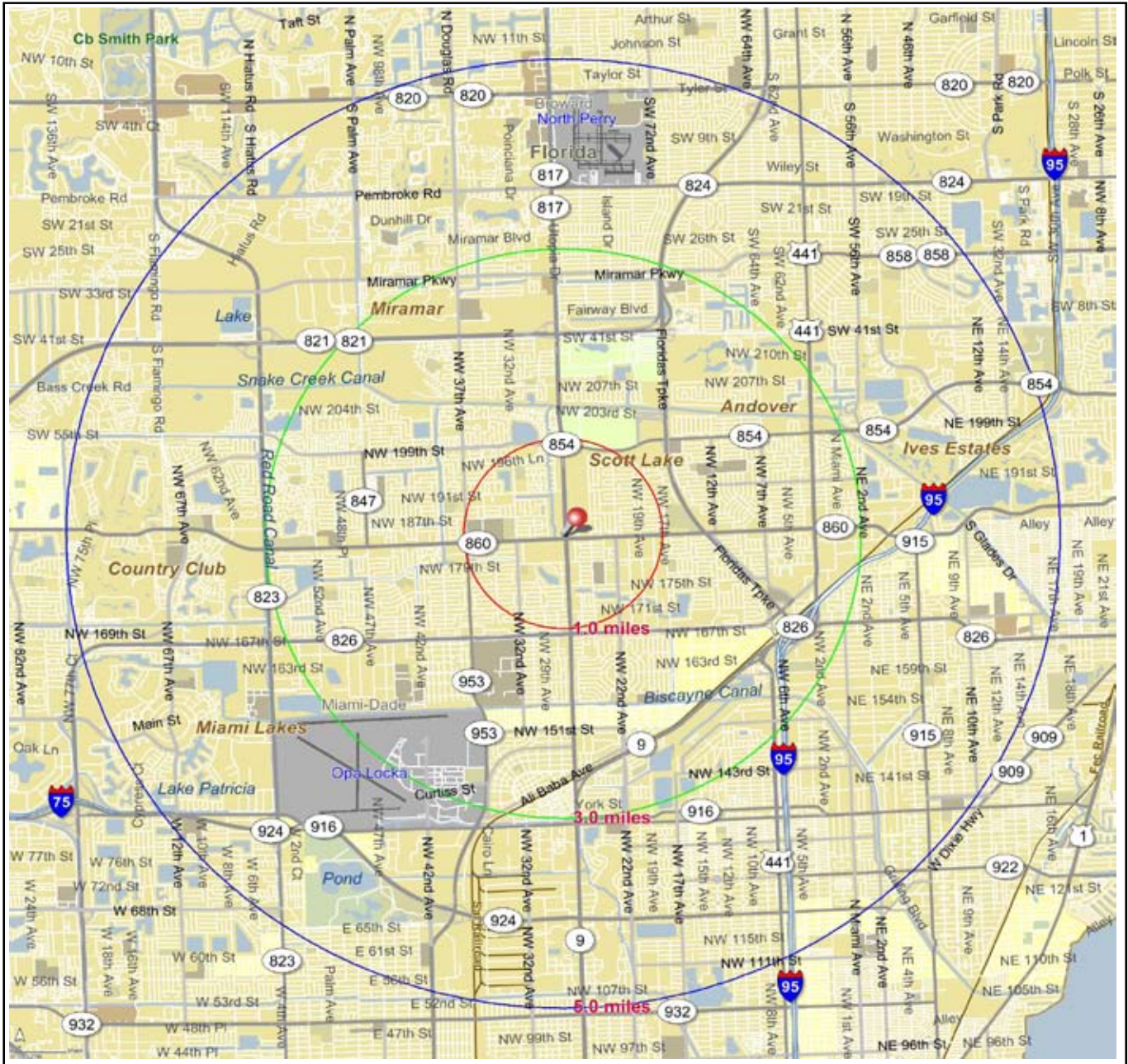
# Site Map

Miami Gardens (Miami-Dade County)  
Florida, United States

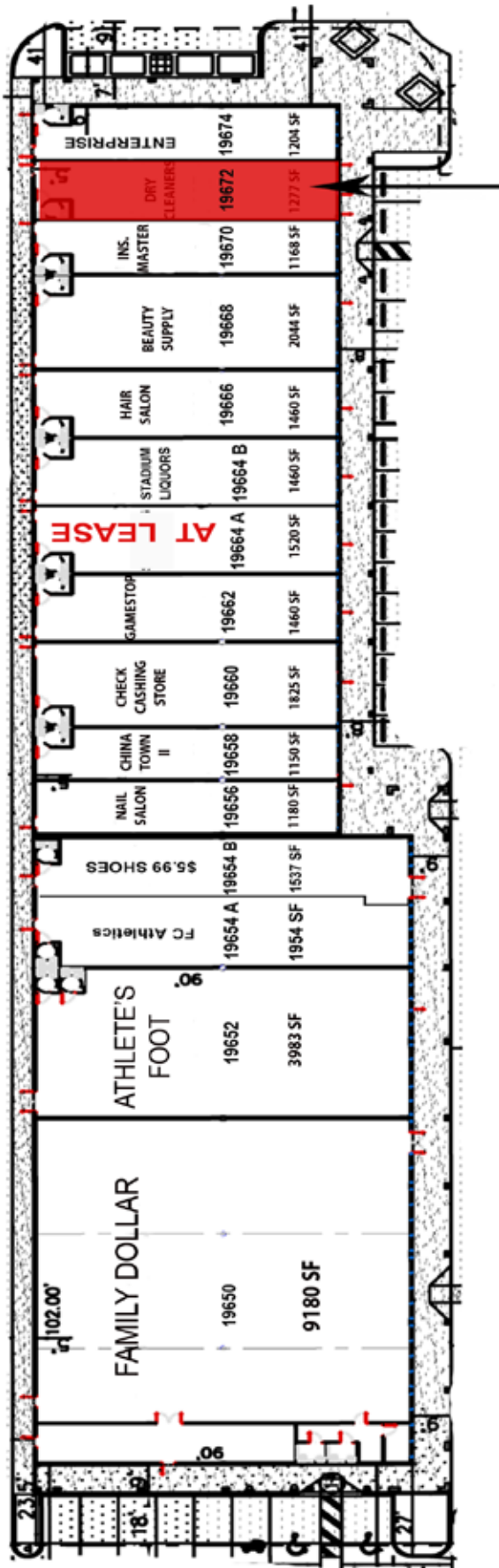
Prepared By: STDBonline.com

Latitude 25.9417  
Longitude -80.2458

January 19, 2009



N.W. 27 Court



N.W. 27 Avenue

Available 1,277 SF

	Space	Tenant	SF
1	19650	Family Dollar	9,180 SF
2	19652	Athlete's Foot	3,983 SF
3	19654 A	FC Athletics	1,954 SF
4	19654 B	\$5.99 Shoes	1,537 SF
5	19656	Nail Place	1,180 SF
6	19658	China Town II	1,150 SF
7	19660	Check Cashing	1,825 SF
8	19662	Gamestop	1,460 SF
9	19664 A	At Lease	1,460 SF
10	19664 B	Stadium Liquors	1,460 SF
11	19666	Hair Salon	1,460 SF
12	19668	Beauty Supply	2,044 SF
13	19670	Insurance Master	1,168 SF
14	19672	Available - former Dry Cleaners	1,277 SF
15	19674	Enterprise	1,204 SF

■ available

SOUTH







# Demographic and Income Profile

Prepared By: STDBOnline.com

**Miami Gardens (Miami-Dade County)** Latitude **25.9417**  
 Longitude **-80.2458**  
**Florida, United States** Site Type: Radius Radius: **1.0 mile**

Summary	2000	2008	2013
Population	19,293	21,620	23,179
Households	5,359	6,099	6,556
Families	4,549	5,106	5,435
Average Household Size	3.56	3.51	3.50
Owner Occupied HUs	4,203	4,832	5,042
Renter Occupied HUs	1,156	1,266	1,514
Median Age	29.4	31.1	31.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.4%	2.22%	1.23%
Households	1.46%	2.28%	1.26%
Families	1.26%	1.99%	1.05%
Owner HHs	0.85%	2.13%	1.07%
Median Household Income	2.03%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	946	17.8%	897	14.7%	868	13.2%
\$15,000 - \$24,999	754	14.2%	555	9.1%	498	7.6%
\$25,000 - \$34,999	568	10.7%	700	11.5%	580	8.8%
\$35,000 - \$49,999	1,002	18.8%	912	15.0%	645	9.8%
\$50,000 - \$74,999	1,175	22.1%	1,332	21.8%	1,895	28.9%
\$75,000 - \$99,999	510	9.6%	920	15.1%	982	15.0%
\$100,000 - \$149,999	291	5.5%	588	9.6%	761	11.6%
\$150,000 - \$199,000	46	0.9%	123	2.0%	188	2.9%
\$200,000+	30	0.6%	71	1.2%	141	2.2%
Median Household Income	\$39,886		\$49,763		\$55,023	
Average Household Income	\$46,919		\$59,078		\$65,306	
Per Capita Income	\$13,385		\$16,880		\$18,705	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,425	7.4%	1,655	7.7%	1,824	7.9%
5 - 9	1,814	9.4%	1,696	7.8%	1,861	8.0%
10 - 14	2,027	10.5%	1,933	8.9%	1,936	8.4%
15 - 19	1,942	10.1%	2,093	9.7%	2,079	9.0%
20 - 24	1,337	6.9%	1,621	7.5%	1,760	7.6%
25 - 34	2,489	12.9%	2,827	13.1%	3,014	13.0%
35 - 44	2,621	13.6%	2,689	12.4%	2,765	11.9%
45 - 54	2,652	13.7%	2,943	13.6%	3,148	13.6%
55 - 64	1,712	8.9%	2,369	11.0%	2,709	11.7%
65 - 74	852	4.4%	1,162	5.4%	1,334	5.8%
75 - 84	350	1.8%	496	2.3%	576	2.5%
85+	74	0.4%	134	0.6%	172	0.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,541	8.0%	2,207	10.2%	2,777	12.0%
Black Alone	16,807	87.1%	18,098	83.7%	18,784	81.0%
American Indian Alone	33	0.2%	39	0.2%	42	0.2%
Asian Alone	41	0.2%	51	0.2%	62	0.3%
Pacific Islander Alone	12	0.1%	15	0.1%	16	0.1%
Some Other Race Alone	348	1.8%	555	2.6%	725	3.1%
Two or More Races	510	2.6%	654	3.0%	772	3.3%
Hispanic Origin (Any Race)	2,040	10.6%	3,285	15.2%	4,315	18.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

Prepared By: STDBonline.com

Miami Gardens (Miami-Dade County)

Latitude 25.9417

Longitude -80.2458

Florida, United States

Site Type: Radius

Radius: 3.0 mile

## Summary

	2000	2008	2013
Population	152,689	163,497	171,904
Households	44,883	48,171	50,639
Families	36,026	38,023	39,481
Average Household Size	3.34	3.34	3.34
Owner Occupied HUs	32,632	35,665	36,747
Renter Occupied HUs	12,251	12,506	13,892
Median Age	31.1	32.1	32.9

## Trends: 2008-2013 Annual Rate

	Area	State	National
Population	1.01%	2.22%	1.23%
Households	1%	2.28%	1.26%
Families	0.76%	1.99%	1.05%
Owner HUs	0.6%	2.13%	1.07%
Median Household Income	2.91%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	8,223	18.4%	6,932	14.4%	6,407	12.7%
\$15,000 - \$24,999	6,472	14.5%	5,291	11.0%	4,544	9.0%
\$25,000 - \$34,999	6,474	14.5%	5,693	11.8%	4,579	9.0%
\$35,000 - \$49,999	8,102	18.1%	7,751	16.1%	6,264	12.4%
\$50,000 - \$74,999	9,061	20.2%	10,786	22.4%	14,166	28.0%
\$75,000 - \$99,999	3,945	8.8%	6,507	13.5%	7,371	14.6%
\$100,000 - \$149,999	1,814	4.1%	3,972	8.2%	5,467	10.8%
\$150,000 - \$199,000	356	0.8%	666	1.4%	1,033	2.0%
\$200,000+	334	0.7%	571	1.2%	808	1.6%
Median Household Income	\$36,913		\$46,597		\$53,790	
Average Household Income	\$44,486		\$55,882		\$62,052	
Per Capita Income	\$13,325		\$16,715		\$18,546	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,237	7.4%	12,361	7.6%	13,234	7.7%
5 - 9	13,292	8.7%	11,935	7.3%	12,646	7.4%
10 - 14	14,224	9.3%	12,906	7.9%	12,556	7.3%
15 - 19	13,956	9.1%	14,342	8.8%	13,751	8.0%
20 - 24	10,958	7.2%	13,217	8.1%	13,909	8.1%
25 - 34	20,899	13.7%	23,076	14.1%	24,601	14.3%
35 - 44	22,698	14.9%	21,155	12.9%	21,064	12.3%
45 - 54	19,126	12.5%	21,900	13.4%	22,762	13.2%
55 - 64	12,957	8.5%	16,642	10.2%	19,608	11.4%
65 - 74	8,339	5.5%	9,624	5.9%	10,653	6.2%
75 - 84	3,804	2.5%	4,717	2.9%	5,155	3.0%
85+	1,201	0.8%	1,624	1.0%	1,964	1.1%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,028	22.9%	39,967	24.4%	44,420	25.8%
Black Alone	105,582	69.1%	108,754	66.5%	110,632	64.4%
American Indian Alone	306	0.2%	333	0.2%	351	0.2%
Asian Alone	1,064	0.7%	1,306	0.8%	1,491	0.9%
Pacific Islander Alone	57	0.0%	64	0.0%	68	0.0%
Some Other Race Alone	5,392	3.5%	6,866	4.2%	8,029	4.7%
Two or More Races	5,260	3.4%	6,206	3.8%	6,913	4.0%
Hispanic Origin (Any Race)	36,084	23.6%	46,475	28.4%	54,497	31.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



# Demographic and Income Profile

Prepared By: STDBOnline.com

**Miami Gardens (Miami-Dade County)** Latitude **25.9417**  
**Florida, United States** Longitude **-80.2458**  
 Site Type: Radius Radius: **5.0 mile**

Summary	2000	2008	2013
Population	439,116	481,974	509,704
Households	140,525	153,111	161,601
Families	105,708	112,562	116,898
Average Household Size	3.09	3.12	3.12
Owner Occupied HUs	93,576	104,413	107,995
Renter Occupied HUs	46,948	48,698	53,606
Median Age	32.1	32.9	33.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.13%	2.22%	1.23%
Households	1.09%	2.28%	1.26%
Families	0.76%	1.99%	1.05%
Owner HHs	0.68%	2.13%	1.07%
Median Household Income	3.23%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	25,906	18.4%	21,223	13.9%	19,387	12.0%
\$15,000 - \$24,999	20,370	14.5%	17,227	11.3%	14,660	9.1%
\$25,000 - \$34,999	21,100	15.0%	17,657	11.5%	14,146	8.8%
\$35,000 - \$49,999	25,880	18.4%	25,747	16.8%	20,479	12.7%
\$50,000 - \$74,999	27,447	19.5%	33,958	22.2%	44,771	27.7%
\$75,000 - \$99,999	11,592	8.2%	20,355	13.3%	22,342	13.8%
\$100,000 - \$149,999	5,970	4.2%	12,447	8.1%	19,126	11.8%
\$150,000 - \$199,000	1,271	0.9%	2,338	1.5%	3,651	2.3%
\$200,000+	1,249	0.9%	2,158	1.4%	3,037	1.9%
Median Household Income	\$36,469		\$46,372		\$54,374	
Average Household Income	\$45,291		\$56,941		\$64,479	
Per Capita Income	\$14,724		\$18,235		\$20,590	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	32,863	7.5%	36,952	7.7%	39,722	7.8%
5 - 9	36,385	8.3%	34,504	7.2%	36,498	7.2%
10 - 14	37,914	8.6%	36,218	7.5%	35,522	7.0%
15 - 19	35,916	8.2%	38,639	8.0%	37,263	7.3%
20 - 24	30,503	6.9%	37,653	7.8%	40,556	8.0%
25 - 34	64,966	14.8%	70,917	14.7%	76,327	15.0%
35 - 44	69,494	15.8%	66,586	13.8%	65,431	12.8%
45 - 54	54,147	12.3%	65,842	13.7%	69,027	13.5%
55 - 64	34,473	7.9%	46,100	9.6%	55,807	10.9%
65 - 74	23,782	5.4%	26,300	5.5%	29,207	5.7%
75 - 84	13,584	3.1%	15,581	3.2%	16,446	3.2%
85+	5,090	1.2%	6,682	1.4%	7,901	1.6%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	169,960	38.7%	191,791	39.8%	208,330	40.9%
Black Alone	222,228	50.6%	231,570	48.0%	234,796	46.1%
American Indian Alone	1,018	0.2%	1,105	0.2%	1,157	0.2%
Asian Alone	7,719	1.8%	9,675	2.0%	10,939	2.1%
Pacific Islander Alone	231	0.1%	258	0.1%	272	0.1%
Some Other Race Alone	19,127	4.4%	25,402	5.3%	29,836	5.9%
Two or More Races	18,833	4.3%	22,171	4.6%	24,374	4.8%
Hispanic Origin (Any Race)	134,676	30.7%	181,426	37.6%	213,934	42.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.