

0340

# IVES DAIRY CROSSING

HWY. 441 (NW 2ND AVE.) & NW 199TH ST., NORTH MIAMI BEACH, FL

MANAGED BY AN AFFILIATE OF

**KIMCO**  
REALTY



GLA: 108,795 SF

ACRES: 16







PARKING SPACES: 743

PARKING RATIO: 6.8 per 1,000 SF

MSA: Miami-Fort Lauderdale-West Palm Beach (FL)

WEB LINK: [kimcorealty.com/0340](http://kimcorealty.com/0340)

## DEMOGRAPHICS

	 POPULATION	 DAYTIME POPULATION	 HOUSEHOLDS	 AVG. HH INCOME	 MED. HH INCOME	 PER CAPITA INCOME
2016 ESTIMATES						
1 MILE	24,053	19,555	8,840	\$54,188	\$44,147	\$20,055
3 MILE	187,839	177,986	63,190	\$54,573	\$42,261	\$18,425
5 MILE	541,584	521,685	190,980	\$58,725	\$42,823	\$20,839
10 MILE	1,536,230	1,505,870	557,698	\$63,452	\$44,503	\$23,170

## LEASING REPRESENTATIVE

SUSANA HERNANDEZ-HAZZI

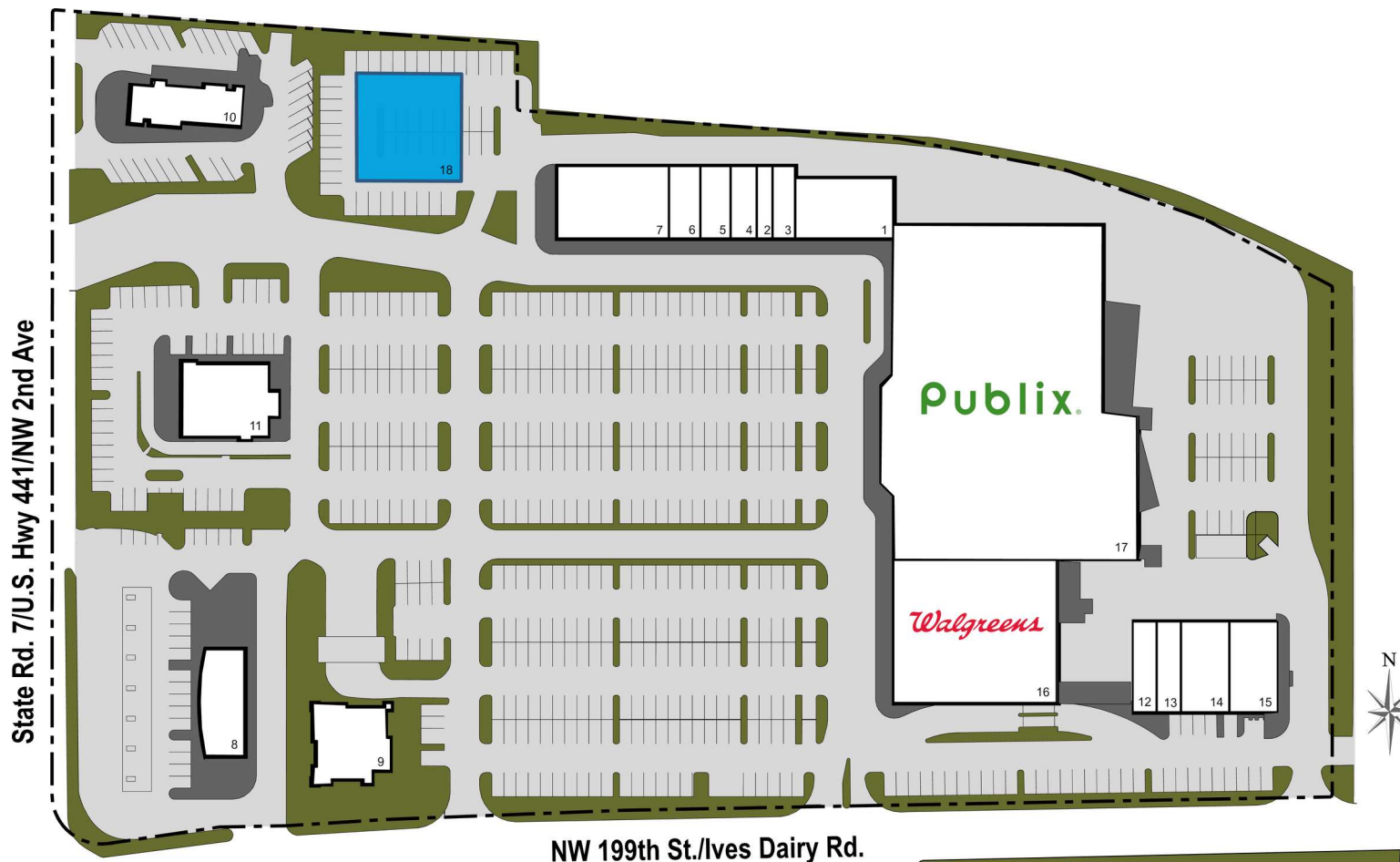
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## TENANT

TENANT	SQFT
1 Dollar Tree	4,000
2 Ives Dairy Crossing	780
3 Little Caesars	1,125
4 Sandra Scott	1,295
5 Sally Beauty	1,500
6 GNC	1,560
7 Rainbow Shops	5,520
8 7-Eleven	3,886
9 JPMorgan Chase Bank	4,879
10 McDonald's	4,000
11 Pollo Tropical	3,900
12 G-Nails Spa	1,500
13 H&R Block	1,500
14 Bloomers Coin Laundry	3,000
15 DoorSide	3,000
16 Walgreens	15,930
17 Publix	51,420
18 Available	5,000

State Rd. 7/U.S. Hwy 441/NW 2nd Ave

NW 199th St./Ives Dairy Rd.

 Availability

## LEASING REPRESENTATIVE

**SUSANA HERNANDEZ-HAZZI**

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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.