



NOW LEASING:



SHOREVIEW CENTER

at Miami Shores



9999 Northeast Second Avenue. Miami Shores, Florida. 33138.



BGG RE | BRYANT G. GROSSO

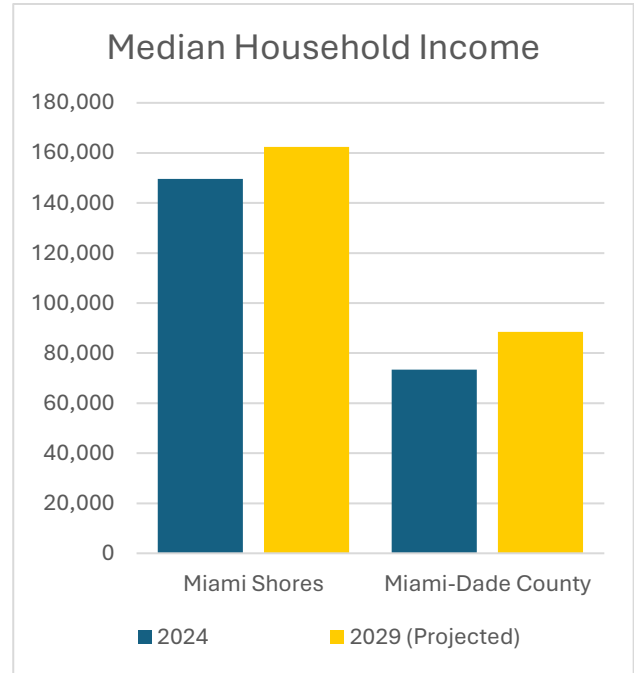
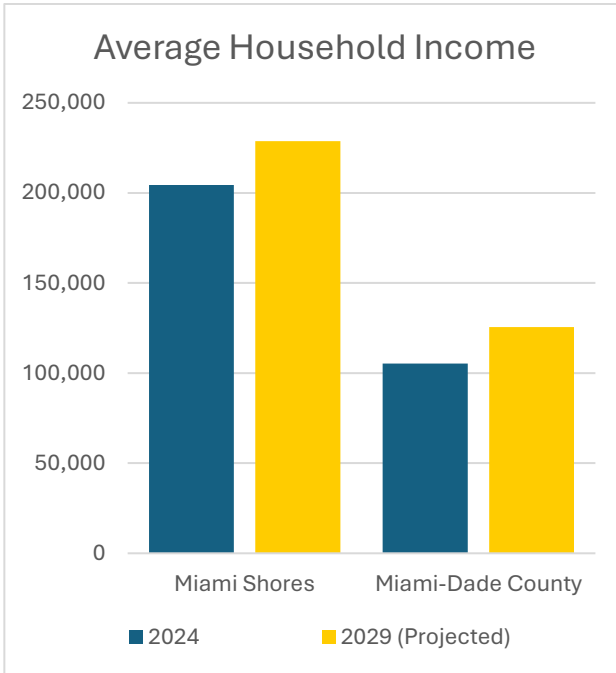
305.619.7588

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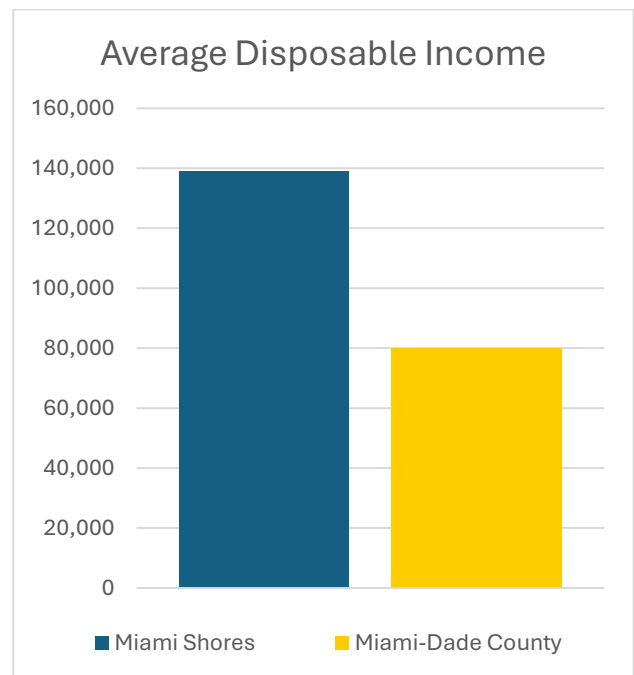
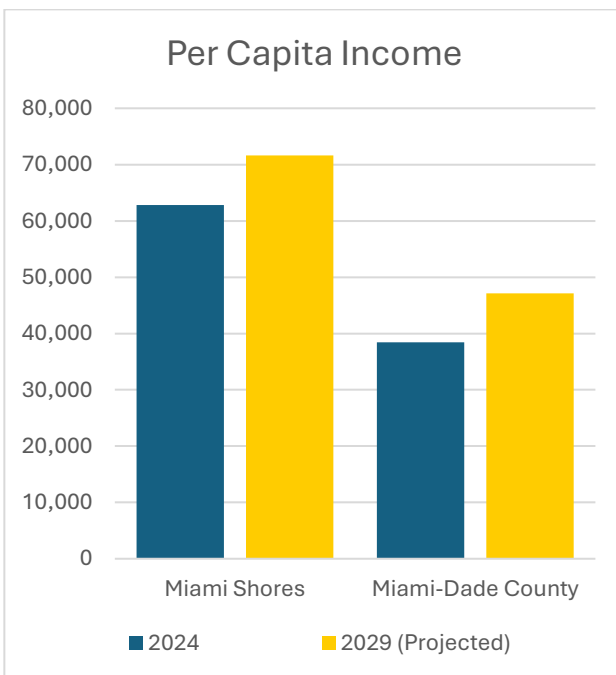




INCOME



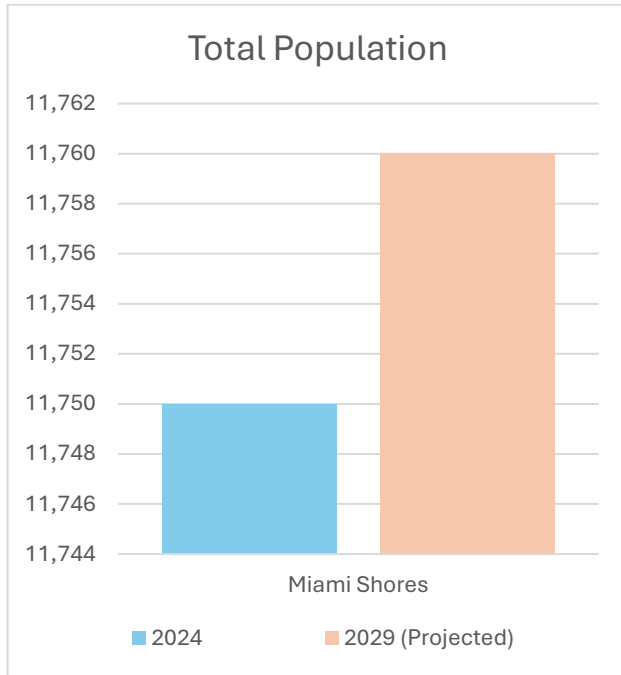
Source: U.S. Census American Community Survey (ESRI 2024)



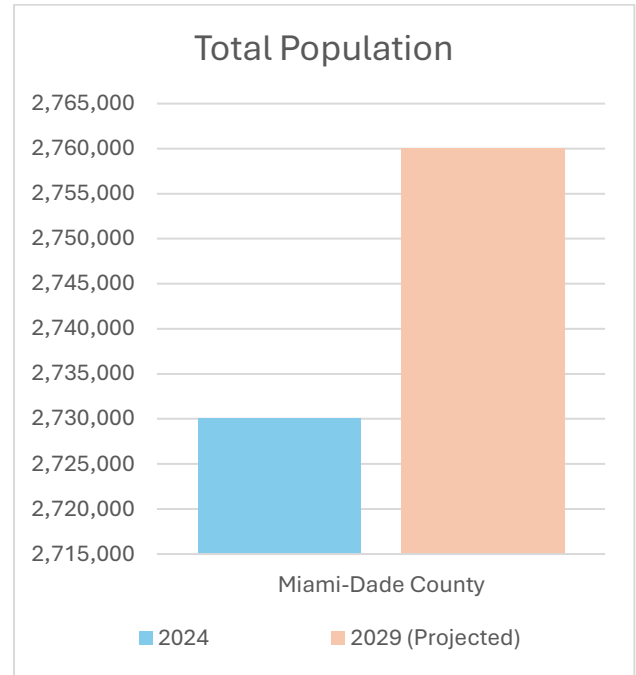
Source: U.S. Census American Community Survey (ESRI 2024)



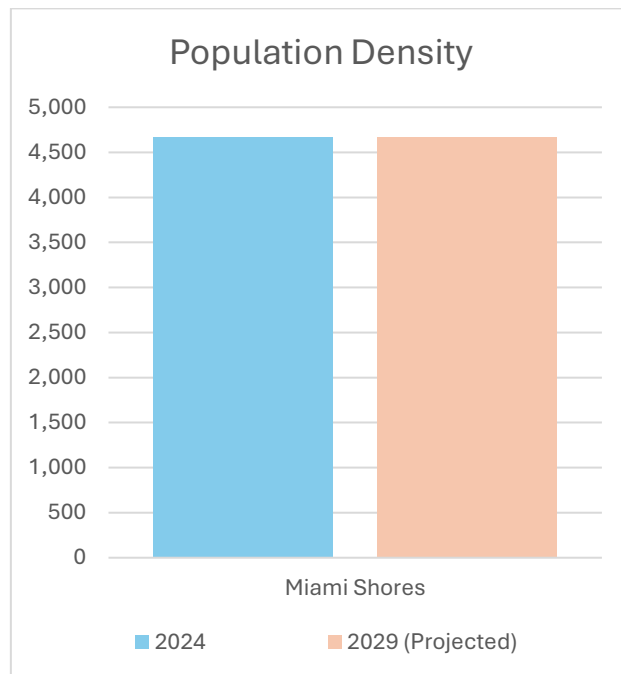
POPULATION



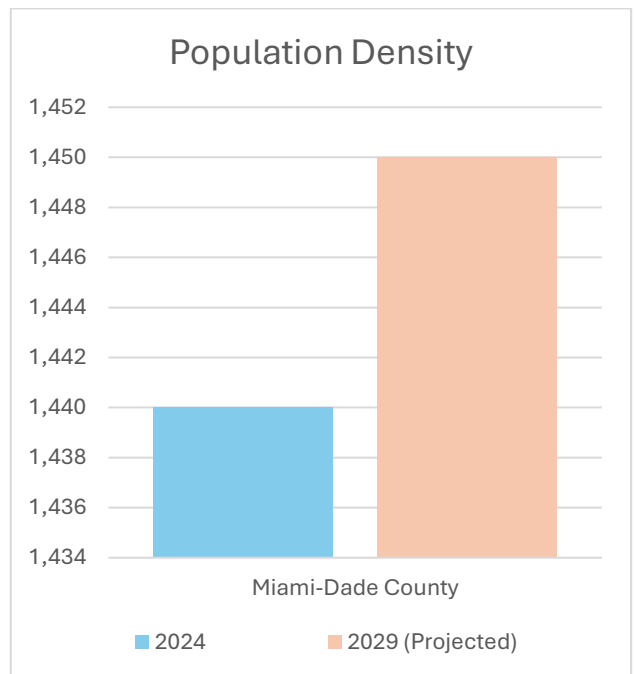
* Total Population in the referenced areas



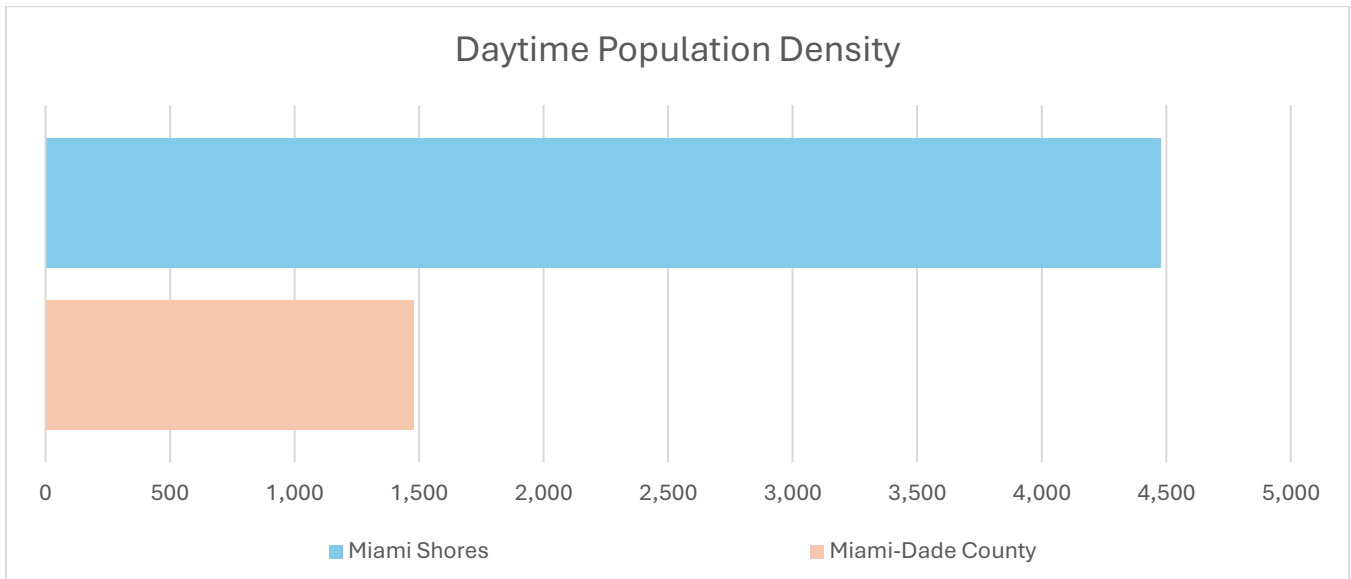
Source: U.S. Census American Community Survey (ESRI 2024)



* Number of people per square mile, referenced areas



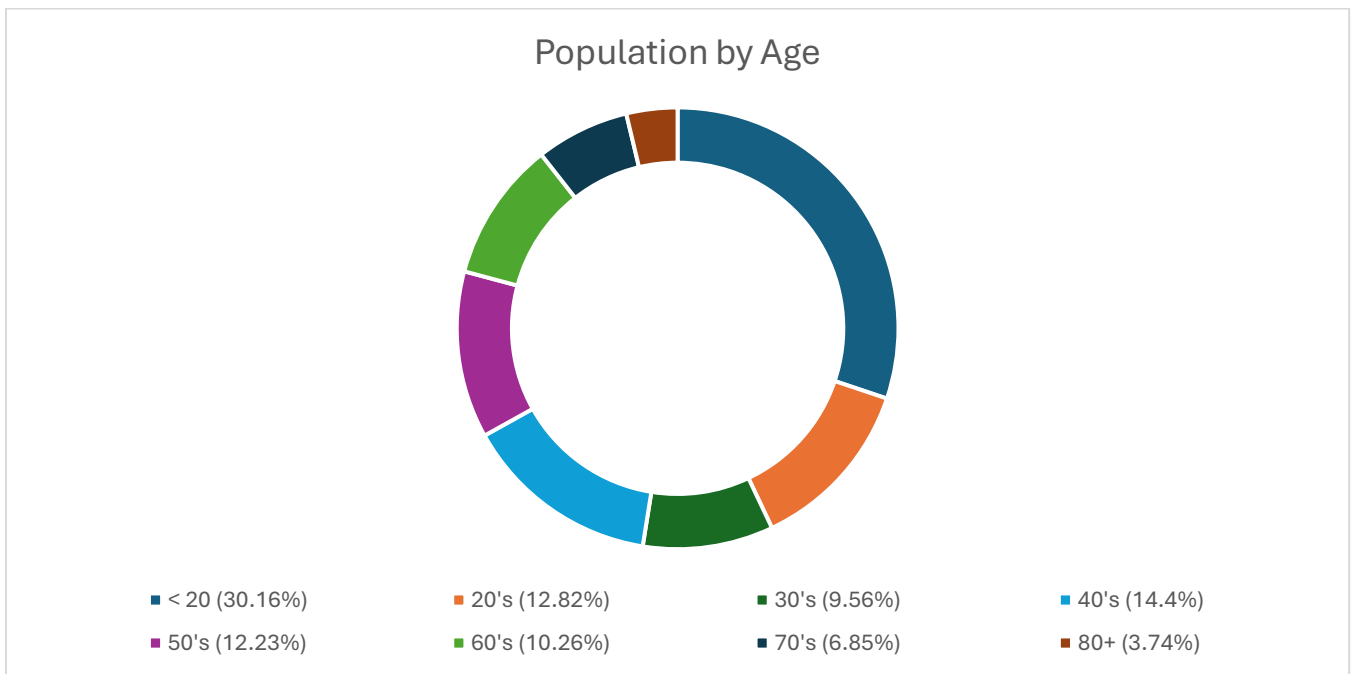
Source: U.S. Census American Community Survey (ESRI 2024)



* Number of people present in the area during normal business hours, including workers, per square mile
 Source: U.S. Census American Community Survey (ESRI 2024)

	Miami Shores Village	Miami-Dade County
Median Age 2024	37.73	41.73
Median Age 2029 (Projected)	38.11	42.4

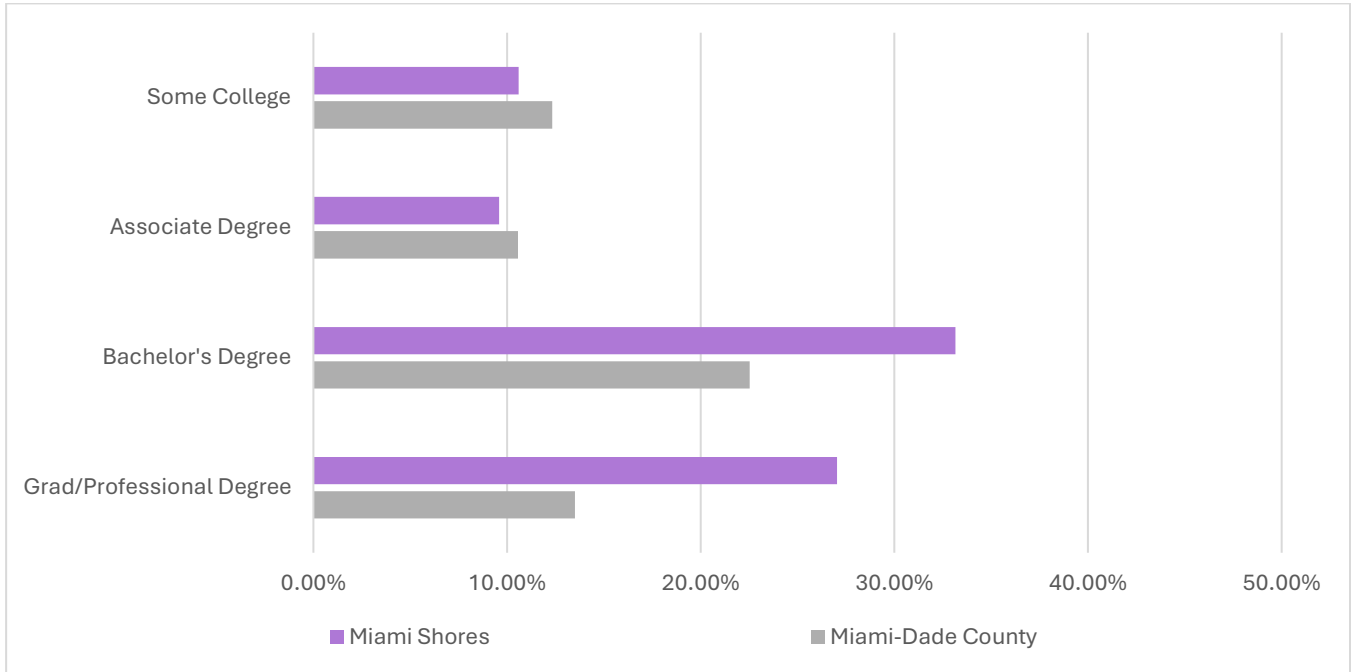
Source: U.S. Census American Community Survey (ESRI 2024)



Source: U.S. Census American Community Survey (ESRI 2024)



EDUCATION



Source: U.S. Census American Community Survey (ESRI 2024)

TRAFFIC COUNTS	
Northeast Second Avenue at NE 98 ST. Average Weekly Daily Traffic	19,528
<i>Cross street is 1 block north of SHOREVIEW CENTER at MIAMI SHORES along Northeast Second Avenue.</i>	
Biscayne Blvd. at NE 97th ST. Annual Average Daily Traffic	48,782
Biscayne Blvd. at NE 91st ST. Annual Average Daily Traffic	42,395