



995 Building

**995 North Miami Beach Boulevard
(SR-826)**

North Miami Beach, FL 33162

**For Leasing Information Call:
954-927-9720**

Located in the heart of North Miami Beach minutes from I-95

Close proximity to Super Wal-Mart, Home Depot, City Hall, Aventura, and many shops and restaurants

Ample Parking

Excellent Visibility

Immediate Occupancy

Flexible Lease Terms

Owner will Build to Suit

100 sq.ft. - 2,000 sq.ft.



The Building Has Just Been Renovated!!!!

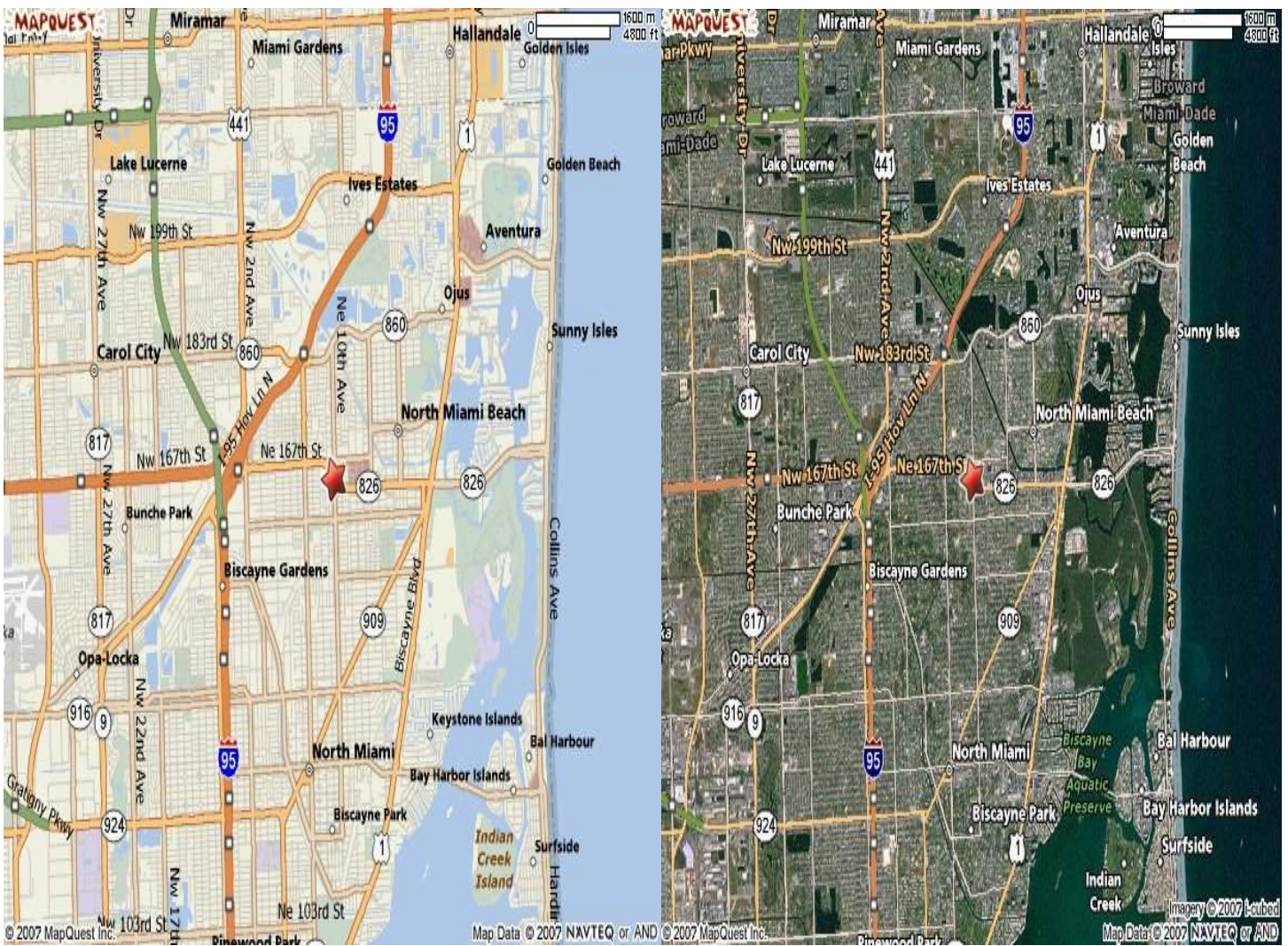
Recent Renovations Include:

Painting of the exterior facade

Painting of the common areas

New carpeting in common areas

Resealing and restriping of parking lot



Neighborhood Demographics

Average House Value:	\$93,800
Avg. Income Per Household:	\$32,159
Persons Per Household:	3.24
White Population:	16,646
Black Population:	21,989
Hispanic Population:	11,587
Asian Population:	1,798
Indian Population:	140
Hawaiian Population:	28
Other Population:	1,990
Male Population:	21,543
Female Population:	23,681
Median Age:	32.10 years
Male Median Age:	30.20 years
Female Median Age:	33.60 years

For more information contact us at: 954-927-9720 or visit our website: