



16801 NW 27th Ave
MIAMI GARDENS, FL 33056

LIST PRICE: \$5,000,000

16801 NW 27TH AVE, MIAMI GARDENS, FL 33056

PROPERTY OVERVIEW

Located at 16801 NW 27th Ave, Miami Gardens, FL 33056, this prime 2.4-acre development site sits on approximately 104,544 square feet of land with 3,000 square feet of existing building space. Strategically positioned with frontage on Palmetto 826 and NW 27th Ave, the property is zoned Entertainment Overlay, allowing for an array of high-density, mixed-use developments. Proposed uses include apartments, retail, hotel, and self-storage, making it an ideal canvas for developers.

The site offers exceptional connectivity and visibility with a high traffic count (61,000+ VPD) and is in close proximity to Golden Glades, Hard Rock Stadium, the Formula 1 circuit, St. Thomas University, and Calder Casino. The City of Miami Gardens is actively encouraging development in the area, offering a pro-growth zoning stance to attract major projects.

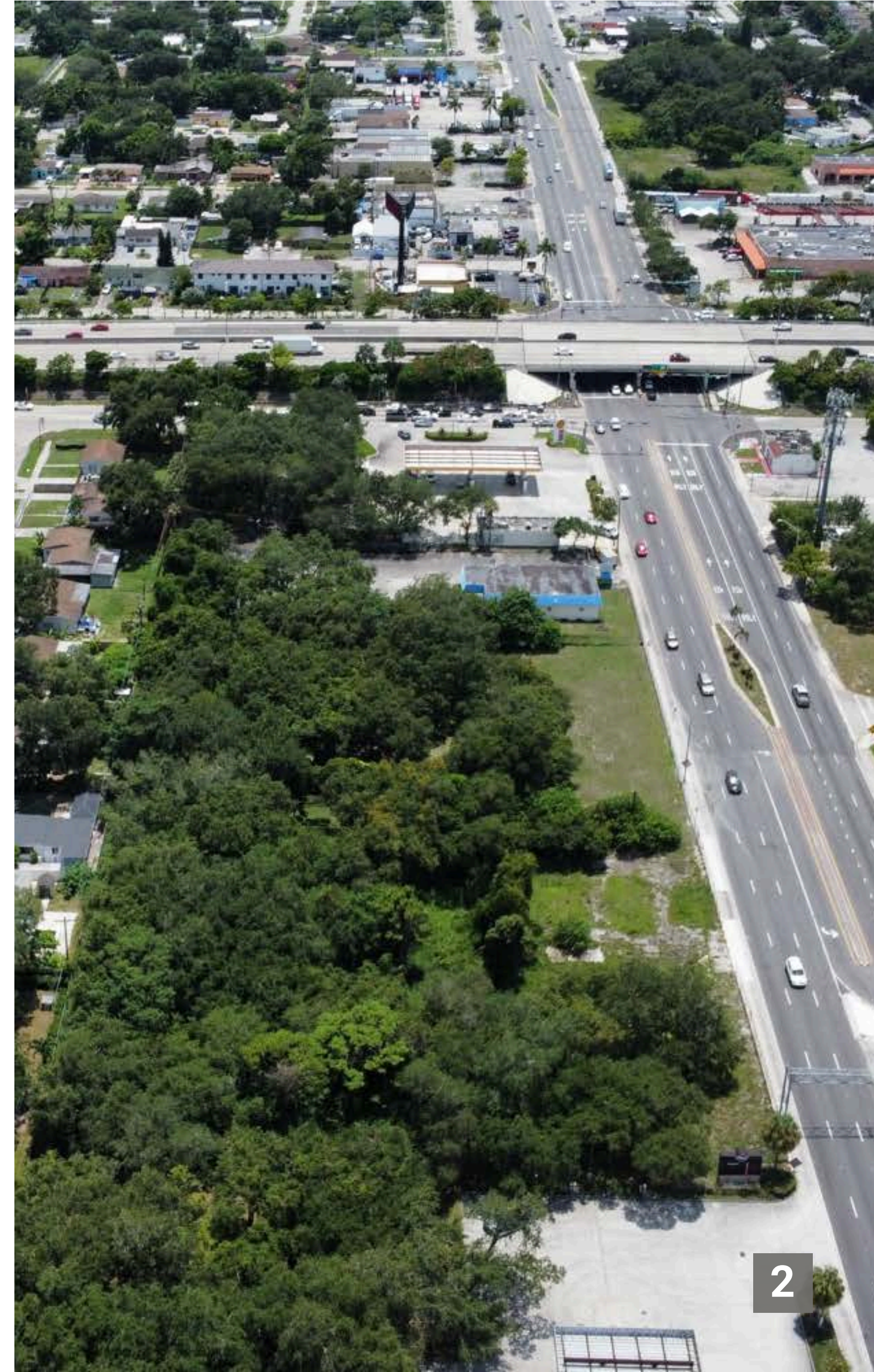
Zoning permits up to 10 stories of vertical development, with flexibility to pursue:

- Retail + Hotel with up to 800 keys
- Retail + Residential with up to 388 apartment units
- A hybrid Retail + Hotel + Residential configuration with up to 350 residential units and 150 hotel keys

This property represents a rare opportunity to capitalize on a city eager for economic growth and community activation.

KEY FEATURES

- High-traffic location with 152,000 vehicles per day on the 826
- High-traffic location with 50,214 vehicles per day on NW 27 AVE
- Vacant
- Close to Hard Rock Stadium



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PROPERTY DETAILS

Building Sq Ft: 3,000 Sq Ft

Land AC: 2.4 AC

Land SqFt: 104,544 Sq Ft

Frontage to Palmetto 826 & NW 27 Ave

Proposed Use: Apartments, Retail, Hotel, Self Storage

Zoning: Entertainment Overlay

More Details: Apartments, Retail, Hotel, Self Storage

Highest and Best Use: Development Site

Max Height For Development: 10 Stories

Retail + Hotel (maximum of 800 keys)

Retail + Residential (maximum 388 units)

Retail + Hotel + Residential (maximum 350 units and 150 keys)

VPD: 50,214



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Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	16,773	145,806	515,976
2028 Population	16,490	142,096	504,900
Pop Growth 2023-2028	(1.69%)	(2.54%)	(2.15%)
Average Age	39	39	39
2023 Total Households	4,851	43,220	163,117
HH Growth 2023-2028	(1.77%)	(2.58%)	(2.07%)
Median Household Inc	\$50,807	\$45,894	\$49,101
Avg Household Size	3.40	3.30	3.10
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$227,512	\$245,770	\$261,959
Median Year Built	1961	1968	1972



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Upcoming Developments



KUSHNER & IMMOCORP CAPITAL CLOSES ON \$15.4M 36-ACRE SITE

Address: 19199 NW 27TH AVE
Description: 3,990 multi-family units, 250k SqFt of retail, 108k SqFt of office & 312 hotel rooms.

<https://www.oftmw.com/post/35acredevelopmentcomplexmiamigardenscitycenterisscheduledfor2025completion>



ST. THOMAS PLANS NEW 99K SqFt NURSING COLLEGE

Address: 16401 NW 37TH AVE
Description: Plans new 99,000 SqFt Nursing College building, lobbying FL legislature for \$3.5M

<https://southfloridahospitalnews.com/st-thomas-university-plans-new-99000-square-foot-nursing-college-building-lobbying-fla-legislature-for-3-5m/>



INDUSTRIAL COMPLEX PROPOSED AT CALDER CASINO

Address: 21001 NW 27TH AVE
Description: 12 Buildings on 115.7 acres. Featuring warehouses & distribution facilities

<https://therealdeal.com/miami/2022/04/12/take-two-blackstone-affiliate-proposes-industrial-complex-with-movie-studio-at-calders-horse-racing-track/>



ST. THOMAS BREAKS GROUND ON \$54M RESIDENCE HALL

Address: 16401 NW 37TH AVE
Description: It will total 121,000 square feet, with 545 beds, plus a 7,000-square-foot food and bowling venue with eight lanes.

<chrome-extension://efaidnbmninnkpbcajpcgclefindmkaj/https://www.stu.edu/wp-content/uploads/2024/09/St-Thomas-University-breaks-ground-on-54-million-residence-hall-South-Florida-Business-Journal-5-20-24.pdf>



FMU PLANS \$1B+ REVAMP IN REDWOOD DEV CO

Address: 15800 NW 42ND AVE
Description: 500+ workforce housing units & 500+ student housing bed in two eight-story buildings, new basketball courts, turg, etc.

<https://therealdeal.com/miami/2025/03/25/florida-memorial-university-plans-1b-project-with-redwood/>



CYMBAL DEVELOPMENT JUST COMPLETED 341 UNITS

Address: 120777 NW 17 AVE
Description: Completed 341-unit Live Local Act apartment with 11 four-story buildings last year in Miami Gardens

<https://therealdeal.com/miami/2025/02/12/asi-cymbal-nabs-refs-for-live-local-act-miami-gardens-units/>

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Link to Zoning Feasibility Report

<https://www.dropbox.com/scl/fo/fm48ygfph0yn5whae1yg3/AH-hT50LNzy1Dk7WtoRvQSU?rlkey=2i7u8p2ynvs0s79xr1ts7lxmc&st=hin63aep&dl=0>

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