

Investment Opportunity: 10,668 SF High-Intensity Corner



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The Opportunity: A rare chance to acquire a high-intensity, dual-folio commercial corner strategically positioned within Miami's rapidly developing **North Corridor**. Boasting over **45,000+ Average Daily Traffic (ADT)**, this 10,668 SF fully-paved site offers unrivaled brand exposure and immediate operational utility for owner-users and investors alike.

Future-Proof Investment: NCUAD zoning allows for significant vertical density and mixed-use redevelopment, capitalizing on the \$4.7B SMART Program North Corridor expansion.

Executive Summary & Highlights

- **Price:** \$899,000
- **Property Type:** Retail / Auto Dealership / Fleet Hub
- **Total Lot Size:** 10,668 SF (Dual Folio)
- **Building Size:** 720 SF (Office)
- **Zoning:** 6174 NCUAD – Urban Center Core (High Density – Mixed use)
- **Permitted NCUAD Use:** Ideal for Auto Dealership, Fleet Hub, or High-Density Retail.
- **Frontage to 27th Ave :** 23'
- **Daily Traffic Count:** 45,000+ ADT (Average Daily Traffic)
- **Year Built:** 1955
- **Folio Numbers:** 30-2134-002-0220 & 30-2134-001-0150
- **Key Features:** Fully paved, full perimeter fencing, dual-street access, vacant/move-in ready.





Proven concepts for auto-dealership

The NW 27th Avenue Strategic Growth Corridor

The NW 27th Avenue corridor has emerged as one of Miami-Dade's most vital commercial arteries, serving as the primary north-south link between the heart of Miami and the rapidly expanding Broward County line. Currently anchored by major institutional hubs like Miami-Dade College North Campus and the Opa-locka Executive Airport, the corridor is undergoing a massive transformation under the **\$4.7 Billion Strategic Miami Area Rapid Transit (SMART) Program**. As the designated 'North Corridor,' this area is seeing unprecedented public and private investment aimed at densifying commercial use and improving logistical efficiency. With an Average Daily Traffic (ADT) count exceeding **45,000 vehicles**, the corridor offers unmatched brand exposure and is a 'first-mover' destination for national retail developers, fleet operators,

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and industrial-to-retail conversions. Investing in 11537 NW 27th Ave places your business at the center of this high-intensity growth path, securing a footprint in one of South Florida's most resilient commercial markets.

Strategic Hub for South Florida Operations

11537 NW 27th Ave is more than a retail corner; it is a central logistics node connecting the most critical industrial and commercial hubs in Miami-Dade. With a "Main on Main" presence, your business benefits from seamless access to the region's primary transportation arteries. Positioned within the **NCUAD Core**, this site is designated for the highest intensity of use along the NW 27th Ave corridor, providing long-term land value appreciation.

Proximity at a Glance:

- **Opa-locka Executive Airport (OPF):** 3.5 Miles | 7 Mins
- **I-95 Expressway:** 2.8 Miles | 8 Mins
- **Palmetto Expressway (SR 826):** 3.2 Miles | 9 Mins
- **Miami International Airport (MIA):** 8.5 Miles | 18 Mins
- **Port Miami:** 12 Miles | 25 Mins

Dual-Street Access & Security: This site features a rare dual-entry configuration with frontage on both NW 27th Ave and the side street, allowing for efficient "In/Out" flow—essential for vehicle dealerships, equipment rentals, and fleet management. The fully paved lot and perimeter fencing provide an immediate and secure foundation.



MARKET COMPARATIVES

Property Address	Sale/List Price	Lot Size	Price per SF (Land)	Notes
4699 NW 27th Ave	\$895,000	3,600 SF	\$248/SF	1,988 SF building occupies 55% of the lot (Very limited yard/parking).
101 NW 27th Ave	\$1,500,000	5,900 SF	\$254/SF	4,605 SF building occupies 78% of the lot (Minimal yard space).
6301 NW 27th Ave	\$1,750,000	11,800 SF	\$148/SF	Sold 05/2024. Mixed-use retail. Higher price/SF despite larger lot due to 7,003 SF building.
11537 NW 27th Ave	\$899,000	10,668 SF	\$84.27/SF	Subject Property. 720 SF building occupies only 7% of the lot. Massive Unified Paved Yard.

📌 **Exceptional Land Value:** Priced at only **\$84/SF** of land—over **50% lower** than smaller nearby comparables.

📌 **Maximum Utility:** A rare 10,668 SF dual-folio corner site with a functional 720 SF office, ideal for fleet operators, dealerships, or future retail development.

📌 **Move-In Ready:** 100% vacant with full perimeter security fencing and dual-street access for high visibility and logistics ease.

Contact for more info.

Information deemed reliable but not guaranteed. Buyer to perform own due diligence.

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