

7901 NW 27th Ave

MIAMI, FL 33147



FOR LEASE

Hard Corner Retail Asset



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★ 7901 NW 27th Ave

METRO RAIL

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7901

NW 27TH AVE



OFFERING SUMMARY

The Porosoff Group is proud to present the exclusive opportunity to acquire the retail asset located at 7901 NW 27th Ave, Miami, FL — strategically positioned on a premier intersection of NW 79th St and NW 27th Ave in the heart of Miami's emerging urban core.

This asset offers excellent exposure and frontage on NW 27th Ave, with combined traffic counts of over 66,500 vehicles per day, and benefits from immediate proximity to major transit corridors and transformative nearby developments.

Property Highlights:

- Gross Leasable Area: 3,709 SF
- Lot Size: 17,114 SF (0.39 AC)

Location Highlights:

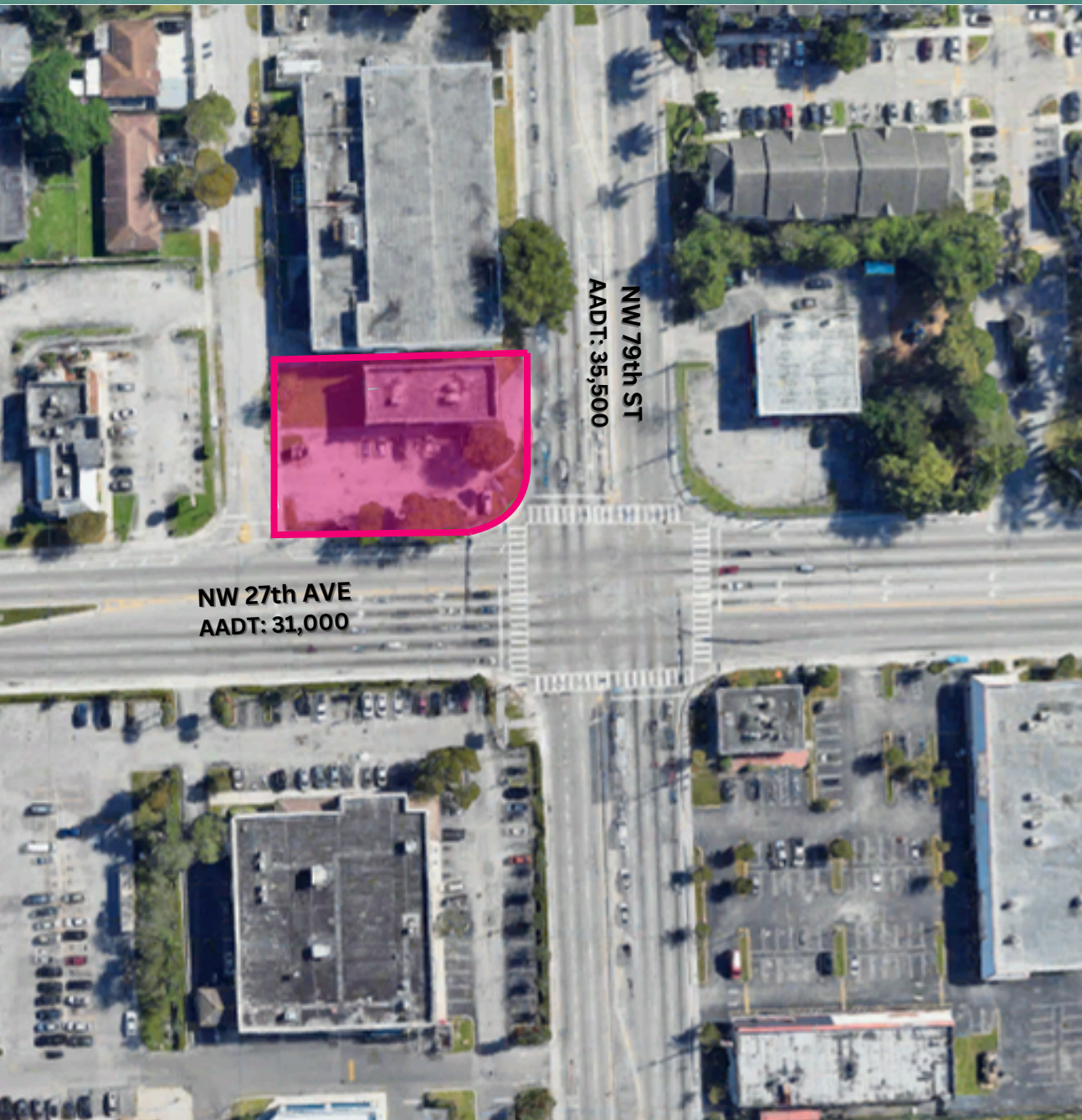
- Hard Corner: NW 79th St & NW 27th Ave - combined traffic counts of over 66,500 vehicles per day
- Major developments planned in immediate area (< 1 mile North)
 - HueHub/ Holland Park: 8400 NW 25th Ave
 - Mixed-Use Project
 - Multi-Tower: 4,032 Residential Units
 - Capri Place II : 8001 NW 27th Ave
 - 12 story Building - 180 Residential Units

SMART Program's North Corridor:

This asset is directly aligned with the Strategic Miami Area Rapid Transit (SMART) Program's North Corridor which will expand the Metrorail along NW 27th Ave connecting from NW 62nd St up to NW 215th ST.



INVESTMENT HIGHLIGHTS



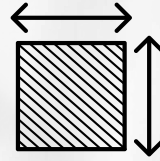
- ✓ 3,709 SF GLA | 17,114 SF Lot on hard corner
- ✓ High Traffic Counts of 66,500 vehicles per day on NW 79th St and NW 27th Ave
- ✓ Densely populated area – Population of 199,437 within 3 mile radius
- ✓ 1.7 Miles away from Hialeah Hospital
- ✓ 5 Miles from Miami International Airport
- ✓ 4,300+ Units Planned in Immediate Area <1 Mile Radius.
- ✓ SMART Program (Strategic Miami Area Rapid Transit Program) plans to expand the Metrorail



17,114 SF
Lot



3,709 SF
Gross Bldg. Area



Retail Asset



2,700 SF
Available



66,500
Combined traffic counts on NW 79th St & NW 27th Ave

PROPERTY SUMMARY

Property Address	7901 NW 27th Ave Miami, FL 33147
Gross Leasable Area	3,709 SF
Lot Size	17,114 SF
Folio	04-3117-031-0001
Year Built	2007
Parking	22 spaces
Zoning	UC MM (Urban Center Mixed Use)
Asking Rent:	\$35/SF MG



LOCATION OVERVIEW



LOCATION OVERVIEW



HUEHUB / HOLLAND PARK DEVELOPMENT

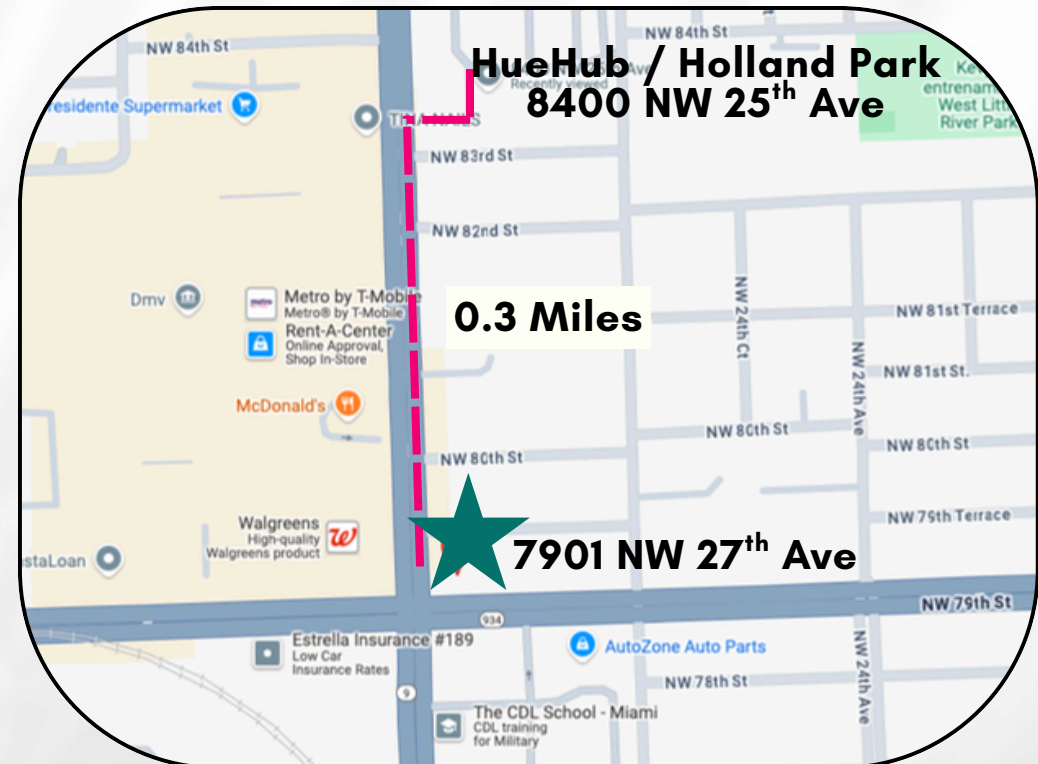


8400 NW 25th Ave, Miami, FL 33147

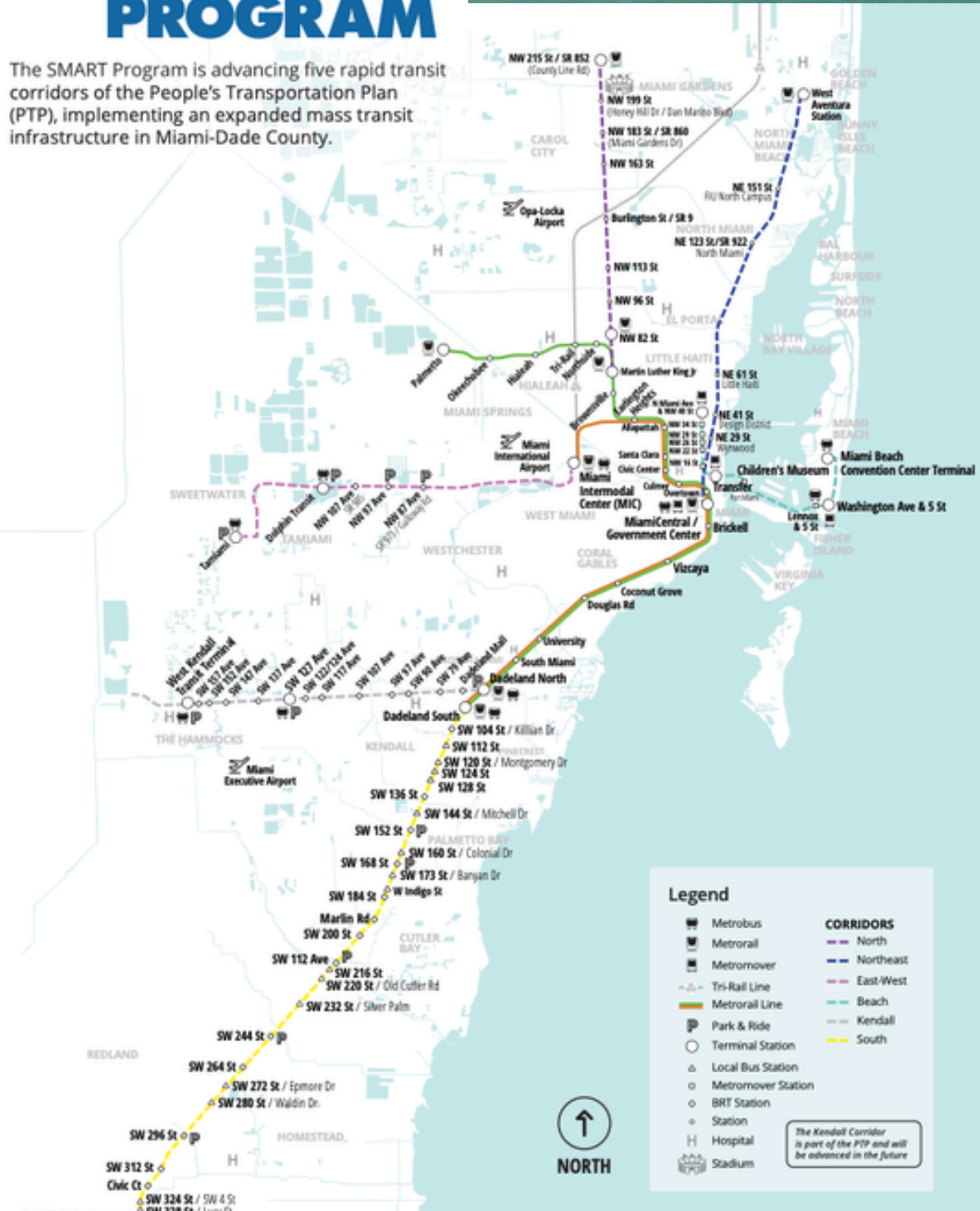
- Large-Scale Mixed Use Project
- 4,032 Residential Units
- 20,483 SF of Retail
- 11,470 SF of Medical Offices
- 5,046 Parking Spaces
- 11.7 Acre Site

Revised plans have been submitted for The HueHub, also known as Holland Park, as of February 2025. This large-scale Live Local Act development in Miami-Dade County's West Little River neighborhood is being designed by Arquitectonica and developed by 27th Ave Holland Park Ecoresidences LLC, led by Pablo Castro. The Mixed-Use project plans to integrate workforce housing and commercial space near the planned North Corridor Metrorail extension (SMART Program).

The development will consist of multiple towers planned to rise 35 stories each, and will expand through 11.7 acres with community areas, retail, medical offices, and designated parking areas.



The SMART Program is advancing five rapid transit corridors of the People's Transportation Plan (PTP), implementing an expanded mass transit infrastructure in Miami-Dade County.



VISION

Connecting our communities through the enhancement of a rapid transit network that is accessible, integrated, efficient and sustainable.

MISSION

Deliver a high-quality transit network throughout Miami-Dade County through an innovative, coordinated, and cost-effective approach that reflects community needs.

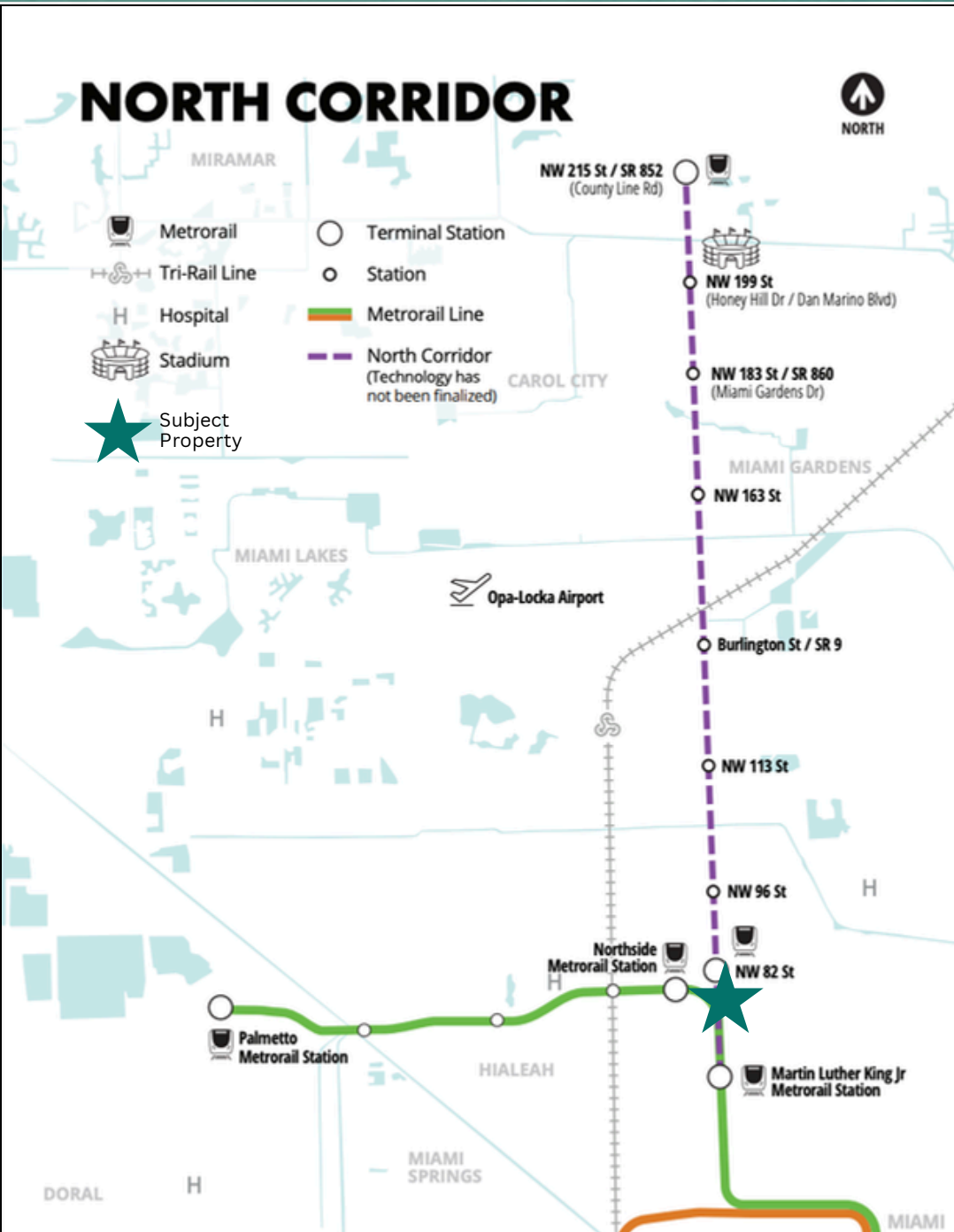
PURPOSE

The SMART Program must provide enhanced affordable modal options that reduce congestion and help manage growth while effectively and appropriately aligning funding for capital, operating and infrastructure improvements with a defined, implementable strategy.

The SMART Program is funded through a 40-year pro-forma, which is pivotal for allowing the bold program of projects to move forward in unison. Once completed, the SMART Program will:

- Reduce transportation-related emissions
- Significantly increase transit ridership
- Improve travel time and reliability

SMART PROGRAM – NORTH CORRIDOR



The North Corridor is one of the six corridors highlighted in Miami Dade County's Strategic Miami Area Rapid Transit Program. Once completed it would provide residents a seamless transit experience by **extending the County's existing Metrorail system along NW 27 Avenue from the Martin Luther King Station to County Line.**

- Extends from NW 62nd St up to NW 215th St/ SR 852
- The North Corridor project will connect riders to many of the County's anchor institutions including *Miami-Dade College* and the *Hard Rock Stadium*
- Total project investment is currently estimated at **\$1.9 Billion**
- Will be funded in part by Miami-Dade County and the Florida Department of Transportation (FDOT). Miami-Dade County will aggressively pursue federal opportunities to support the project.

On Dec. 6, 2018, the Miami-Dade Transportation Planning Organization (TPO) Governing Board selected an elevated fixed guideway transit system as the Locally Preferred Alternative (LPA) for the North Corridor. On Oct. 21, 2019, the TPO Governing Board refined the LPA to select Elevated Heavy Rail as the preferred transit technology.

On Nov. 15, 2022, the Miami-Dade County Board of County Commissioners (BCC) approved Resolution R-1139-22 directing the County Mayor or designee to take all actions necessary to accelerate the implementation of the North Corridor as an elevated fixed guideway solution per the TPO's adopted Locally Preferred Alternative and urging the Florida Department of Transportation (FDOT) to complete the National Environmental Policy Act process.

<https://www.miamidade.gov/global/transportation/smart-plan-north-corridor.page>

STRATEGIC MIAMI AREA RAPID TRANSIT PROGRAM

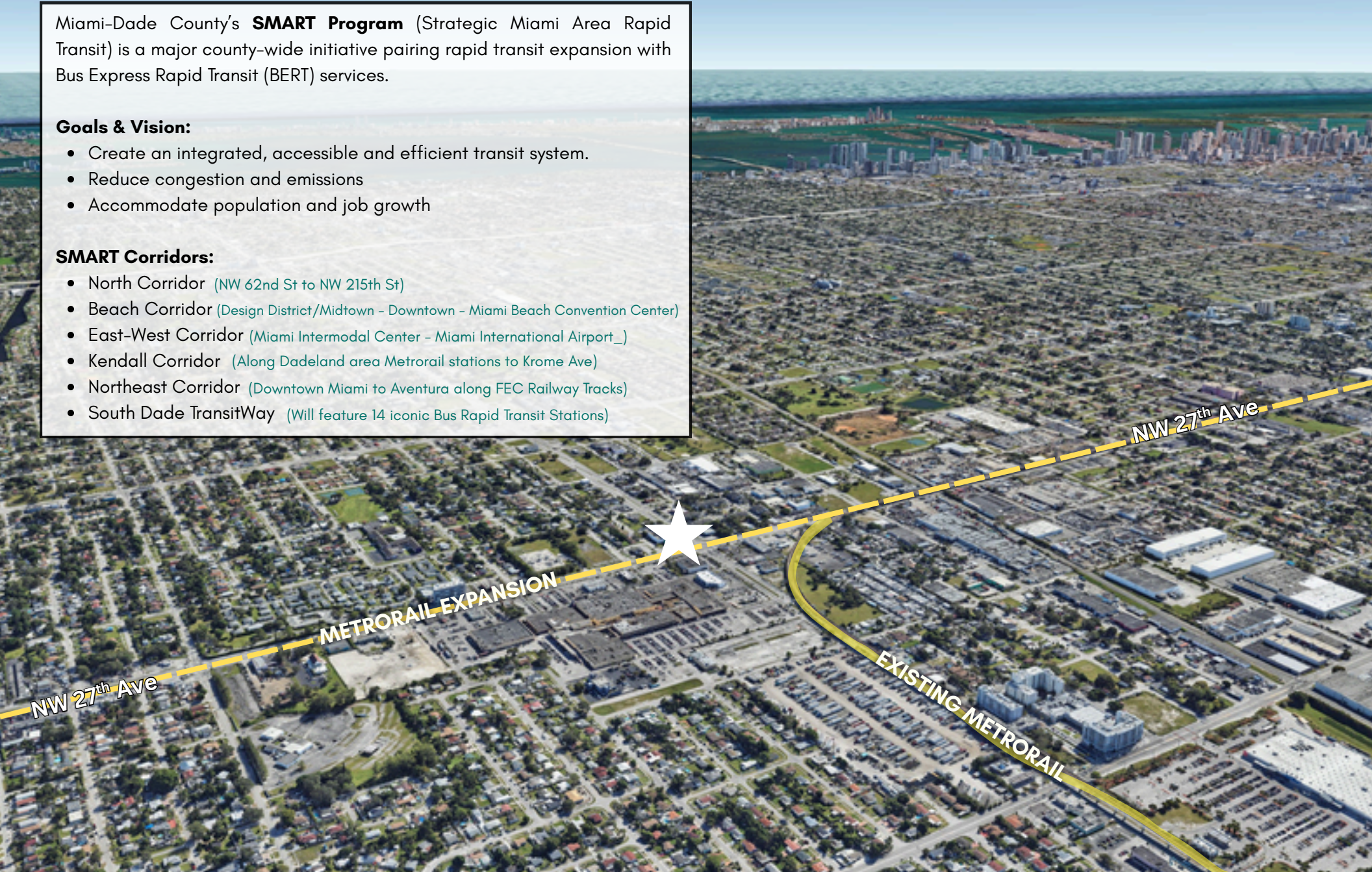
Miami-Dade County's **SMART Program** (Strategic Miami Area Rapid Transit) is a major county-wide initiative pairing rapid transit expansion with Bus Express Rapid Transit (BERT) services.

Goals & Vision:

- Create an integrated, accessible and efficient transit system.
- Reduce congestion and emissions
- Accommodate population and job growth

SMART Corridors:

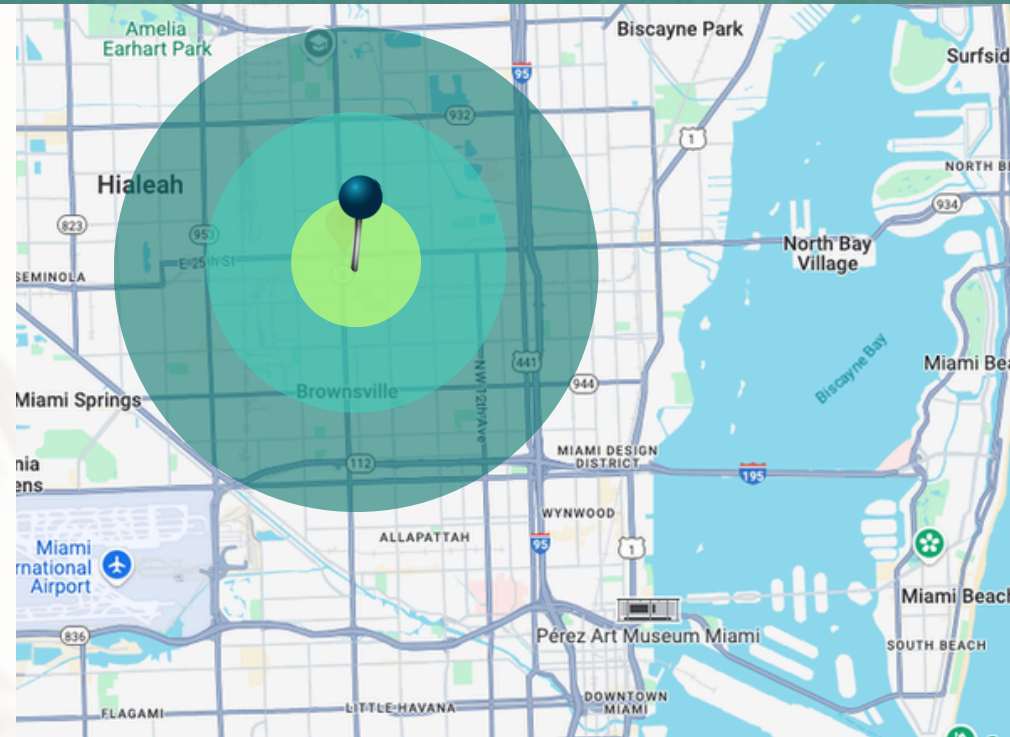
- North Corridor (NW 62nd St to NW 215th St)
- Beach Corridor (Design District/Midtown - Downtown - Miami Beach Convention Center)
- East-West Corridor (Miami Intermodal Center - Miami International Airport)
- Kendall Corridor (Along Dadeland area Metrorail stations to Krome Ave)
- Northeast Corridor (Downtown Miami to Aventura along FEC Railway Tracks)
- South Dade TransitWay (Will feature 14 iconic Bus Rapid Transit Stations)



DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2020 Population	19,320	216,286	536,239
2024 Households	18,077	199,437	512,463
Avg. Household Income	\$49,303	\$50,591	\$62,555



Annual Average Daily Traffic

NW 79th St (2023)	-	33,500 (AADT)
NW 27th Ave (2023)	-	31,000 (AADT)

