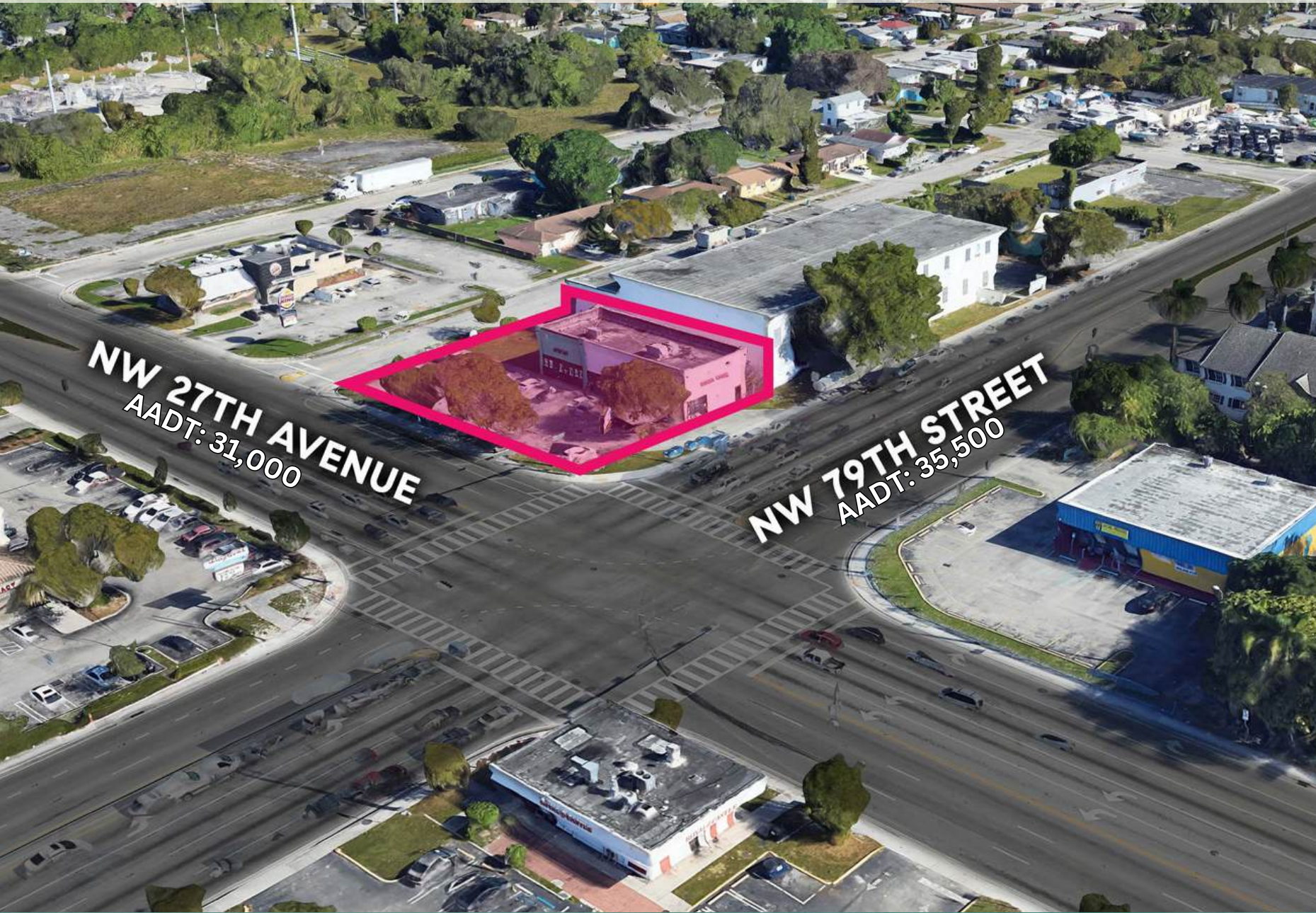


# 7901 NW 27th Ave

MIAMI, FL 33147



FOR LEASE

Hard Corner Retail Asset



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass Florida and should not be made available to any other person or entity without the written consent of Compass. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Compass Florida has not verified, and will not verify, any of the information contained herein, nor has Compass Florida conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Compass is a service mark of Compass Florida. © 2024 Compass. All rights reserved.

## NON-ENDORSEMENT NOTICE

Compass is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Compass, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Compass, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.





**BARBARA MONTERO**

CRE ADVISOR

954.404.2829

[barbara@porosoff.com](mailto:barbara@porosoff.com)

**7901**

NW 27TH AVE



**POROSOFF  
GROUP**

# OFFERING SUMMARY

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

This asset offers excellent exposure and frontage on NW 27<sup>th</sup> 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:

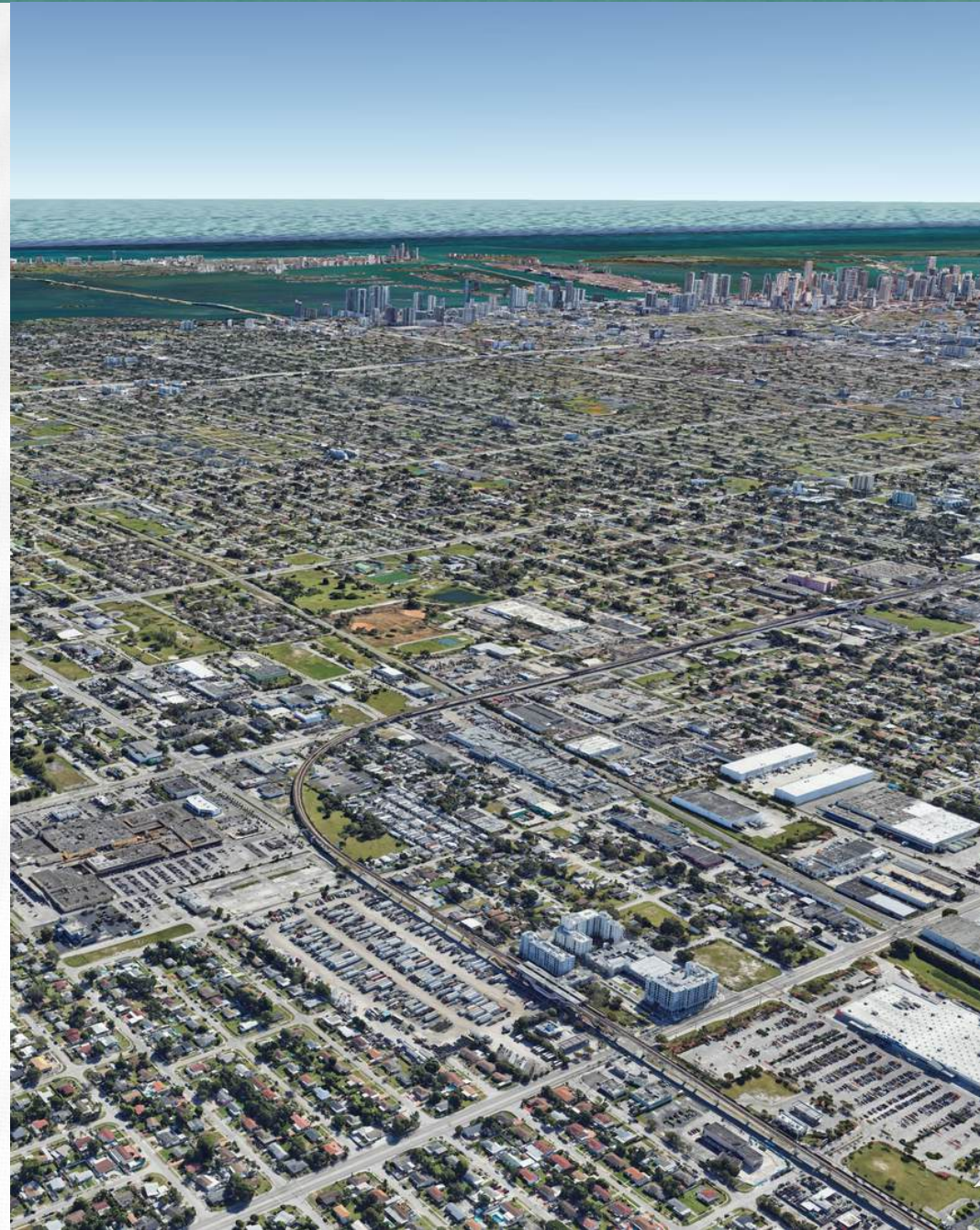
- Gross Leasable Area: 3,709 SF
- Lot Size: 17,114 SF (0.39 AC)

## Location Highlights:

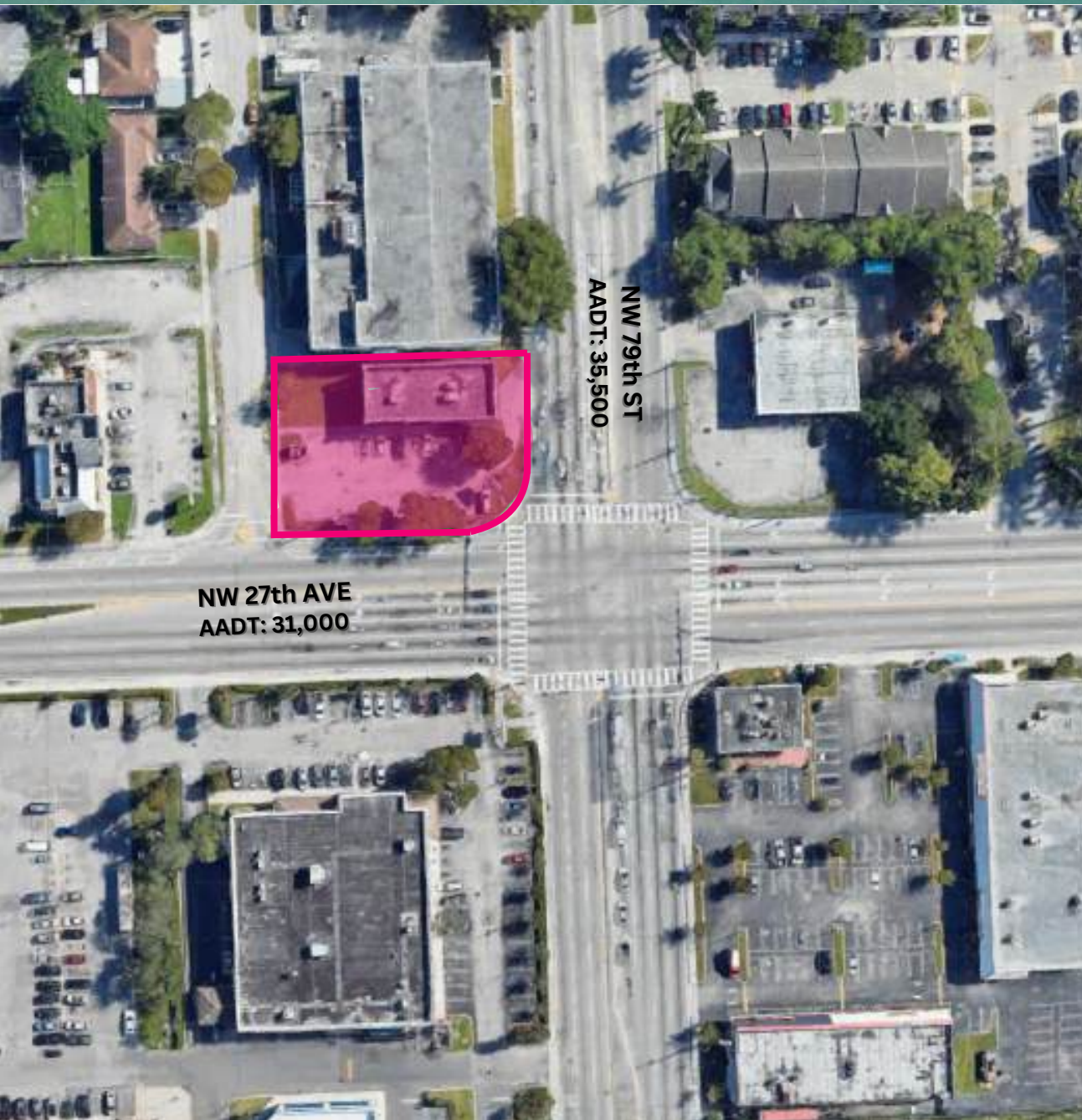
- Hard Corner: NW 79<sup>th</sup> St & NW 27<sup>th</sup> Ave - combined traffic counts of over 66,500 vehicles per day
- Major developments planned in immediate area (< 1 mile North)
  - HueHub/ Holland Park: 8400 NW 25<sup>th</sup> Ave
    - Mixed-Use Project
    - Multi-Tower: 4,032 Residential Units
  - Capri Place II : 8001 NW 27<sup>th</sup> 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 27<sup>th</sup> Ave connecting from NW 62<sup>nd</sup> St up to NW 215<sup>th</sup> ST.



# INVESTMENT HIGHLIGHTS



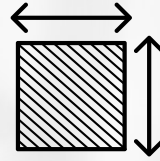
- ✓ 3,709 SF GLA | 17,114 SF Lot on hard corner
- ✓ High Traffic Counts of 66,500 vehicles per day on NW 79th St and NW 27th Ave
- ✓ Densely populated area – Population of 199,437 within 3 mile radius
- ✓ 1.7 Miles away from Hialeah Hospital
- ✓ 5 Miles from Miami International Airport
- ✓ 4,300+ Units 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**



**30%**  
Occupied



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

## PROPERTY SUMMARY

<b>Property Address</b>	7901 NW 27th Ave Miami, FL 33147
<b>Gross Leasable Area</b>	3,709 SF
<b>Lot Size</b>	17,114 SF
<b>Folio</b>	04-3117-031-0001
<b>Year Built</b>	2007
<b>Parking</b>	22 spaces
<b>Zoning</b>	UC MM (Urban Center Mixed Use)
<b>Asking Price:</b>	\$2,300,000.00
<b>Price/ SF:</b>	\$620.00
<b>Price/ SF Land:</b>	\$134.039



# FINANCIAL OVERVIEW

## FINANCIAL OVERVIEW

<b>Price :</b>	\$2,300,000
<b>Rentable Square Feet :</b>	3,709 SF
<b>Lot Size :</b>	17,114 SF
<b>Price / Square Foot (Bldg.) :</b>	\$620.11/SF
<b>Price/ Square Foot (Land) :</b>	\$134.39/SF
<b>Type of Ownership :</b>	Fee Simple
<b>Real Estate Taxes:</b>	\$13,327.00

# TENANT SUMMARY

TENANT	GLA	RENT	RENT/SF	LEASE TYPE	TERM
<b>Cricket Mobile</b>	<b>1,000 SF</b>	<b>\$74,400</b>	<b>\$74.40/SF</b>	<b>Modified Gross</b>	<b>MTM</b>
<b>Vacant</b>	<b>2,709 SF</b>				

# LOCATION OVERVIEW



# LOCATION OVERVIEW



# HUEHUB / HOLLAND PARK DEVELOPMENT



**8400 NW 25<sup>th</sup> 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 27<sup>th</sup> 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.



**Legend**

Metrobus	<b>CORRIDORS</b>
Metrorail	North
Metromover	Northeast
Tri-Rail Line	East-West
Metrorail Line	Beach
Park & Ride	Kendall
Terminal Station	South
Local Bus Station	
Metromover Station	
BRT Station	
Station	
Hospital	
Stadium	

*The Kendall Corridor is part of the PTP and will be advanced in the future*

## 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.

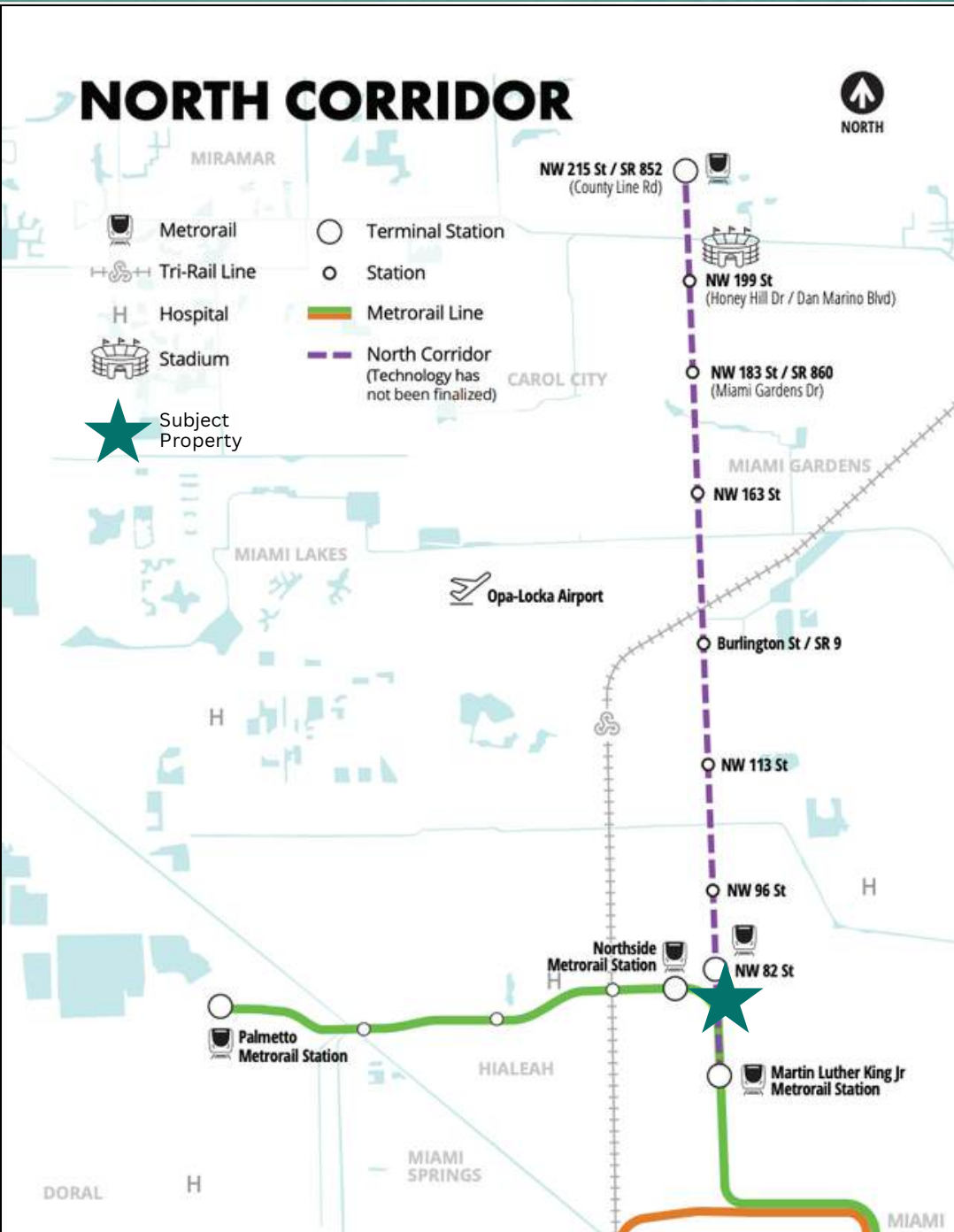
## PURPOSE

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 62<sup>nd</sup> St up to NW 215<sup>th</sup> 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

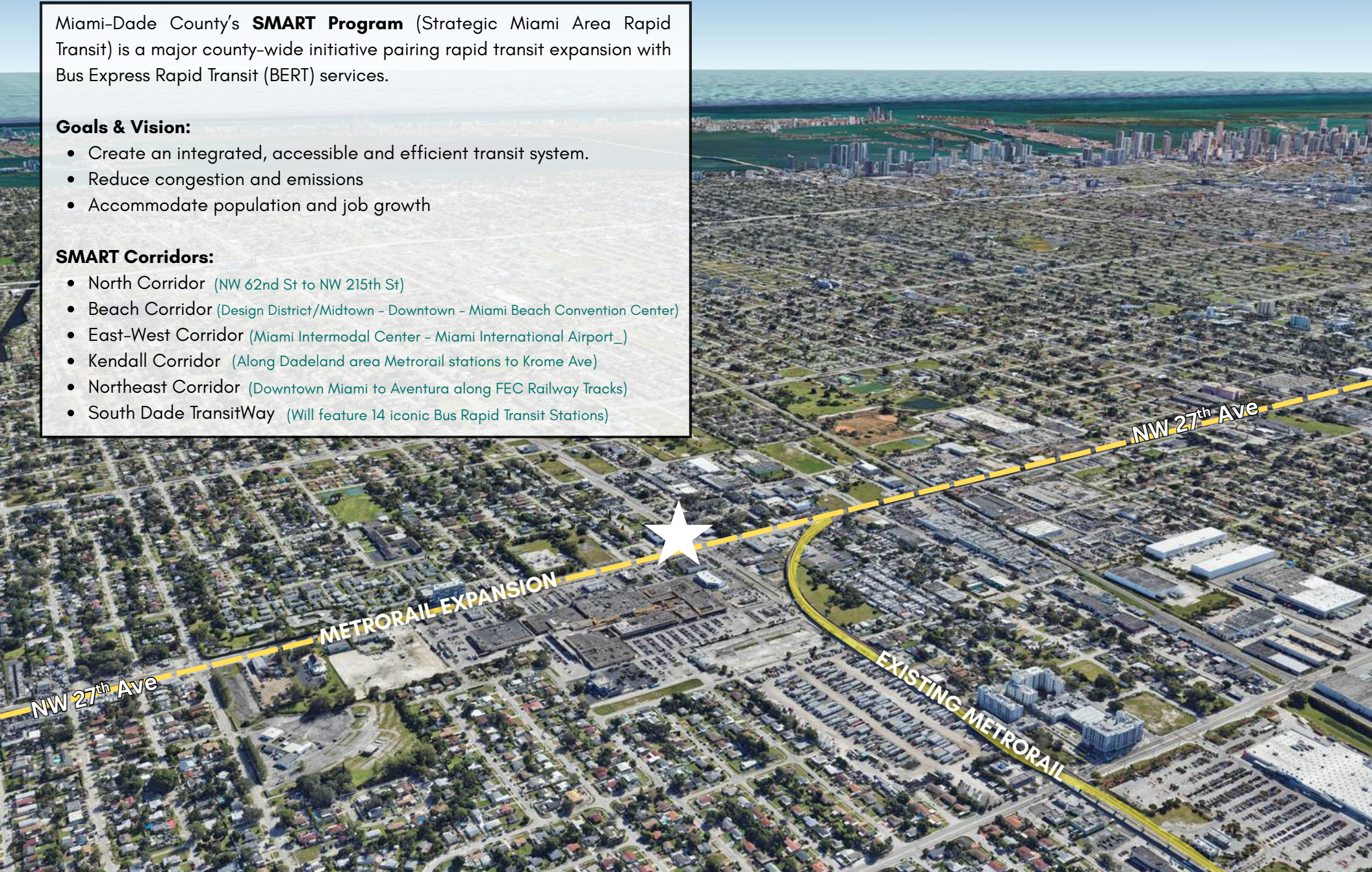
Miami-Dade County's **SMART Program** (Strategic Miami Area Rapid Transit) is a major county-wide initiative pairing rapid transit expansion with Bus Express Rapid Transit (BERT) services.

## Goals & Vision:

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

## SMART Corridors:

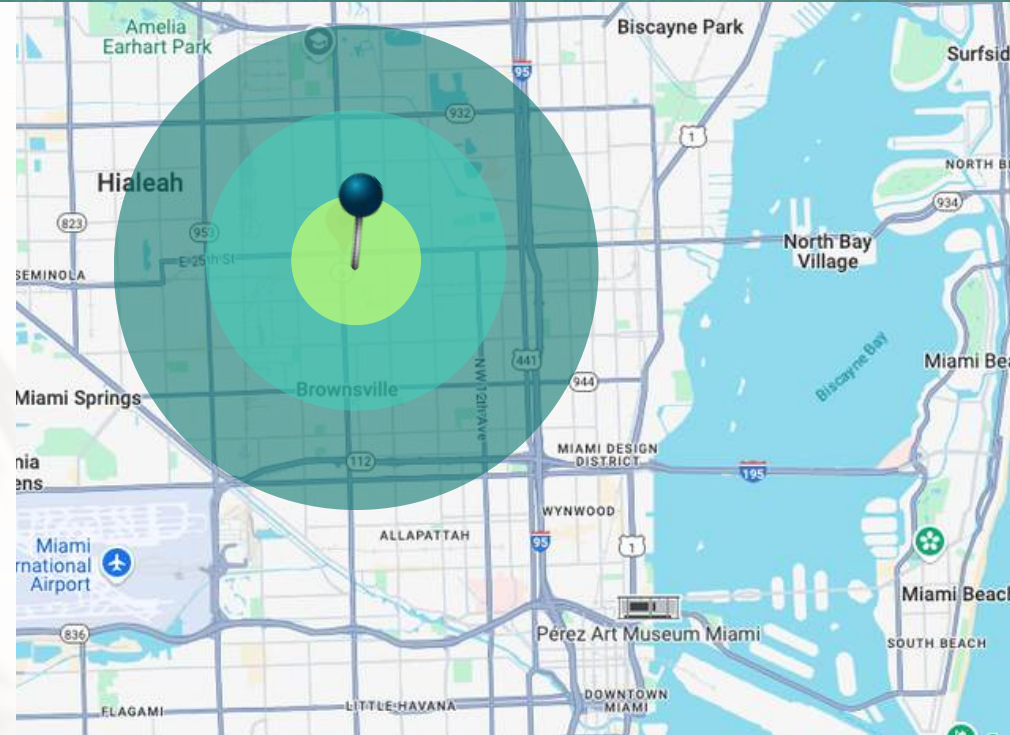
- North Corridor (NW 62nd St to NW 215th St)
- Beach Corridor (Design District/Midtown - Downtown - Miami Beach Convention Center)
- East-West Corridor (Miami Intermodal Center - Miami International Airport)
- Kendall Corridor (Along Dadeland area Metrorail stations to Krome Ave)
- Northeast Corridor (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)

