



<p>\$235,200 APPROXIMATE ANNUAL INCOME</p>	<p>\$19,600 APPROXIMATE MONTHLY INCOME</p>	<p>±11,500 SF GROSS LEASABLE AREA</p>	<p>21,924 SF TOTAL SITE AREA</p>	<p>±20 PARKING SPACES</p>
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① All information contained herein — including square footages, lease terms, financial figures, and zoning details — is provided for reference purposes only and must be independently verified prior to any transaction.

PROPERTY OVERVIEW

Hard-Corner Corridor Retail With Durable Cash Flow & Multiple NOI Growth Levers

Situated on a hard corner at NW 27th Avenue and NW 97th Street — a major local intersection carrying over 33,000 vehicles per day (AADT) — this offering presents a single-story neighborhood retail strip of approximately 11,500 SF GLA across six operating units. The property benefits from exceptional frontage and drive-by visibility on one of Miami's most active commercial corridors, with a combined site area of approximately 21,924 SF across two parcels.

This offering presents a well-located neighborhood retail strip along NW 27th Avenue with durable in-place cash flow, one immediately leasable vacancy, and embedded NOI growth through contractual rent increases and future rollover across select bays. The asset offers multiple, credible NOI growth levers: immediate lease-up of the vacancy, contractual rent growth on existing leases, and the ability to re-tenant select bays over time as shorter-term leases roll.

With several shorter-term leases in place, the property offers a buyer the ability to thoughtfully improve tenant mix and mark rents to market over time, while benefiting from existing corridor visibility and mixed-use zoning optionality. The UC-MC zoning designation positions this asset as a compelling candidate for both yield-focused investors and long-term redevelopment strategies along this high-visibility Miami corridor. The property has received a 40 year certification by Miami-Dade County.

PROPERTY DETAILS

ADDRESS	9701 & 9735 NW 27th Ave
CITY / STATE	Miami, FL 33147
COUNTY	Miami-Dade
GLA	±11,500 SF
SITE AREA	21,924 SF
PARKING	20 Spaces
CONFIGURATION	Single-Story Strip
N UNITS	6 (1 Vacant)
ZONING	UC-MC

PARCEL BREAKDOWN

9701 NW 27TH AVE	15,564 SF
9735 NW 27TH AVE	6,360 SF
COMBINED SITE	21,924 SF