

Investment Opportunity: 10,668 SF High-Intensity Corner



Aerial View of the Subject Property

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:** Commercial Corner / Retail & Mixed-Use Redevelopment Site
- **Total Lot Size:** 10,668 SF (Dual Folio)
- **Building Size:** 720 SF (Office)
- **Zoning:** 6174 UC Core - Main Street (High-Density Mixed-Use)
- **Potential Uses:** Retail, office, service commercial, and mixed-use redevelopment, subject to county approval.
- **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.





The NW 27th Avenue Strategic Growth Corridor

The NW 27th Avenue corridor is a major north-south commercial route linking Miami with the Broward County line. Anchored by Miami-Dade College North Campus and Opa-locka Executive Airport, the corridor is benefiting from the **\$4.7 Billion SMART Program** and continued public and private investment. With more than **45,000 vehicles** per day, the location offers strong exposure for retail, office, service businesses, and mixed-use development 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 Commercial Corner in the North Corridor

11537 NW 27th Ave is a high-visibility commercial corner near major employment, education, transportation, and commercial hubs. Its Main Street frontage provides direct access to regional transportation routes. Within the **UC Core - Main Street** designation, the site offers long-term commercial and mixed-use redevelopment potential, subject to applicable approvals.

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: Frontage on NW 27th Ave and the side street supports customer circulation, deliveries, and flexible access. The paved lot and perimeter fencing provide a secure foundation for an allowable commercial use or redevelopment.



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:** 10,668 SF dual-folio corner site with a 720 SF office and substantial paved area for allowable commercial use or future mixed-use redevelopment.

🔍 **Move-In Ready:** Vacant, fenced, fully paved, and accessible from two streets.

Contact for more info.

Information deemed reliable but not guaranteed. Buyer must verify zoning, permitted uses, approvals, and Certificate of Use eligibility with Miami-Dade County.