



**FOR SALE**

**NW 27TH AVE DEVELOPMENT  
MIAMI GARDENS, FL 33056**

**1.09 ACRE LAND PARCEL WITH APPROVED PLANS**





# OVERVIEW

STL Commercial has been exclusively retained to arrange the sale of NW 27th Ave in Miami Gardens. The subject property is a 1.09 acre land parcel with approved plans for development. Located on NW 27th Ave in Miami Gardens, the property is located within walking distance of The Hard Rock Stadium, home to the Miami Dolphins and Miami Hurricanes football teams. This prime location, situated on a high traffic corridor in the heart of Miami Gardens, offers excellent visibility and accessibility.

The property is zoned NC (Neighborhood Commercial) which allows for a wide range of uses on the site including, but not limited to; retail, residential, office, commercial, and hotel. The current owners have plans to build a two story, mixed-use project which would include retail storefronts on the ground level and office space on the second floor.

Directly adjacent to the subject property is the Miami Gardens City Center development, a 36-acre large scale development project that will include 480 apartments, two hotels with a combined 320 rooms, 200,000 square feet of food and beverage and 100,000 square feet of entertainment center, that will include bowling alleys, arcades, indoor go karting and trampolines. This project is set to begin construction in the near term, and will offer an increase in value to the subject property.

## SITE SUMMARY

**PURCHASE PRICE: \$5,750,000**

**LAND SF: 47,480 SF**

**PRICE PSF LAND: \$121 PSF**

**ZONING: NEIGHBORHOOD COMMERCIAL(NC)**

**ALLOWED USES: Retail, Office, Residential, Hotel, Commercial, Etc.**

**PROPOSED USE: Mixed-Use**

## HIGHLIGHTS

- 1.09 ACRE PRIME MIAMI GARDENS DEVELOPMENT SITE
- WALKING DISTANCE TO HARD ROCK STADIUM (MIAMI DOLPHINS AND MIAMI HURRICANES)
- DIRECTLY ADJACENT TO MIAMI GARDENS CITY CENTER DEVELOPMENT PROJECT
- LIBERAL NC ZONING, ALLOWING FOR A WIDE RANGE OF USES



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**DAVID RICHMAN** | VP INVESTMENT SALES | 847.772.7159

**MAX LORIA** | MANAGING BROKER | 561.901.1402

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## SUBJECT PROPERTY

- APPROVED, 18,000 SF, TWO STORY, MIXED USE DEVELOPMENT
- 9,055 SF RETAIL SPACE ON GROUND FLOOR
- 9,100 SF OFFICE SPACE ON SECOND FLOOR
- 64 PARKING SPACES
- NEIGHBORHOOD COMMERCIAL (NC) ZONING
- MAX ALLOWABLE DEVELOPMENT REQUIREMENTS ARE 0.75 FAR , 55' BUILDING HEIGHT



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# SUBJECT RENDERINGS



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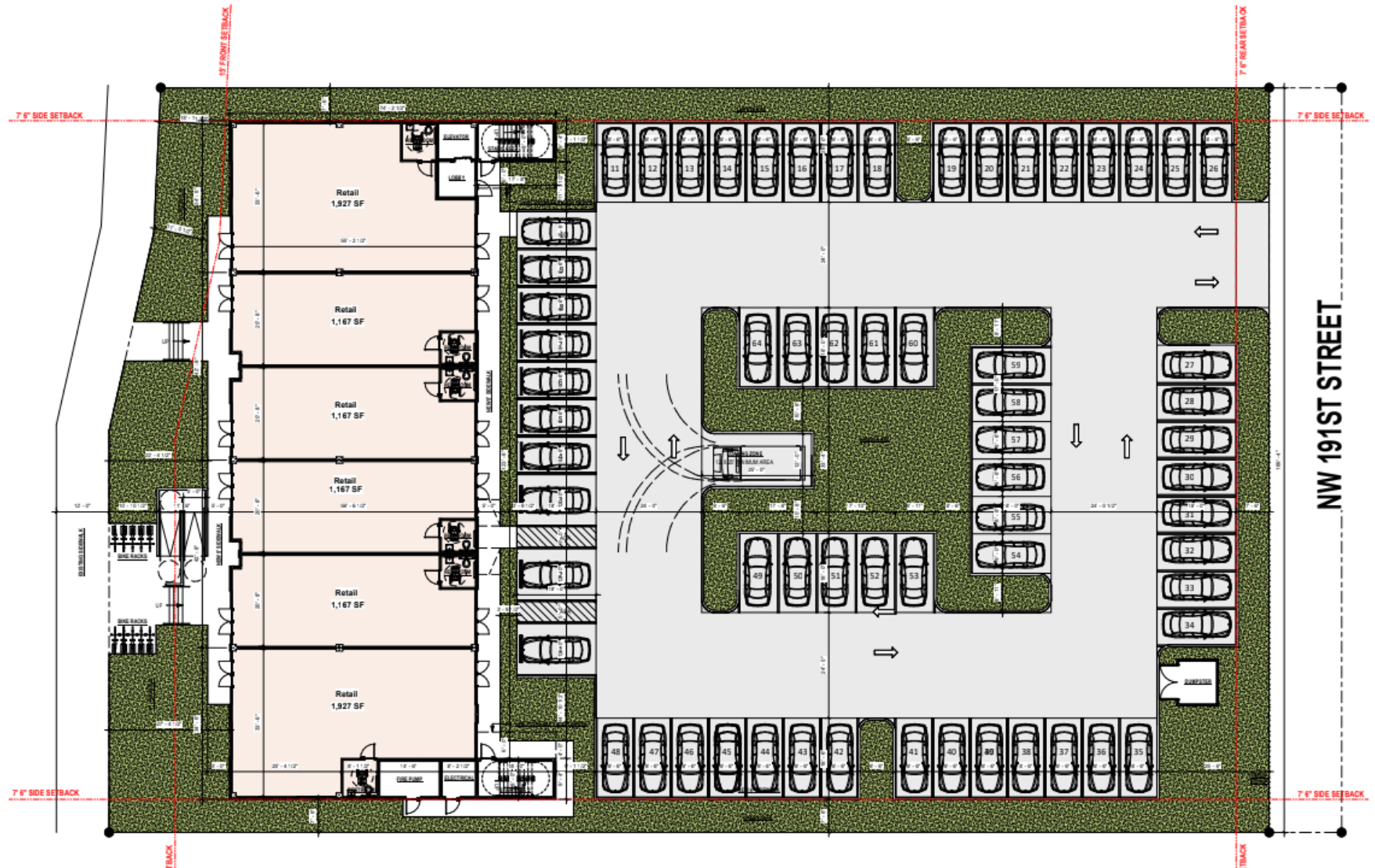
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# SITE PLAN - FIRST FLOOR

ADJACENT PROPERTY

NW 17TH STATE ROAD S-817



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**NW 17TH STATE ROAD S-817**



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**STL**  
COMMERCIAL

# DEVELOPMENT REQUIREMENTS

| <u>3. BUILDING INTENSITY</u>          |              | ALLOWED                     | PROPOSED                     |
|---------------------------------------|--------------|-----------------------------|------------------------------|
| F.A.R.                                |              | 0.75 (35,463.75 SF)         | 0.39 (18,273.83 SF)          |
| IMPERVIOUS AREA                       |              | 70% (33,099 SF)             | 69.29% (32,760.94 SF)        |
| BUILDING AREA                         |              | 19,000 SF                   | 18,481.83 SF                 |
| NUMBER OF UNITS                       |              | N/A                         | N/A                          |
| NUMBER OF STORIES                     |              | N/A                         | 2 STORIES                    |
| BUILDING HEIGHT                       |              | 55' 0"                      | 42' 4"                       |
| <u>4. BUILDING INFORMATION</u>        |              | REQUIRED                    | PROPOSED                     |
| CONSTRUCTION TYPE                     |              | N/A                         | IIIB                         |
| PER CHAPTER 6 OF THE 2023 FBC         |              |                             |                              |
| OCCUPANCY CLASSIFICATION              |              | N/A                         | BUSINESS (B), MERCANTILE (M) |
| PER CHAPTER 3 OF THE 2023 FBC         |              |                             |                              |
| SPRINKLER SYSTEM                      |              | NO                          | NO                           |
| PER SECTION 903 OF THE 2023 FBC       |              |                             |                              |
| FIRE ALARM                            |              | NO                          | NO                           |
| PER SECTION 907 OF THE 2023 FBC       |              |                             |                              |
| <u>5. SETBACKS</u>                    |              | REQUIRED                    | PROPOSED                     |
| FRONTAGE (NW 17TH ST RD S-817)        |              | 15'-0"                      | 15'-11 1/2"                  |
| SIDE INTERIOR (NORTH)                 |              | 7'-6"                       | 7'-6"                        |
| SIDE INTERIOR (SOUTH)                 |              | 7'-6"                       | 7'-6"                        |
| REAR (NW 191 ST)                      |              | 7'-6"                       | 178'-7"                      |
| <u>6. PARKING CALCULATION</u>         |              | REQUIRED                    | PROPOSED                     |
| RETAIL: 1 SPACE per 250 GFA           |              |                             |                              |
| OFFICE: 1 SPACE per 300 GFA           |              |                             |                              |
| RETAIL (8,522 SF / 250)               |              | 34 PARKING SPACES           | 34 PARKING SPACES            |
| OFFICE (9,047.14 SF / 300)            |              | 30 PARKING SPACES           | 30 PARKING SPACES            |
| TOTAL                                 |              | 64 PARKING SPACES           | 64 PARKING SPACES            |
| HANDICAPPED SPACE (INCLUDED IN TOTAL) |              | 3 PARKING SPACES (INCLUDED) | 3 PARKING SPACES (INCLUDED)  |
| LOADING SPACES                        |              |                             |                              |
| OFFICE (1,001-99,999 GFA)             |              | 01                          | 01                           |
| COMMERCIAL (1,00-49,999 GFA)          |              |                             |                              |
| <u>8. FLOOR AREAS</u>                 |              |                             |                              |
| BUILDING (GROSS AREA FLOOR)           | GROUND FLOOR |                             | 9,055.83 SF                  |
|                                       | SECOND FLOOR |                             | 9,426.83 SF                  |
|                                       | TOTAL        |                             | 18,482.66 SF                 |

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# MIAMI GARDENS CITY CENTER

- DIRECTLY ADJACENT TO OUR SUBJECT PROPERTY
- THE DEVELOPMENT WILL INCLUDE APARTMENTS, TWO HOTELS WITH A COMBINED 320 ROOMS AND A FIVE-STORY PARKING GARAGE, THE PROJECT WILL ALSO FEATURE AN ENTERTAINMENT AREA THAT WILL INCLUDE AN INTERACTIVE FORMULA ONE MUSEUM AND A 100,000-SQUARE-FOOT "AMUSEMENT BUILDING" WITH ARCADES, A BOWLING ALLEY AND A TRAMPOLINE.



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# HARD ROCK STADIUM

- SUBJECT PROPERTY IS WITHIN WALKING DISTANCE TO THE HARD ROCK STADIUM. HOME TO THE SUPER BOWL, MIAMI DOLPHINS, MIAMI TENNIS OPEN, MIAMI FORMULA ONE GRAND PRIX, CONCERTS AND MUCH MORE
- MULTIPURPOSE STADIUM IN MIAMI GARDENS
  - 1.5 - 2 MILLION VISITORS PER YEAR
  - 65,326 CAPACITY
  - \$350 MILLION CONSTRUCTION COST
  - 26,000 PARKING SPACES



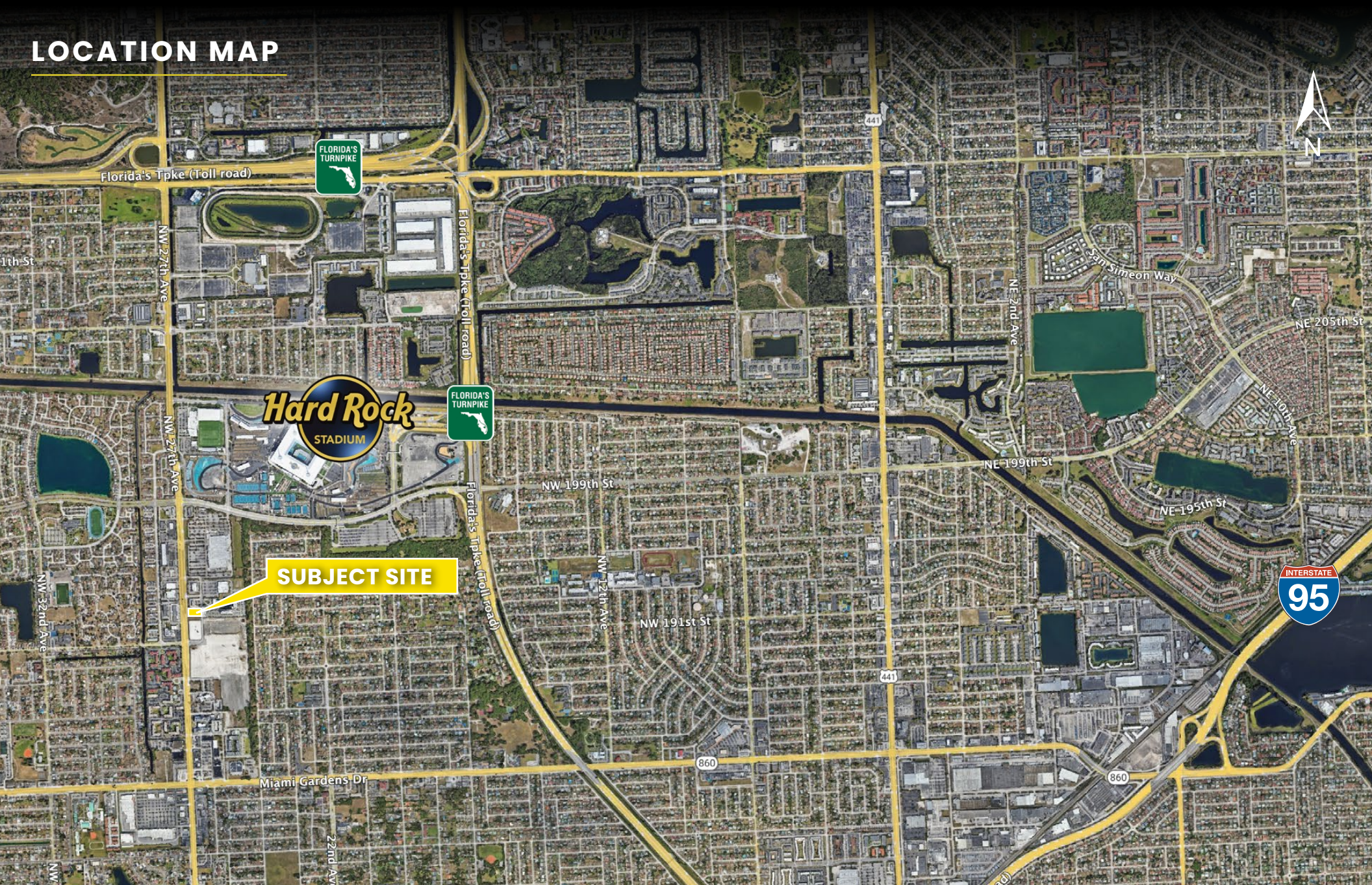
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# LOCATION MAP



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