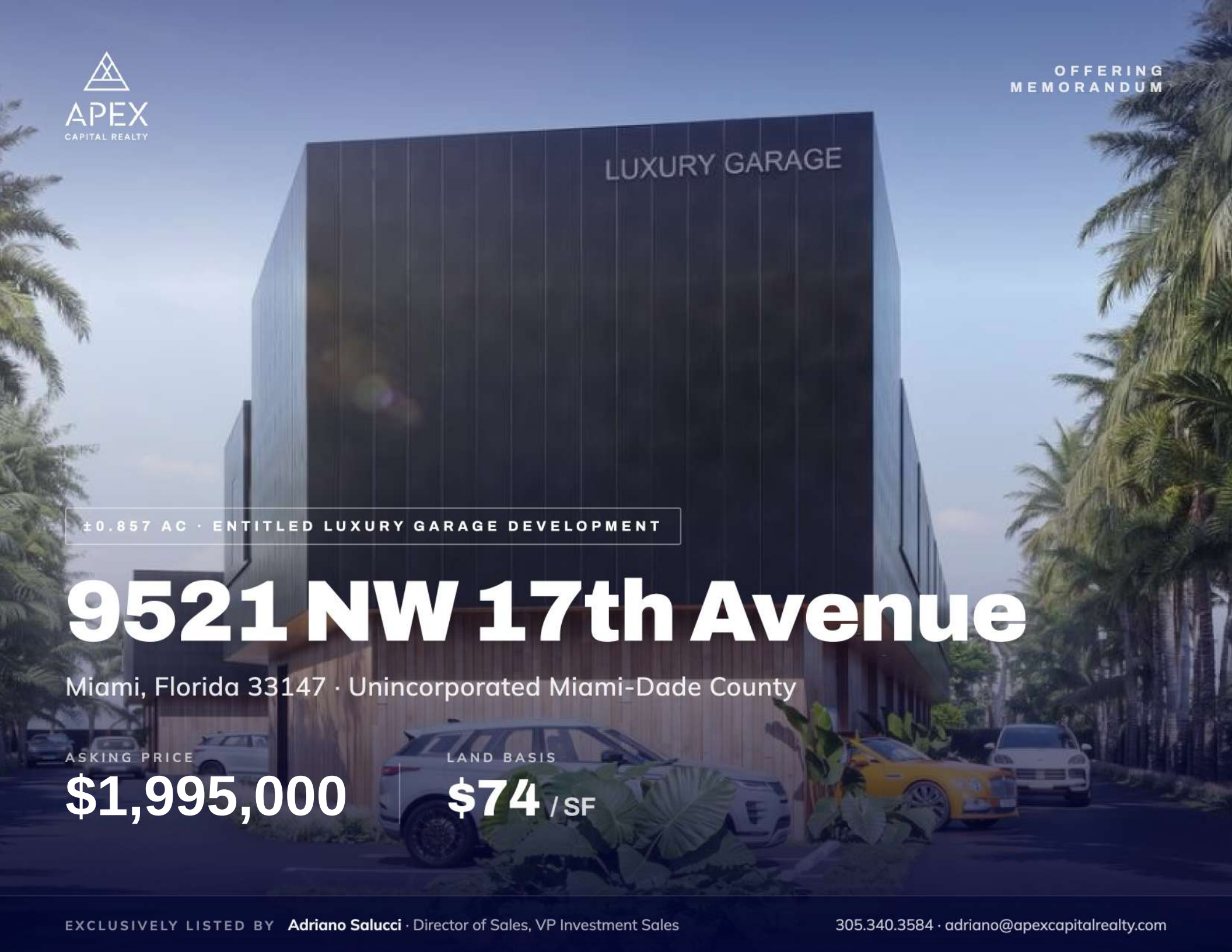
APEX
CAPITAL REALTY

OFFERING
MEMORANDUM



±0.857 AC · ENTITLED LUXURY GARAGE DEVELOPMENT

9521 NW 17th Avenue

Miami, Florida 33147 · Unincorporated Miami-Dade County

ASKING PRICE
$1,995,000

LAND BASIS
$74 / SF

EXCLUSIVELY LISTED BY **Adriano Salucci** · Director of Sales, VP Investment Sales

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INVESTMENT OVERVIEW

The Offering

9521 NW 17th Avenue is a ±0.857-acre (37,365 SF) parcel in unincorporated Miami-Dade County, offered with a **seller-entitled development plan** and existing B-1 commercial zoning. The approved site plan by TOMA Design Group delivers a two-story building with 11 private garages and ±19,480 SF of gross floor area around a gated communal courtyard.

The site additionally carries site-plan approval for a ±2,040 SF quick-service restaurant with drive-thru — giving an investor **dual optionality** on a supply-constrained corridor. Per the approved development plan, the site is served by a dedicated entrance and exit on NW 17th Avenue, with ±20,600 vehicles per day and frontage directly across from Miami Central High School — pairing entitled development upside with strong retail fundamentals.

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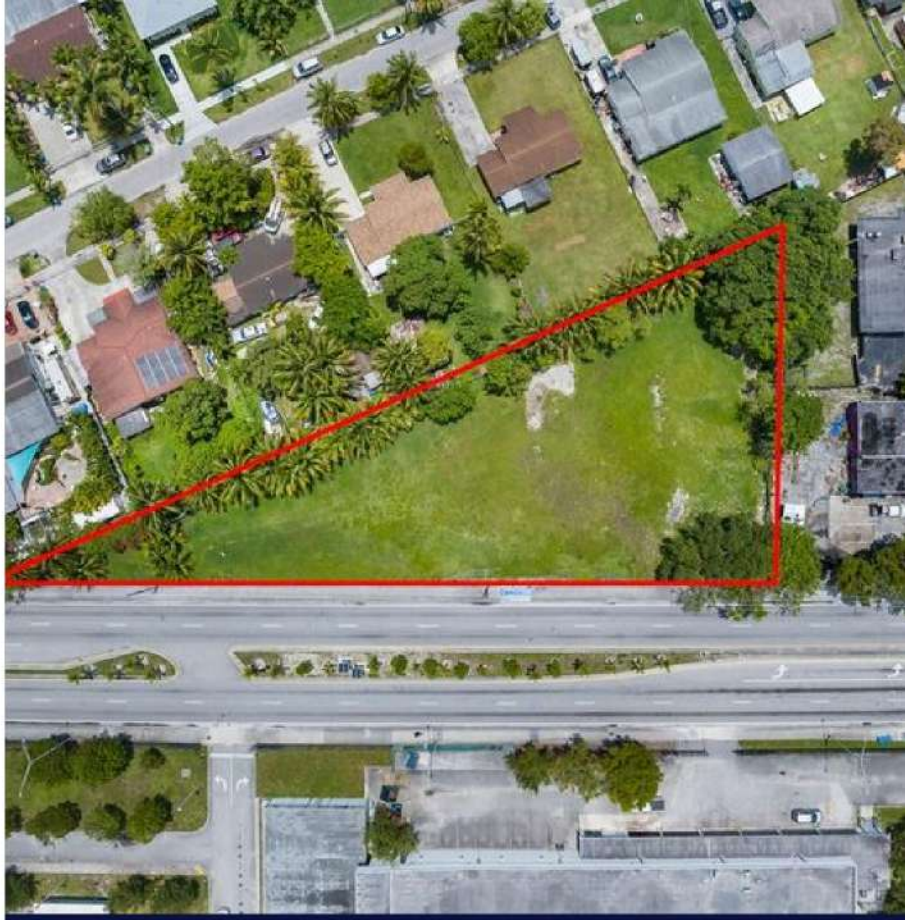


37,365 SF
LOT SIZE · 0.857 AC

B-1
NEIGHBORHOOD BUSINESS

±19,480 SF
ENTITLED GFA

±20,600
VEHICLES / DAY (AADT)

Property Summary

This ±0.857-acre parcel is strategically positioned for retail and mixed development, with an approved site plan in place and B-1 zoning. Dual street access enables efficient traffic flow and circulation, while the property benefits from strong exposure to ±20,600 vehicles daily.

The surrounding market includes schools, national retailers, and dense residential neighborhoods that support consistent, daily customer demand and long-term tenant stability.

PROPERTY FACTS

ADDRESS	**9521 NW 17th Ave, Miami 33147**
JURISDICTION	**Unincorporated Miami-Dade**
LOT SIZE	**±37,365 SF · 0.857 AC**
ZONING	**B-1 · Neighborhood Business**
ACCESS	**Entrance & exit on NW 17th Ave**
TRAFFIC (AADT)	**±20,600 vehicles / day**
ENTITLED GFA	**±19,480 SF**

INVESTMENT HIGHLIGHTS

- ±0.857-acre (37,365 SF) site in unincorporated Miami-Dade County
- Seller-entitled development: 11 private garages, ±19,480 SF GFA over two floors
- Zoned B-1 – Neighborhood Business District
- Entrance and exit on NW 17th Avenue per the approved development plan
- ±20,600 vehicles per day (AADT) with peak-hour visibility
- Across from Miami Central High School (1,400+ students)
- Near Walgreens, McDonald's, 7-Eleven & Dollar General
- Adjacent to the $100M+ Jewish Leadership Academy

ENTITLED DEVELOPMENT

Development Plans

PROPOSED SITE PLAN · SP-1.0
TOMA DESIGN GROUP, INC. · 01/06/2026

The seller has entitled a two-story development wrapping a private, gated courtyard — approved and ready to build on the ±37,365 SF corner lot.

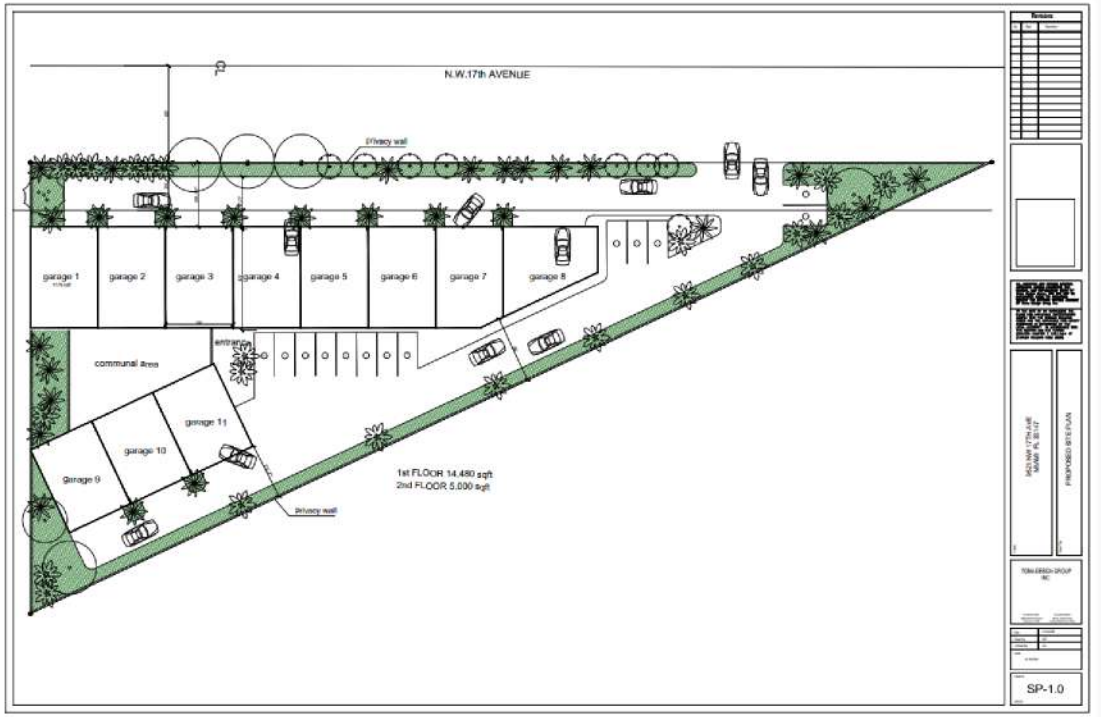
PRIVATE GARAGES	**11**
GROUND FLOOR	**±14,480 SF**
SECOND FLOOR	**±5,000 SF**
TOTAL GFA	**±19,480 SF**
ZONING	**B-1**

- Gated communal courtyard with controlled entrance off NW 17th Avenue
- Perimeter privacy walls on north and east boundaries

ALTERNATIVE USE

Also site-plan approved for a ±2,040 SF QSR with drive-thru — buyer optionality retained.

PROPOSED SITE PLAN · SP-1.0



Approved Site Plan SP-1.0 · TOMA Design Group, Inc. Refer to sealed architectural drawings for exact dimensions.

ARCHITECTURAL RENDERINGS

The Vision

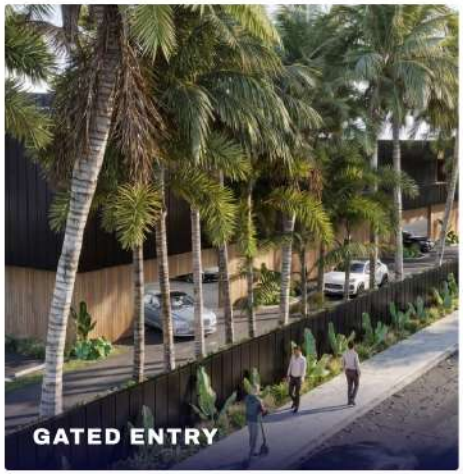
A striking two-story "Luxury Garage" concept — blackened standing-seam metal over warm timber, wrapped in mature palms and tropical landscaping. Eleven private, gated garage units designed for Miami's collector-car and premium-storage market.

ARTIST'S RENDERING · SUBJECT TO CHANGE

Architectural Renderings

CONCEPT BY TOMA DESIGN GROUP

CORNER MASSING
NW 17th Ave & NW 95th St frontage



GATED ENTRY

GARAGE UNITS

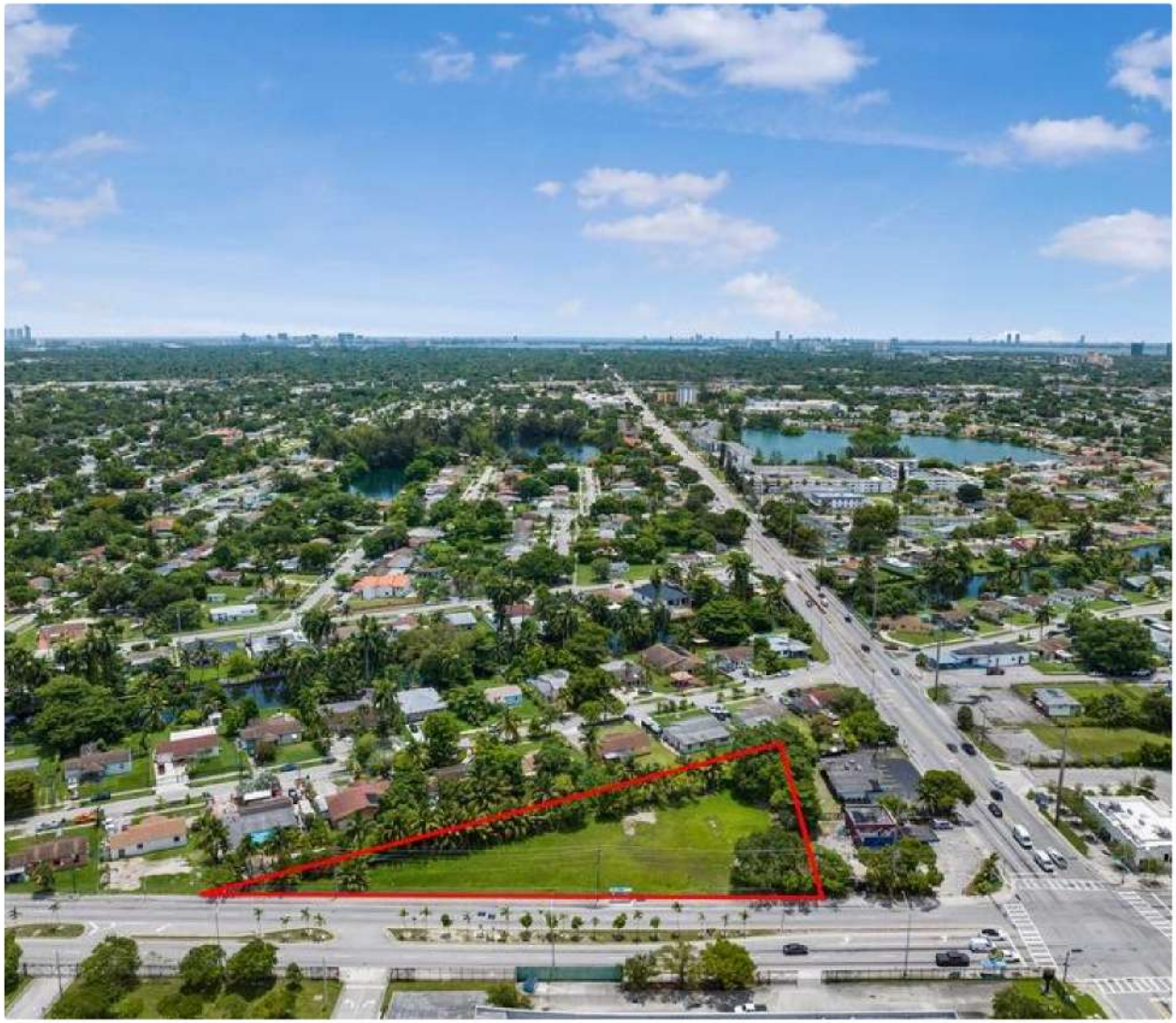
LANDSCAPED DRIVE

STREETSCAPE

PROPERTY

Aerial & Site Photos

SITE OUTLINED IN RED



95TH STREET SUBMARKET

A dense, established corridor

The property sits at the intersection of NW 17th Avenue and NW 95th Street in unincorporated Miami-Dade County, just west of I-95 and minutes from Downtown Miami. The area features dense residential communities, schools, and national retailers.

Over 180,000 people live within a 3-mile radius. The site is positioned directly across from Miami Central High School and near the Jewish Leadership Academy, creating consistent weekday traffic. Nearby retailers — Walgreens, McDonald's, 7-Eleven, and Dollar General — further support QSR and daily-needs demand.

180K+
RESIDENTS / 3-MI RADIUS

±20,600
VEHICLES / DAY

1,400+
STUDENTS ACROSS STREET

< 15 min
TO DOWNTOWN MIAMI

AREA OVERVIEW

Nearby Amenities

1	Dollar General	2035 NW 95th St
2	7-Eleven	9455 NW 17th Ave
3	Walgreens	9400 NW 12th Ave, Bay 5
4	McDonald's	9250 NW 7th Ave
5	Metro Ford	9000 NW 7th Ave
6	Value Store It Self Storage	9101 NW 7th Ave
7	Wells Fargo	9301 NW 7th Ave
8	Miami Central High School	1781 NW 95th St
9	Jewish Leadership Academy	975 NW 95th St
10	William H. Turner Technical High	10151 NW 19th Ave
11	Miami Dade College – North Campus	11380 NW 27th Ave

AREA OVERVIEW

Demographics

The surrounding trade area is dense and stable, with over 180,000 residents within a 3-mile radius. Household incomes are modest — a median near $40,000–$44,000 — supporting demand for value-oriented retail and services, while home values rise outward from the site.

METRIC	1 Mile	3 Miles	5 Miles
Median Age	36.2	36.5	37.3
Median HH Income	$40,912	$39,809	$43,935
Median Property Value	$257,814	$306,293	$332,905
Employed Population	7,524	68,042	182,931

37.3
MEDIAN AGE · 5 MI

$43,935
MEDIAN HH INCOME · 5 MI

$332,905
MEDIAN PROPERTY VALUE · 5 MI

182,931
EMPLOYED POP. · 5 MI

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Apex Capital Realty
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