

16801 NW 27TH AVE

MIAMI GARDENS, FL 33056



EXCLUSIVE LISTED BY

JOSEPH SUAREZ

Licensed Broker

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**TRUST POINT
REALTY**

Trustpoint Realty

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PROPERTY OVERVIEW

16801 NW 27TH AVE
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PROPERTY FACTS

Property Address:	16801 Nw 27th Ave Miami Gardens, Fl 33056
Property Type:	Commercial Land
Land AC:	Gross 0.86 AC
Land SF:	Gross 37,462 SF
Parcel:	34-2109-006-0370
Zoning:	6500
Proposed Use:	Commercial
Infrastructure:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water

Price

Lease: \$10,000/Month



PROPERTY SUMMARY

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STRATEGIC POSITION CLOSE TO THE HIGHWAY

This exceptional development opportunity boasts a generously sized worship center and is strategically located in a high-traffic area adjacent to SR 826 and 27th Ave. The offering includes three folios: a spacious worship center on a 33,890-square-foot parcel, and two additional vacant lots with sizes of 55,500 sq ft and 15,789 sq ft, respectively. Combined, these lots provide a total of 2.4 acres of versatile space enveloped by a picturesque canopy of trees, presenting endless possibilities for development.

LEASING OPPORTUNITY

Imagine the potential of this prime location, whether you're looking to expand your church, establish a new dealership, or create a bustling parking facility. This property is ideal for those in need of a spacious area with high visibility and easy access. The existing worship center is perfect for a growing congregation, while the expansive vacant lots offer ample room for vehicle storage, commercial ventures, or community events. With its strategic positioning and beautiful surroundings, this site is ready to accommodate your vision and help your business thrive.



PROPERTY
PICTURES

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PROPERTY
LOCATION

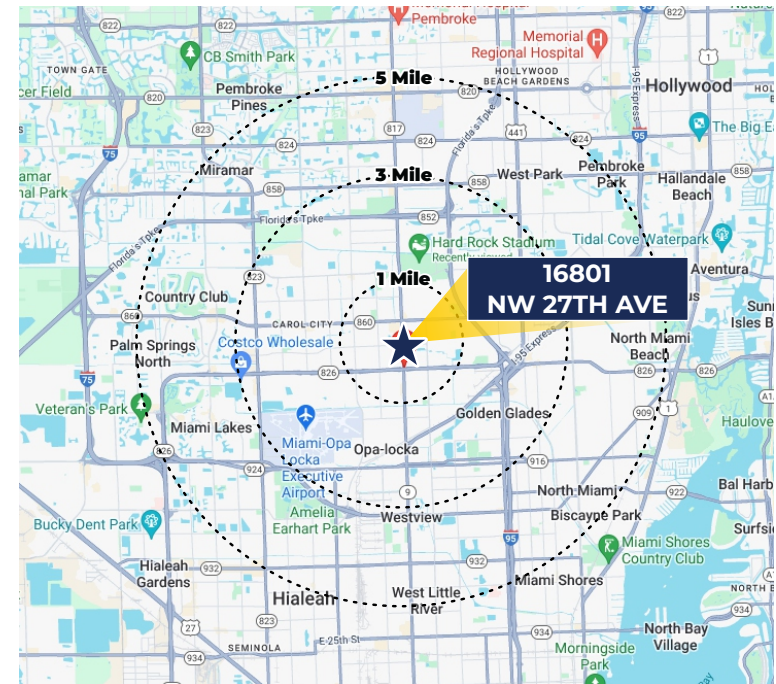
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AREA DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
2023 Total Population	16,773	145,806	515,976
2028 Population	16,490	142,096	504,900
Pop Growth 2023-2028	(1.69%)	(2.54%)	(2.15%)
Average Age	39	39	39
2023 Total Households	4,851	43,220	163,117
HH Growth 2023-2028	(1.77%)	(2.58%)	(2.07%)
Median Household Inc	\$50,807	\$45,894	\$49,101
Avg Household Size	3.40	3.30	3.10
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$227,512	\$245,770	\$261,959
Median Year Built	1961	1968	1972





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GREATER PEACE
MISSIONARY BAPTIST CHURCH
Rev. SARAH SMITH
Pastor
We can do all things
Christ who strengthens us
Philippians 4:13
305.474.0730
16801



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