

# For Lease

11920 NW 27th Ave  
Miami, FL 33167

## Former Walgreens on Busy Signalized Corner

- Free-standing building with drive-thru
- Pylon signage
- Lot size: ±60,168 SF, GLA of ±14,040 SF
- 76 parking spaces
- Available for immediate occupancy



Accelerating success.

**Colliers International  
Florida, LLC**

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Opa Locka  
Executive Airport

NW 119th Street - 37,500 ADT

NW 27th Avenue - 52,000 ADT



Wynwood

Downtown Miami

Brickell



NW 27th Avenue - 52,000 ADT

NW 119th Street - 37,500 ADT

## Opportunity

Colliers is pleased to offer for lease a free-standing building with a lot size of 60,168 SF, building size  $\pm$ 14,040 SF.

## Location

The subject property is ideally situated directly at the intersection of Northwest 27th Avenue, a major north-south artery that runs through Miami-Dade County, and Northwest 119th Street. Situated in a densely populated residential/commercial corridor, the property benefits from its proximity to other major retailers, amenities and convenience of access to nearby transportation routes. Major retailers in the immediate vicinity include Marathon Gas Station, Dollar Tree, Taco Bell, and McDonald's. Local amenities include Miami-Dade College North Campus, North Shore Medical Center, Deep End Fitness Miami, and the Miami-Opa Locka Executive Airport. Nearby transportation routes include Interstate 95, FL-924, and Florida's Turnpike.

## Area Overview

Located just south of Miami Gardens and east of Miami Lakes, is the City of Opa-Locka, covering four square miles and home to the largest collection of Moorish Revival architecture in the Western Hemisphere. Aside from unique buildings, Opa-Locka has a large general aviation airport, Miami-Opa Locka Executive Airport, serving several cargo and charter airlines that use the US customs facility. Additionally, the Opa-Locka Community Redevelopment Agency (CRA) is working toward a community redevelopment that includes an enhanced downtown area, a reactivation of the Magnolia North neighborhood, an expansion and improvement of Magnolia Gardens, generating jobs in the commerce areas.



## Demographic Overview

The local community has witnessed a stabilization in population growth, with little change since 2010. Moreover, the area boasts a highly educated and skilled workforce, with 27.8% of its residents holding an associate's degree or higher. Additionally, the majority of residents opt for owning rather than renting, with 53.7% of housing owner occupied and 42.3% renter occupied.

Population	1 Mile	2 Miles	3 Miles
2024 Population	13,341	66,368	156,113
2029 Population	13,523	65,549	158,605
2024-2029 Annual Rate	0.27%	-0.25%	0.32%
2024 Median Age	39.6	41.1	41.4
Households			
2024 Total Households	4,607	21,479	49,087
2029 Total Households	4,783	21,746	51,014
2024-2029 Annual Rate	0.75%	0.25%	0.77%
2024 Average Household Size	2.89	3.08	3.11

Median Household Income	1 Mile	2 Miles	3 Miles
2024 Median Household Income	\$37,931	\$43,928	\$47,503
2029 Median Household Income	\$44,604	\$56,384	\$63,310
2024-2029 Annual Rate	3.52%	5.68%	6.67%
Average Household Income			
2024 Average Household Income	\$61,346	\$65,119	\$69,704
2029 Average Household Income	\$72,589	\$79,705	\$87,279

## Property Details

Address	11920 NW 27th Ave, Miami, FL 33167
Folio	01-3125-025-0280
Lot Size	60,168 SF
Term	Flexible

## Lease Rate:

Call for pricing

## Property Highlights

- Free-standing building with drive-thru
- Pylon signage
- Lot size: ±60,168 SF
- GLA of ±14,040 SF
- 76 parking spaces
- Traffic: Around 75,000 cars per day
- Proximity to Miami-Dade College North Campus: Directly opposite
- Nearby residential development: ±1,000 from Lennar Homes

# Property Photos



# Property Aerial



## Lennar Westview

The Lennar Westview Community located at 2312 NW 130th St, Miami, FL, is a master-planned development offering a variety of housing options including townhomes and single-family homes. The community is designed to cater to families of varying sizes, and offers resort-style amenities like a swimming pool, clubhouse, fitness center, and dog park, making it ideal for family living it likely accommodates hundreds of homes, housing multiple families bringing thousands of new residents.



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