

**AVAILABLE  
FOR LEASE**



**±4,338 TOTAL SF**  
INDUSTRIAL PROPERTY

17721 NW 27th Ave - Miami  
Gardens, FL 33056

LEASING RATE

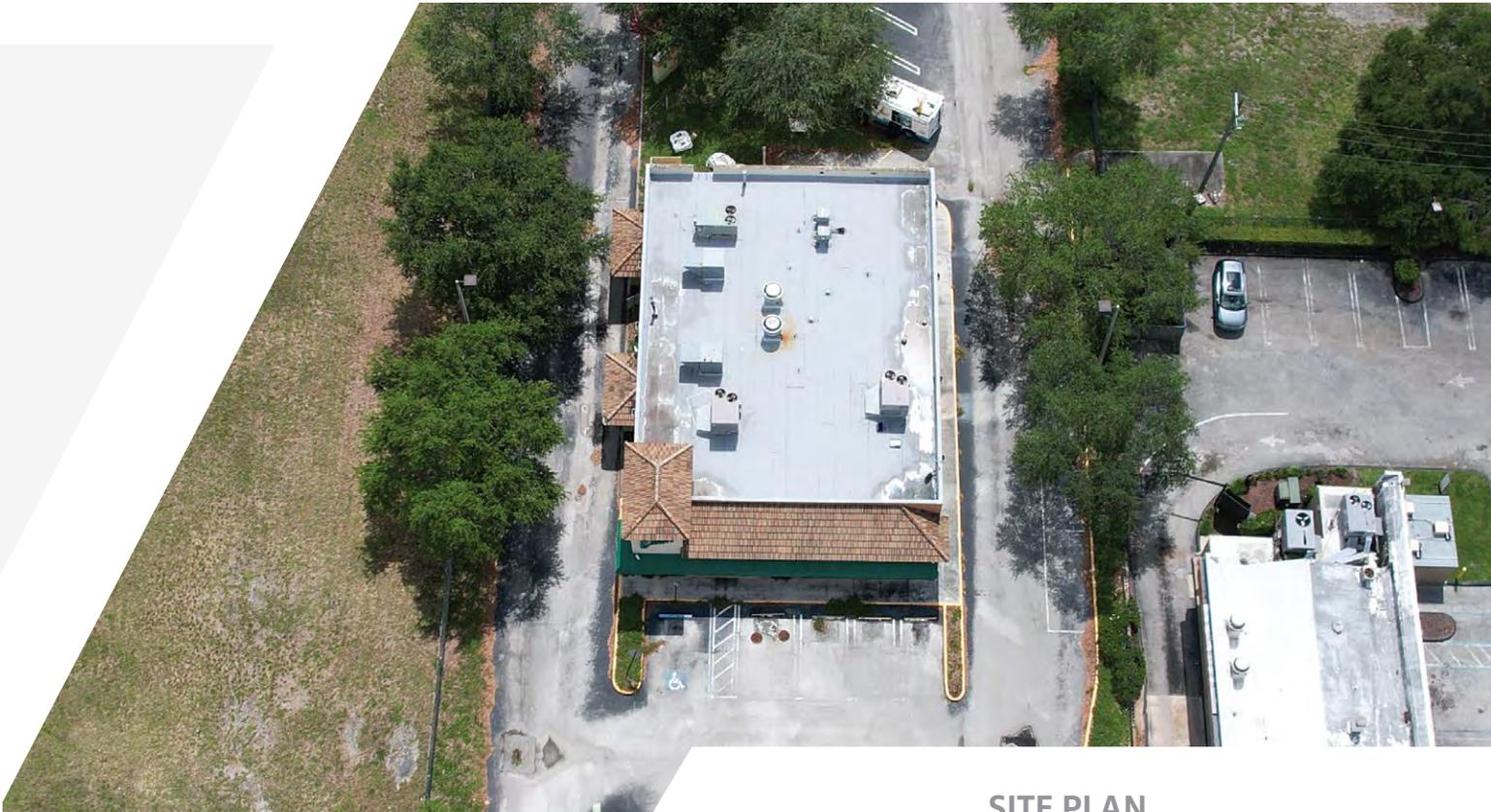
**\$18,000/Mo. + (NNN)**

**305.817.8899**

[vivogroup.net](http://vivogroup.net)

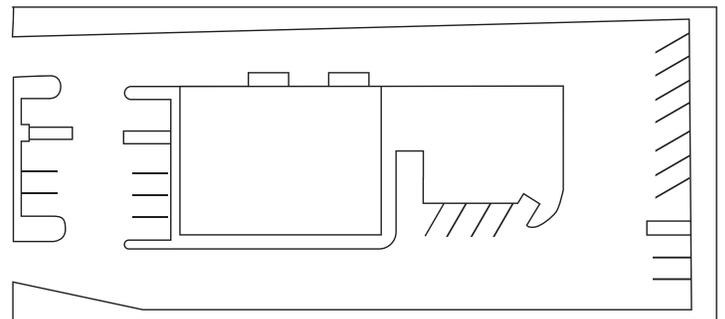
**VIVO**  
REAL ESTATE GROUP

# PROPERTY FEATURES



**SITE PLAN**

<b>TOTAL SF</b>	<b>± 4,338 SF</b>
<b>LOT SIZE</b>	<b>±36,244 SF LOT</b>
<b>PARKING</b>	<b>±30 PARKING SPACES</b>
<b>HIGHLIGHTS</b>	<b>DRIVE-THRU</b>
<b>ROOFING</b>	<b>NEW ROOF</b>
<b>A/C</b>	<b>NEW A/C UNIT</b>



## PROPERTY DESCRIPTION

Welcome to an exceptional leasing opportunity in the heart of Miami Gardens.

A drive-thru restaurant for lease at the prime location of NW 27 Avenue & NW 177 St, adjacent to KFC. With approximately ±4,338 SF of space nestled on a sprawling ±36,244 SF lot, this property offers ample room for culinary creativity and customer convenience. Boasting a new roof and new air conditioning, tenants can step into a fresh, well-maintained space ready to accommodate their vision.

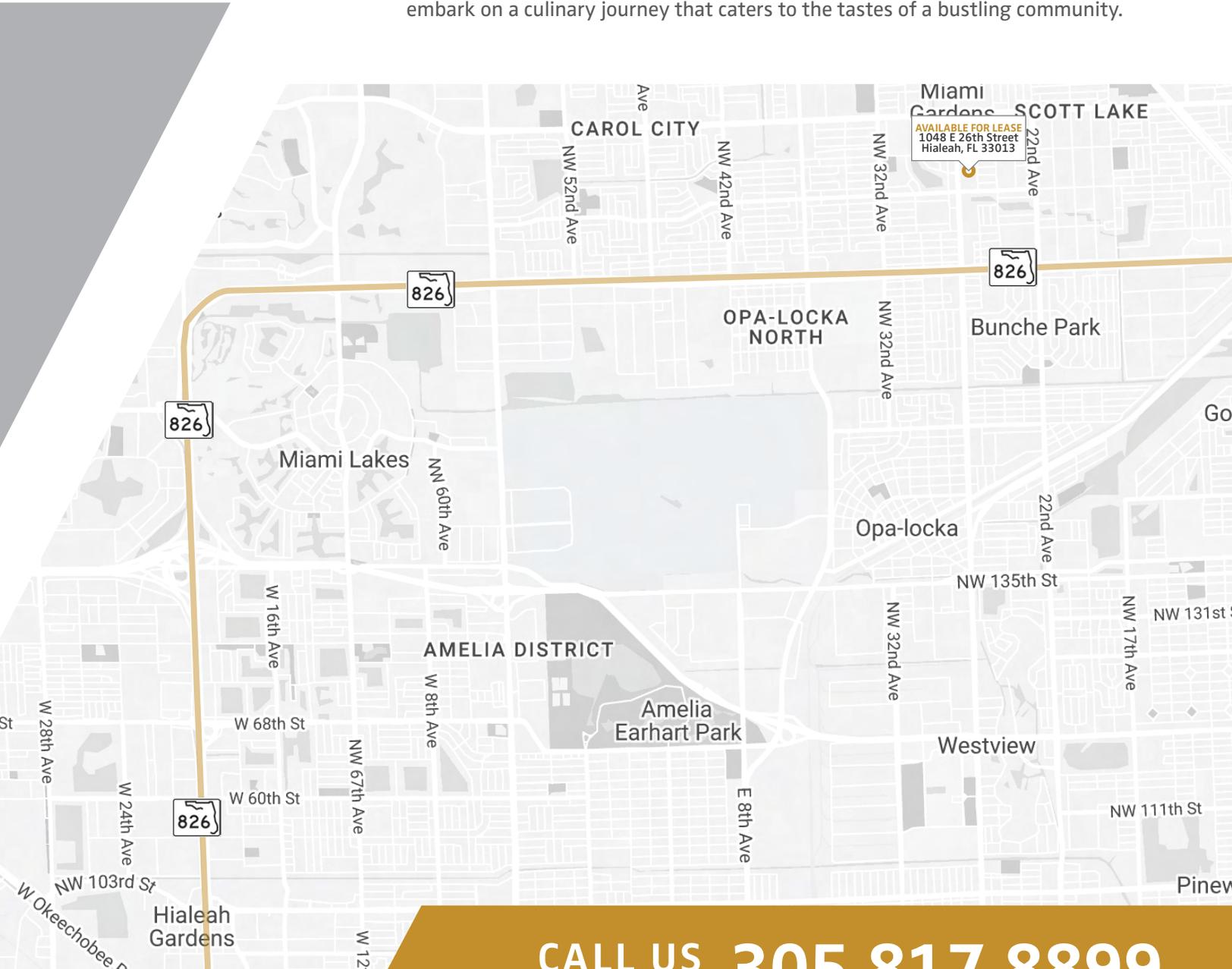
Parking is a breeze with approximately ±30 dedicated spaces, ensuring that patrons can easily access the establishment. The strategic positioning of this property ensures high visibility, with an impressive average traffic count of 43,500 vehicles annually.

# PROPERTY IMAGES



# LOCATION DESCRIPTION

Priced competitively at \$18,000 per month (NNN), this opportunity presents an enticing proposition for restaurateurs looking to establish or expand their presence in a thriving commercial hub. Don't miss your chance to claim this coveted spot and embark on a culinary journey that caters to the tastes of a bustling community.



**CALL US FOR MORE INFORMATION** **305.817.8899**



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