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



PROPERTY FEATURES





SITE PLAN

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

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 \pm 4,338 SF of space nestled on a sprawling \pm 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.

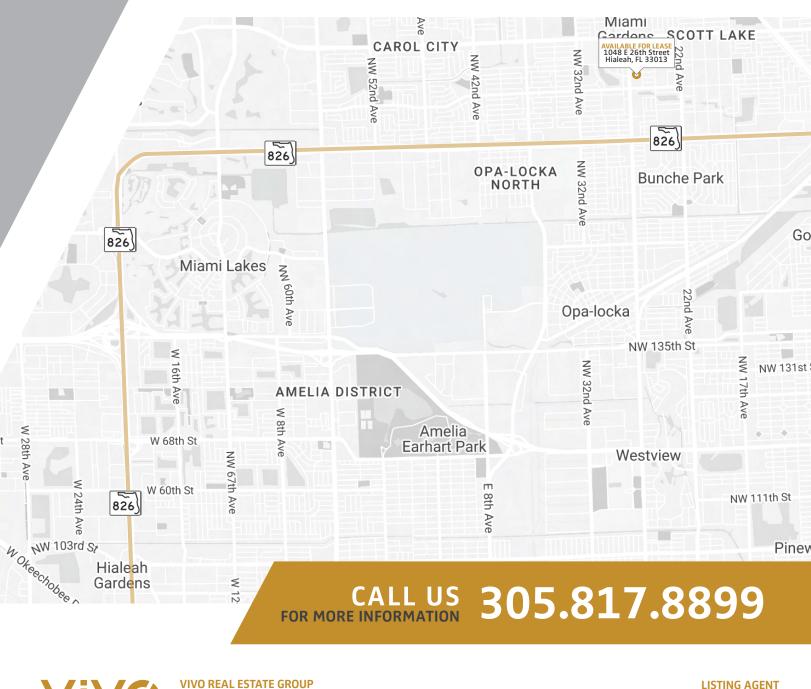






LOCATION DESCRIPTION

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.



Tommy Gil Executive Managing Director tgil@vivogroup.net LISTING AGENT Austin Spillers Associate Director aspillers@vivogroup.net

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