



+42,900 VPD

SW 200TH STREET

SW 177TH AVENUE (KROME AVENUE)

997

SUBJECT PROPERTY

FOR GROUND LEASE

20000

KROME AVENUE

MIAMI, FL 33187

±1.51 ACRES ON FULLY
SIGNALIZED INTERSECTION
OFF OF KROME AVENUE



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ADDRESS

20000 SW 177th Avenue



LOT SIZE

±1.51 Acres



ZONING

BU-1A



TRAFFIC COUNT

+32,500 VPD



DEMOGRAPHIC SNAPSHOT

3 MILE RADIUS



Current
Population
12,585



Average
HHI
\$123,462



TOTAL
HOUSEHOLDS
3,749

LOCATION HIGHLIGHTS

- Located on a lighted intersection on Krome Avenue, a predominant north to south artery in west Miami Dade County.
- Two existing curb cuts into the site.
- Approximately 420' on Krome Avenue by 157' on SW 200th Street.
- High traffic count, visibility, and accessibility.
- Located in Miami's path of growth.

HOME AVENUE - S.W. 177th. AVENUE

ASPHALT PAVEMENT

WEST LINE OF SECTION 7-56-39

N.W. CORNER OF
N.W. 1/4 OF SECTION 7-56-39

TRAFFIC SIGNAL
SUPPORT ARM

$R=25.00'$
 $\Delta=88^{\circ}50'31''$
 $A=38.76'$

PARCEL #134 RIGHT-OF-WAY TAKE AS PER
ASPHALT ROADWAY UNDERCONSTRUCTION OFFICIAL RECORDS BOOK 30743, PAGE 1551

PARCEL #142 RIGHT-OF-WAY TAKE AS PER
OFFICIAL RECORDS BOOK 30743, PAGE 1551

PROPOSED
C-STORE

PARCEL 1

S.W. 200th. STREET

100' TOTAL RIGHT-OF-WAY

$N88^{\circ}08'48''E$ 566.40'

ASPHALT PAVEMENT

DRAINAGE
PIPE

$S00^{\circ}29'33''E$ 888.68'

SURVEY

FOR GROUND LEASE

20000

KROME AVENUE
MIAMI, FL 33187

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