

FOR SALE

FREESTANDING RETAIL BUILDING FRONTING BIRD ROAD

7254 BIRD RD
MIAMI, FL 33155



WEST MIAMI SUBMARKET

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Aida Nolan-Rodriguez
Principal

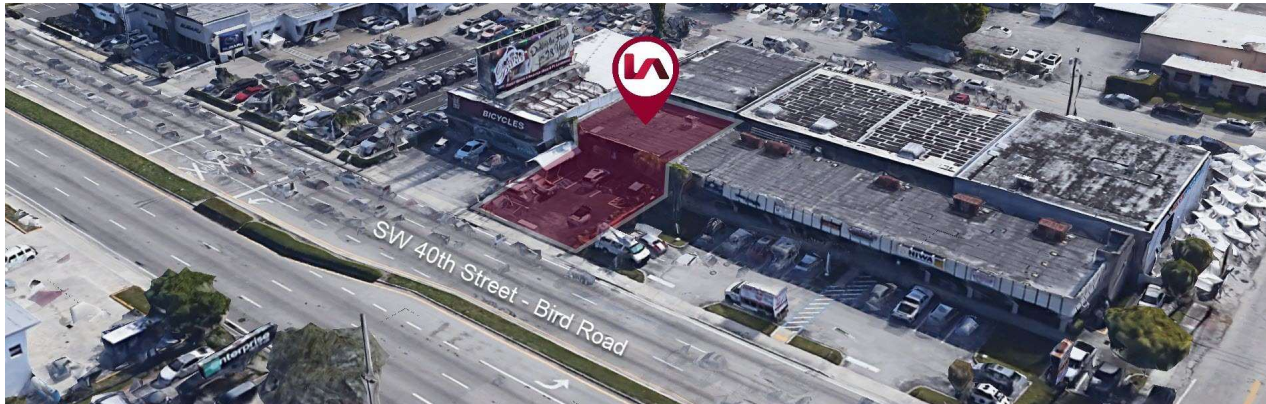
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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional investment opportunity: a 2,190 SF freestanding building on a 0.12-acre lot in the thriving West Miami submarket. Ideal for business operators seeking premier retail exposure. Features include a pylon sign for enhanced visibility, 54 feet of frontage on 40th Street (Bird Road), and six dedicated parking spaces. Zoned BU-1A, this property caters to various commercial uses, providing ample flexibility for tenants.

Strategically positioned with a Walk Score of 81, this property benefits from its proximity to major retailers like Target, Best Buy, and Publix, attracting a steady flow of potential customers. It offers easy access to key transportation routes, including a 3-minute drive to the Palmetto Expressway (SR/826), a 5-minute drive to the Don Shula Expressway (SR/874), and just 3.8 miles to US-1. The location enjoys a high daily traffic count of 64,500 AADT, ensuring maximum visibility and foot traffic, and making it a prime spot for retail businesses and a valuable asset for property investors.



For more information, please contact one of the following individuals:

MARKET ADVISORS

AIDA NOLAN-RODRIGUEZ

Principal
305.987.9733
arodriguez@lee-associates.com

SALE PRICE: \$2,200,000.00

- Pylon Sign for Enhanced Visibility
- Daily Traffic Count of 64,500 AADT
- Close Proximity to Major Transportation Routes



Free Standing Retail Building:

2,190 SF Retail Space
Six Dedicated Parking Spaces
Zoned BU-1A



Prime Location:

High-Visibility Location on Bird Rd
54 Feet of Frontage on 40th Street
(Bird Road)



Exceptional Freeway Access:

Palmetto Expressway (0.7 miles)
Don Shula Expressway (1.7 miles)
US-1 (.8-mile)

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME

Freestanding Retail Building
Fronting Bird Road

STREET ADDRESS

7254 Bird Rd

CITY, STATE, ZIP

Miami, FL 33155

COUNTY

Miami Dade

MARKET

South Florida

SUB-MARKET

West Miami

BUILDING INFORMATION

TENANCY

Single

NUMBER OF FLOORS

1

AVERAGE FLOOR SIZE

2,190 SF

YEAR BUILT

1974

CONSTRUCTION STATUS

Existing

CONDITION

Good

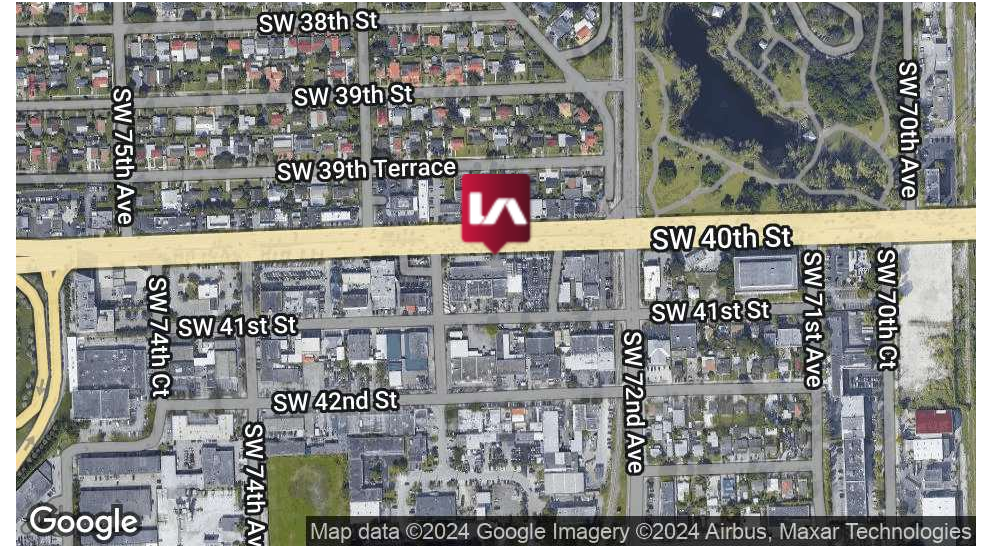
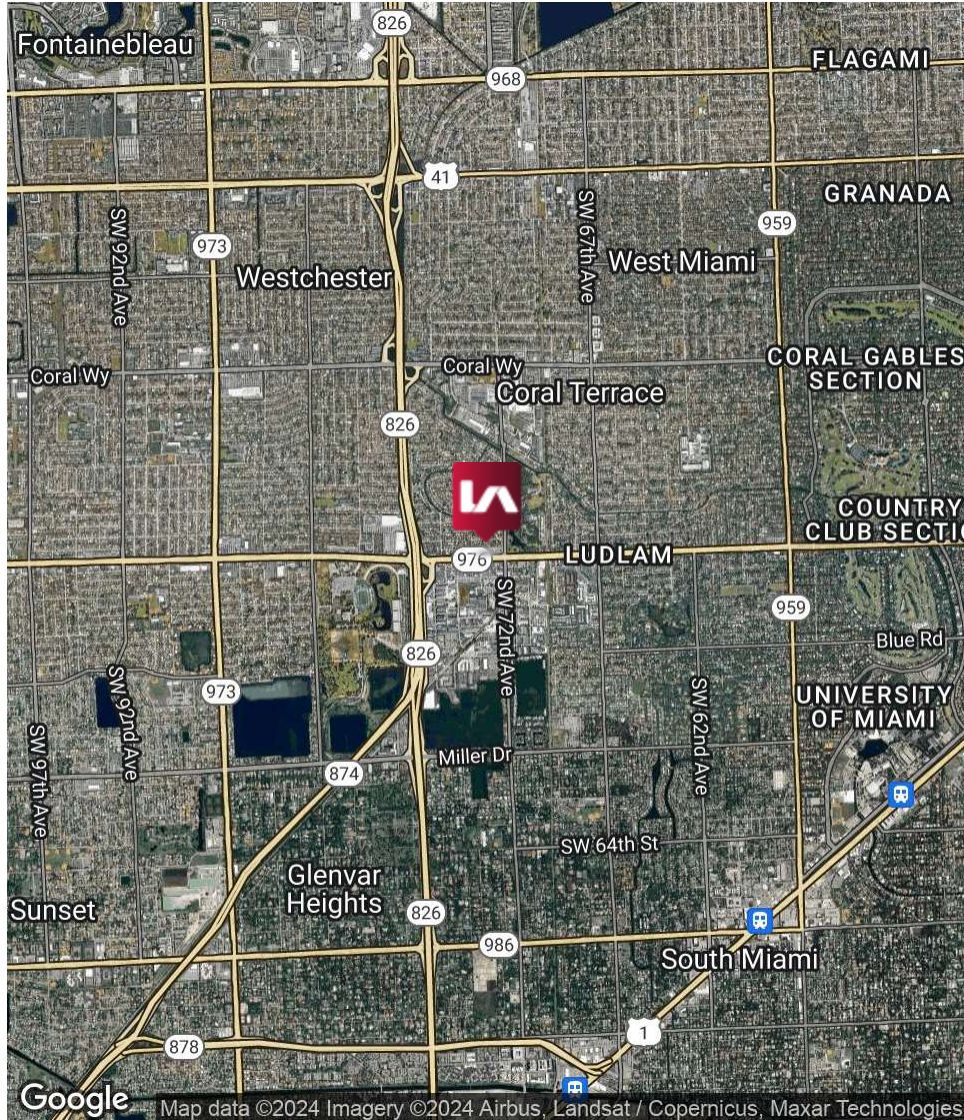
FREE STANDING

Yes

NUMBER OF BUILDINGS

1

REGIONAL MAP



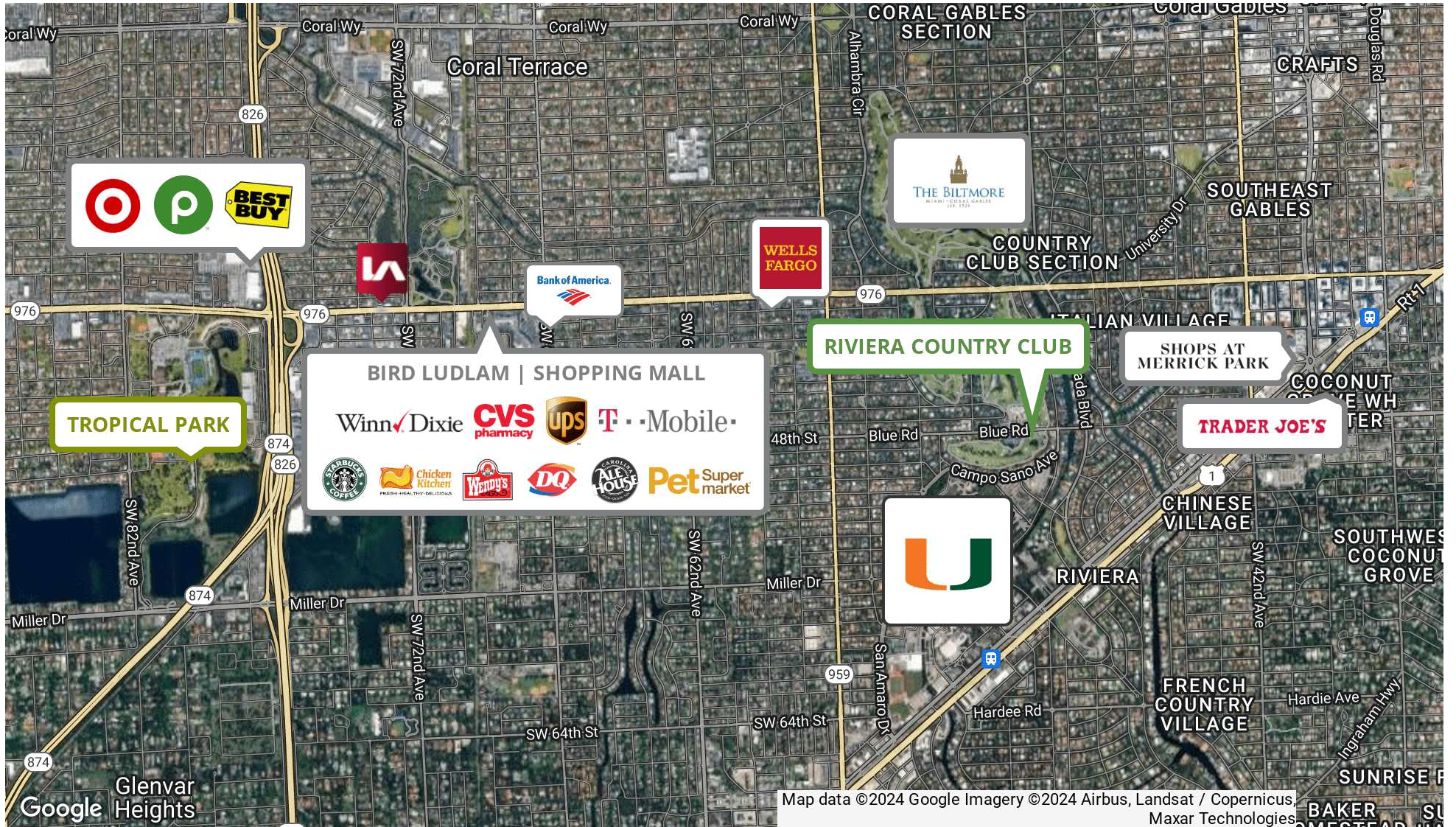
LOCATION OVERVIEW

Located in the West Miami Submarket, right on SW40th Street (Bort Road). Convenient access to significant thoroughfares, being just 3 minutes (0.7 miles) from the Palmetto Expressway (SR/826) and 5 minutes (1.7 miles) from the Don Shula Expressway (SR/874). Additionally, US-1 is a short 3.8-mile drive away.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	64,500
SUBMARKET:	West Miami

RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS



1,298,88
Total Population



\$94,973
Average Household Income

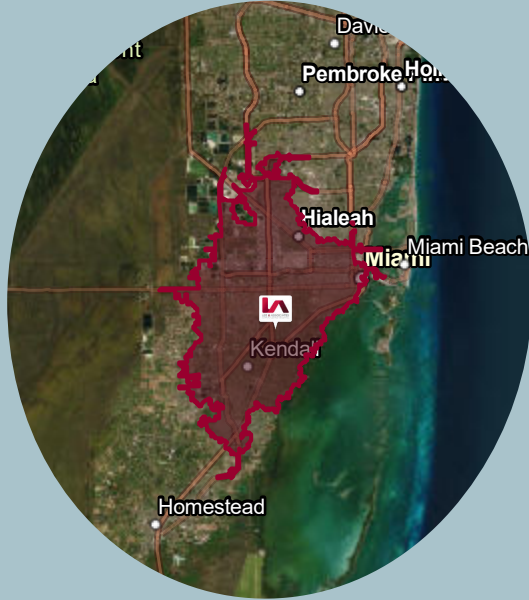


41.7
Median Age



2.7
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,023
Apparel



\$3,377
Dining Out

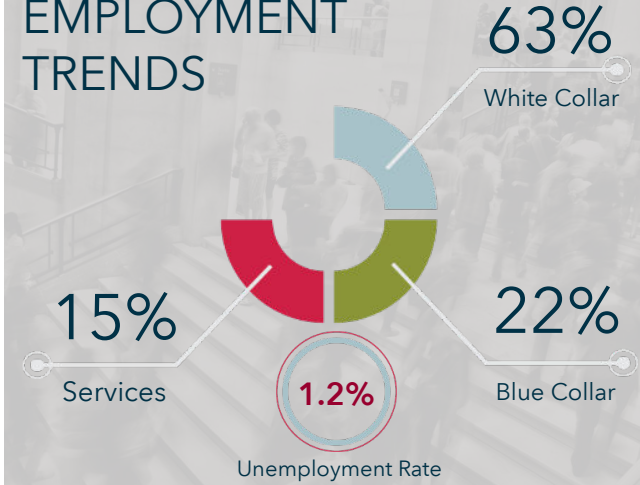


\$6,160
Groceries



\$6,346
Health Care

EMPLOYMENT TRENDS



BUSINESS



107,824
Total Businesses



790,876
Total Employees



138,004,731,599
Total Sales

HOUSING UNITS



DAYTIME POPULATION

