



## ICE CREAM SHOP

- ➔ Turnkey Business with all FF&E
- ➔ Desirable Low Rent
- ➔ 2 years lease remaining
- ➔ Hood & Grease Trap
- ➔ A mile from Hard Rock Stadium

# ICE CREAM SHOP FOR SALE

Presented By

Candy Yeung, CCIM, MSRED  
RE/MAX Consultants Realty I



# MIAMI GARDENS

- Location: North-Central Miami-Dade County, midway between Miami and Fort Lauderdale
- Accessibility: Accessible via I-95, Palmetto Expressway (SR 826), and Florida Turnpike
- Size: Approximately 20 square miles
- Key Landmarks: Hard Rock Stadium, Calder Race Track, vibrant commercial corridors along Palmetto Expressway and U.S. 441



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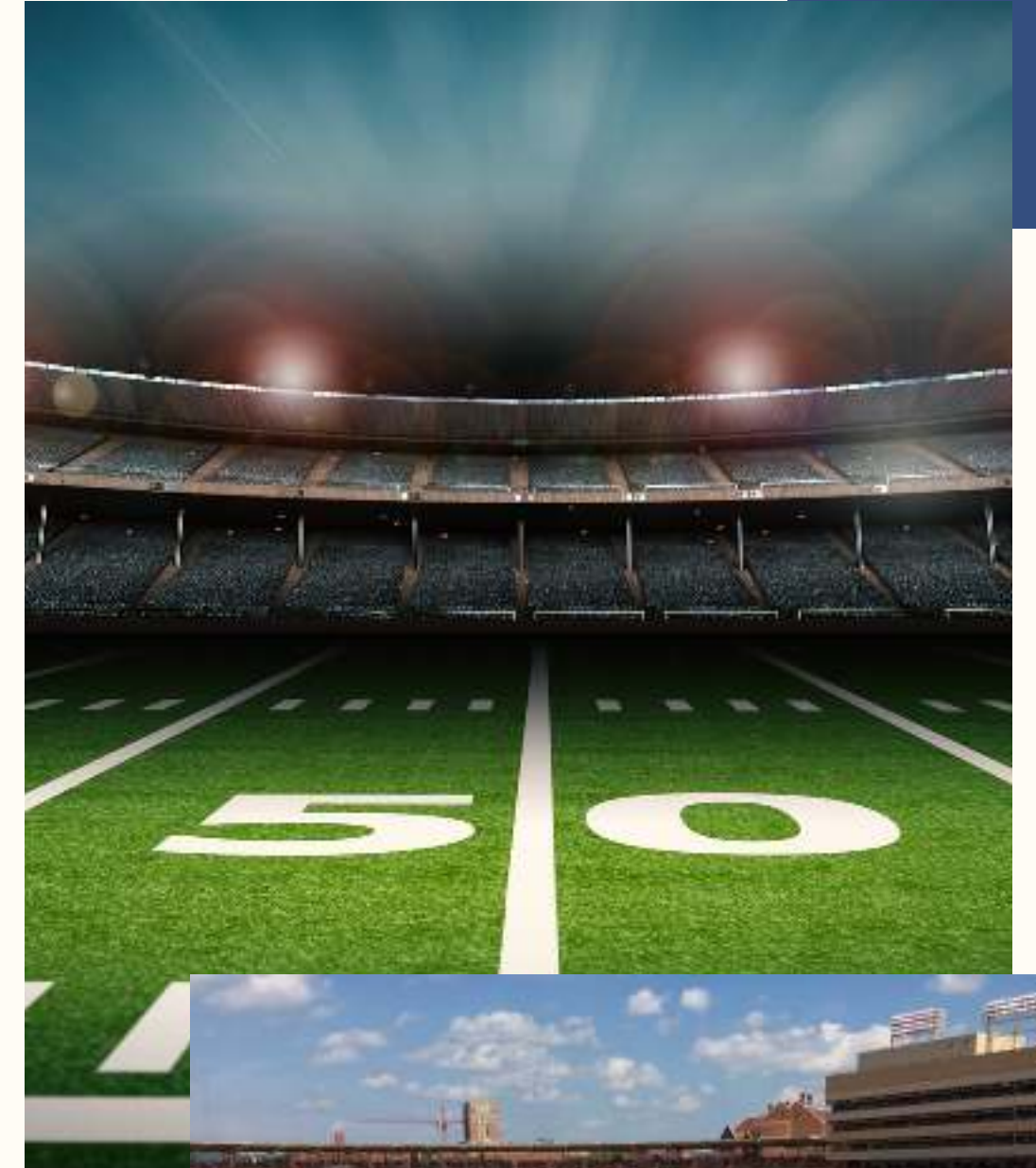


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# MIAMI GARDENS

- ↘ Miami Gardens, FL 33056 is a lively, diverse suburban area in northern Miami-Dade County, known for its rich cultural scene, community spirit, and major attractions.
- ↘ This iconic venue is home to the Miami Dolphins and hosts major concerts and events, making it a central hub for sports and entertainment in the area.
- ↘ Lake Stevens Park: A family-friendly park with playgrounds, picnic areas, and scenic spots, Lake Stevens Park is a favorite for outdoor recreation and community gatherings.
- ↘ North Glade Park: This well-maintained park features sports facilities and playgrounds, providing a welcoming space for families and active residents.



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# ↙ DEMOGRAPHICS

- 01 POPULATION: 111,264 RESIDENTS
- 02 MEDIAN AGE: 38 YEARS
- 03 GENDER SPLIT: 48.87% MALE, 51.13% FEMALE
- 04 MEDIAN HOUSEHOLD INCOME: \$60,979
- 06 AVERAGE HOUSEHOLD INCOME: \$76,120
- 07 NUMBER OF HOUSEHOLDS: 30,485–34,515
- 08 HOUSEHOLD SIZE: AVERAGE OF ABOUT 3 PEOPLE PER HOUSEHOLD

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# SUITABILITY FOR FOOD & RESTAURANT BUSINESS

- ✓ Miami Gardens, FL 33056 is a vibrant, family-oriented community with a growing economy and strong demand for both food/restaurant businesses and children-related services.
- ✓ High traffic, accessibility, and a large, diverse population make it an attractive location for both sectors.
- ✓ Existing infrastructure and community programs further support new business ventures in these areas.
- ✓ High-Traffic Areas: Over 70,000 vehicles pass by key commercial corridors daily
- ✓ Prime Locations: Proximity to Hard Rock Stadium and new Miami Gardens City Center
- ✓ Market Potential:
  - 68,000+ people within 1 mile
  - 485,000+ within 5 miles
  - 1.6 million+ within 10 miles



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# CHILDREN IN MIAMI GARDENS

- ↘ Miami Gardens is a family-oriented community with access to parks, recreational activities, and a strong sense of support among neighbors. The availability of specialized services for children with unique medical or emotional needs, as well as robust early education and family support programs, makes it a practical and nurturing environment for raising children
- ↘ Miami Gardens offers a variety of engaging and family-friendly places where children can play, learn, and explore, both indoors and outdoors.

- [Betty T. Ferguson Recreational Complex](#)
- [Gardens Promenade](#)
- [Dr. Lester Brown Park](#)
- [Walt Frazier Park at Carol City](#)
- [Myrtle Grove Park](#)
- [Norwood Park](#)
- [Rolling Oaks Park](#)



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# ASSET SALES & LEASE ASSUMPTION

ICE CREAM HEAVEN

17560 N.W. 27 Avenue, Suite 112 Miami Gardens, FL 33056

870 SF

Base Rent + CAM: \$2550

Lease expires: June 30, 2027

FF&E includes:

hood and grease trap,  
2 commercial grade refrigerators,  
beverage refrigerator,  
sneeze-guard freezers,  
deep freezer,  
ice cream batch machines,  
security cameras, TV's, decors.



**Asking: \$85,000**

Monthly Rent:  
\$2,550

Lease Expires  
June 30, 2027

Hood &  
Grease Trap



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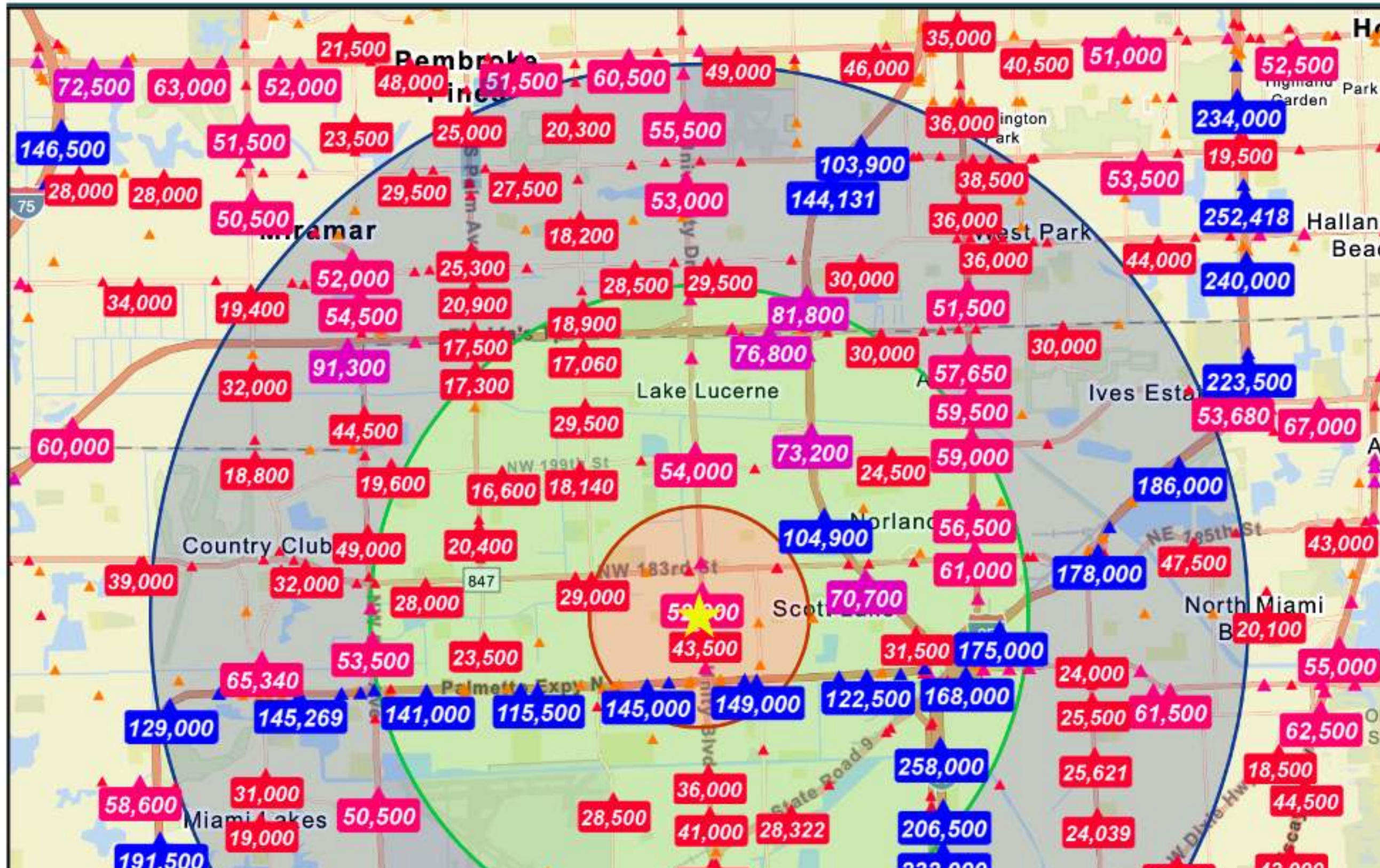
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# AVERAGE DAILY TRAFFIC

43,500 to 59,000  
vehicles daily



# DISPOSABLE INCOME



## Disposable Income Profile

17560 NW 27th Ave, Ste 112, Miami Gardens, Florida, 33056  
 Ring band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 25.93483  
 Longitude: -80.24559

	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	138,453	137,398	136,687	-711	-0.10%
Median Age	38.2	39.3	40.1	0.8	0.40%
Households	42,816	43,171	43,919	748	0.34%
Average Household Size	3.22	3.16	3.09	-0.07	-0.45%

2024 Households by Disposable Income	Number	Percent
Total	43,167	100.0%
<\$15,000	5,457	12.6%
\$15,000-\$24,999	5,755	13.3%
\$25,000-\$34,999	5,371	12.4%
\$35,000-\$49,999	6,510	15.1%
\$50,000-\$74,999	7,551	17.5%
\$75,000-\$99,999	4,870	11.3%
\$100,000-\$149,999	5,254	12.2%
\$150,000-\$199,999	1,361	3.2%
\$200,000+	1,037	2.4%
Median Disposable Income	\$45,601	
Average Disposable Income	\$61,194	

# HOUSEHOLD INCOME



## Household Income Profile

17560 NW 27th Ave, Ste 112, Miami Gardens, Florida, 33056  
 Ring band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 25.93483  
 Longitude: -80.24559

Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	137,398	136,687	-711	-0.10%
Households	43,171	43,919	748	0.34%
Median Age	39.3	40.1	0.8	0.40%
Average Household Size	3.16	3.09	-0.07	-0.45%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	43,167	100%	43,915	100%
<\$15,000	4,801	11.1%	4,101	9.3%
\$15,000-\$24,999	4,872	11.3%	3,838	8.7%
\$25,000-\$34,999	4,903	11.4%	4,115	9.4%
\$35,000-\$49,999	6,307	14.6%	5,354	12.2%
\$50,000-\$74,999	5,806	13.5%	5,570	12.7%
\$75,000-\$99,999	6,348	14.7%	6,834	15.6%
\$100,000-\$149,999	5,921	13.7%	7,787	17.7%
\$150,000-\$199,999	2,423	5.6%	3,803	8.7%
\$200,000+	1,787	4.1%	2,513	5.7%
Median Household Income	\$52,194		\$69,109	
Average Household Income	\$74,569		\$91,141	
Per Capita Income	\$23,460		\$29,326	



## Net Worth Profile

17560 NW 27th Ave, Ste 112, Miami Gardens, Florida, 33056  
 Ring band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 25.93483  
 Longitude: -80.24559

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	18,256	20,032	20,173	141	0.14%
Median Age	38.4	39.7	41.1	1.4	0.70%
Households	5,326	5,886	6,051	165	0.55%
Average Household Size	3.39	3.36	3.29	-0.07	-0.42%

2024 Households by Net Worth	Number	Percent
Total	5,886	100.0%
<\$15,000	1,157	19.7%
\$15,000-\$34,999	469	8.0%
\$35,000-\$49,999	173	2.9%
\$50,000-\$74,999	306	5.2%
\$75,000-\$99,999	283	4.8%
\$100,000-\$149,999	462	7.8%
\$150,000-\$249,999	734	12.5%
\$250,000-\$499,999	987	16.8%
\$500,000-\$999,999	701	11.9%
\$1,000,000-\$1,499,999	273	4.6%
\$1,500,000-\$1,999,999	82	1.4%
\$2,000,000+	260	4.4%

Median Net Worth	\$158,916
Average Net Worth	\$700,092

Wealth Index	63
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# CONSUME SPENDING BEHAVIOR



## Restaurant Market Potential

17560 NW 27th Ave, Ste 112, Miami Gardens, Florida, 33056  
 Ring band: 1 - 3 mile radius

Prepared by Esri  
 Latitude: 25.93483  
 Longitude: -80.24559

Went to Fine Dining Restaurant/6 Mo	13,855	12.9%	83
Went to Fine Dining Restaurant/30 Days	10,318	9.6%	82
Went to Fine Dining Restaurant 2+ Times/30 Days	4,647	4.3%	79
Used DoorDash Site/App for Take-Out/Del/30 Days	16,642	15.5%	123
Used Grubhub Site/App for Take-Out/Del/30 Days	5,762	5.4%	116
Used Postmates Site/App for Take-Out/Del/30 Days	2,395	2.2%	199
Used Restrnt Site/App for Take-Out/Del/30 Days	20,629	19.2%	88
Used Uber Eats Site/App for Take-Out/Del/30 Days	11,759	10.9%	152
Used Yelp Site/App for Take-Out/Del/30 Days	1,838	1.7%	129

THE SCIENCE OF WHERE®

17560 NW 27th Ave, Ste 112, Miami Gardens, Florida, 33056  
 Ring band: 3 - 5 mile radius

Prepared by Esri  
 Latitude: 25.93483  
 Longitude: -80.24559

Went to Fine Dining Restaurant/6 Mo	39,659	13.6%	88
Went to Fine Dining Restaurant/30 Days	30,101	10.3%	88
Went to Fine Dining Restaurant 2+ Times/30 Days	14,349	4.9%	90
Used DoorDash Site/App for Take-Out/Del/30 Days	42,979	14.7%	117
Used Grubhub Site/App for Take-Out/Del/30 Days	15,644	5.4%	116
Used Postmates Site/App for Take-Out/Del/30 Days	6,031	2.1%	185
Used Restrnt Site/App for Take-Out/Del/30 Days	57,593	19.7%	91
Used Uber Eats Site/App for Take-Out/Del/30 Days	31,993	11.0%	152
Used Yelp Site/App for Take-Out/Del/30 Days	5,046	1.7%	131

