

16901 NW 27th Ave

MIAMI GARDENS, FL 33056

LIST PRICE: \$3,500,000

Palmetto Expressway 105,100 AADT

Subject property

NW 27th Ave

43,000 AADT

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PROPERTY OVERVIEW

This 58,961 sq.ft. (1.35-acre) commercial lot is a premier development opportunity located near the intersection of Palmetto Expressway (SR 826) and NW 27th Ave, offering exceptional frontage, visibility, and access. The site benefits from daily traffic exposure of approximately 50,214 vehicles per day (VPD) and features approximately 224 feet of NW 27th Avenue frontage.

Zoned NC (Neighborhood Commercial), the property supports a range of uses, including:

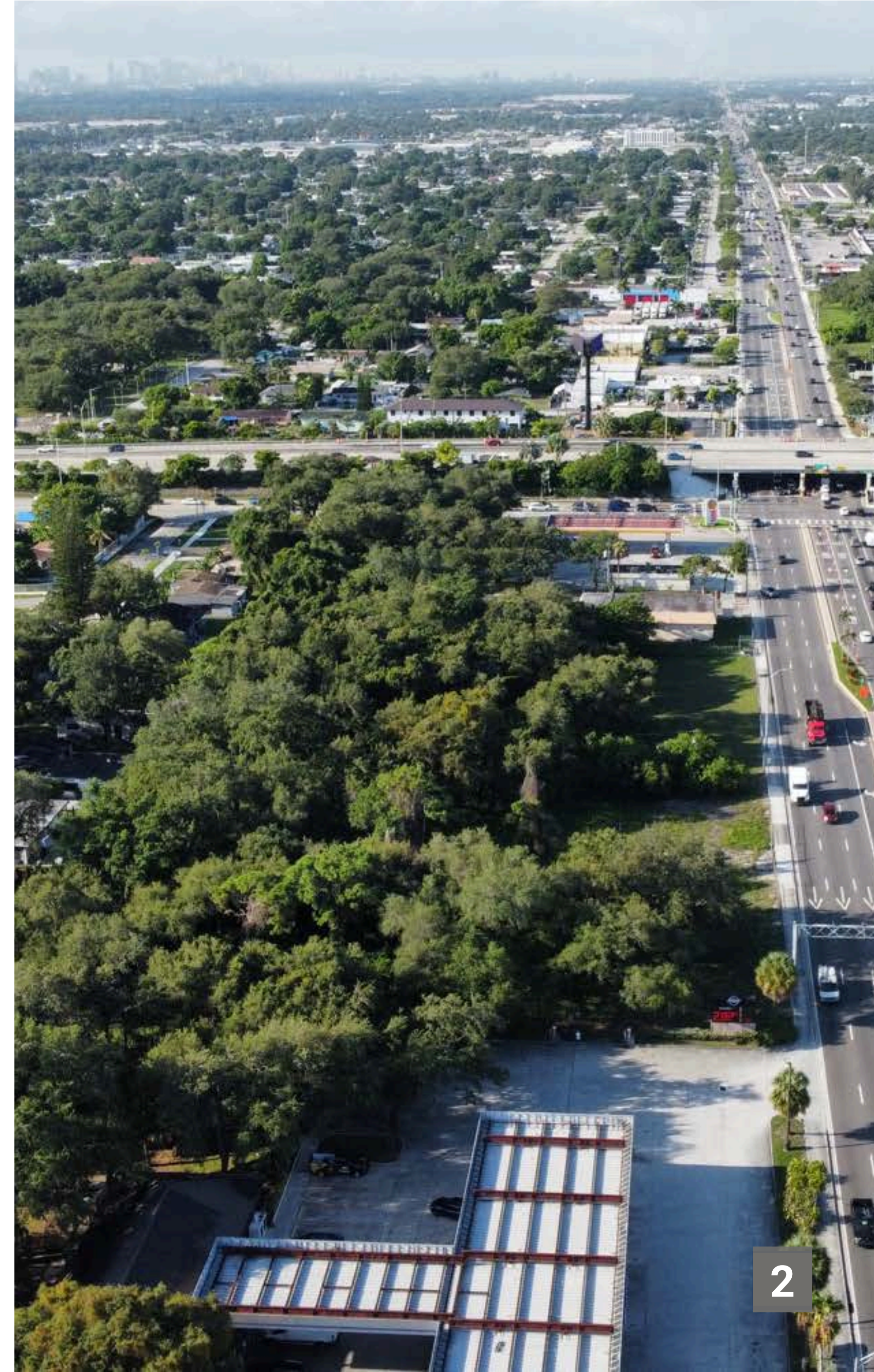
- Retail
- Hotel (up to 450 keys)
- Residential (up to 218 units)
- Mixed-use (Retail + Hotel + Residential with 197 units and 84 hotel keys)
- Self-Storage

This site is secured by a chain-link fence. The maximum height allowed for development is 10 stories, enabling a variety of vertical development configurations, including dense residential or commercial components tailored to serve the surrounding neighborhood.

Strategically positioned in a fast-growing corridor of Miami Gardens, this site's highest and best use is as a mixed-use development—capitalizing on both residential demand and high-traffic commercial viability. The lot fronts both NW 27th Ave and has proximity to Palmetto Expressway access ramps, further enhancing its accessibility and long-term value.

KEY FEATURES

- High-traffic location with 152,000 vehicles per day on the 826
- High-traffic location with 50,214 vehicles per day on NW 27 AVE
- Vacant
- Close to Hard Rock Stadium



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PROPERTY DETAILS

Land AC: 1.35 AC

Land SqFt: 58,961 SF

Frontage To: Palmetto 826 & NW 27 Ave

SF of 27th Ave Frontage: Approximately 861 SF

Frontage: Apartments, Retail, Hotel, Self Storage

Proposed Use: NC (Neighborhood Commercial)

Zoning: Apartments, Retail, Hotel, Self Storage

Highest and Best Use: Development Site

Max Height For Development: 10 Stories

Retail + Hotel (maximum of 450 keys)

Retail + Residential (maximum 218 units)

Retail + Hotel + Residential (maximum 197 units and 84 keys)

VPD: 50,214



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Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	16,773	145,806	515,976
2028 Population	16,490	142,096	504,900
Pop Growth 2023-2028	(1.69%)	(2.54%)	(2.15%)
Average Age	39	39	39
2023 Total Households	4,851	43,220	163,117
HH Growth 2023-2028	(1.77%)	(2.58%)	(2.07%)
Median Household Inc	\$50,807	\$45,894	\$49,101
Avg Household Size	3.40	3.30	3.10
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$227,512	\$245,770	\$261,959
Median Year Built	1961	1968	1972



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Upcoming Developments in Miami Gardens



KUSHNER & IMMOCORP CAPITAL CLOSES ON \$15.4M 36-ACRE SITE

Address: 19199 NW 27TH AVE

Description: 3,990 multi-family units, 250k SqFt of retail, 108k SqFt of office & 312 hotel rooms.

<https://www.oftmw.com/post/35acredevelopmentcomplexmiamigardenscitycenterisscheduledfor2025completion>



ST. THOMAS PLANS NEW 99K SqFt NURSING COLLEGE

Address: 16401 NW 37TH AVE

Description: Plans new 99,000 SqFt Nursing College building, lobbying FL legislature for \$3.5M

<https://southfloridahospitalnews.com/st-thomas-university-plans-new-99000-square-foot-nursing-college-building-lobbying-florida-legislature-for-3-5m/>



INDUSTRIAL COMPLEX PROPOSED AT CALDER CASINO

Address: 21001 NW 27TH AVE

Description: 12 Buildings on 115.7 acres. Featuring warehouses & distribution facilities

<https://therealdeal.com/miami/2022/04/12/take-two-blackstone-affiliate-proposes-industrial-complex-with-movie-studio-at-calders-horse-racing-track/>



ST. THOMAS BREAKS GROUND ON \$54M RESIDENCE HALL

Address: 16401 NW 37TH AVE

Description: It will total 121,000 square feet, with 545 beds, plus a 7,000-square-foot food and bowling venue with eight lanes.

<chrome-extension://efaidnbmninnibpcapjpcgclefindmkaj/https://www.stu.edu/wp-content/uploads/2024/09/St-Thomas-University-breaks-ground-on-54-million-residence-hall-South-Florida-Business-Journal-5-20-24.pdf>



FMU PLANS \$1B+ REVAMP IN REDWOOD DEV CO

Address: 15800 NW 42ND AVE

Description: 500+ workforce housing units & 500+ student housing bed in two eight-story buildings, new basketball courts, turg, etc.

<https://therealdeal.com/miami/2025/03/25/florida-memorial-university-plans-1b-project-with-redwood/>



CYMBAL DEVELOPMENT JUST COMPLETED 341 UNITS

Address: 120777 NW 17 AVE

Description: Completed 341-unit Live Local Act apartment with 11 four-story buildings last year in Miami Gardens

<https://therealdeal.com/miami/2025/02/12/asi-cymbal-nabs-refi-for-live-local-act-miami-gardens-units/>

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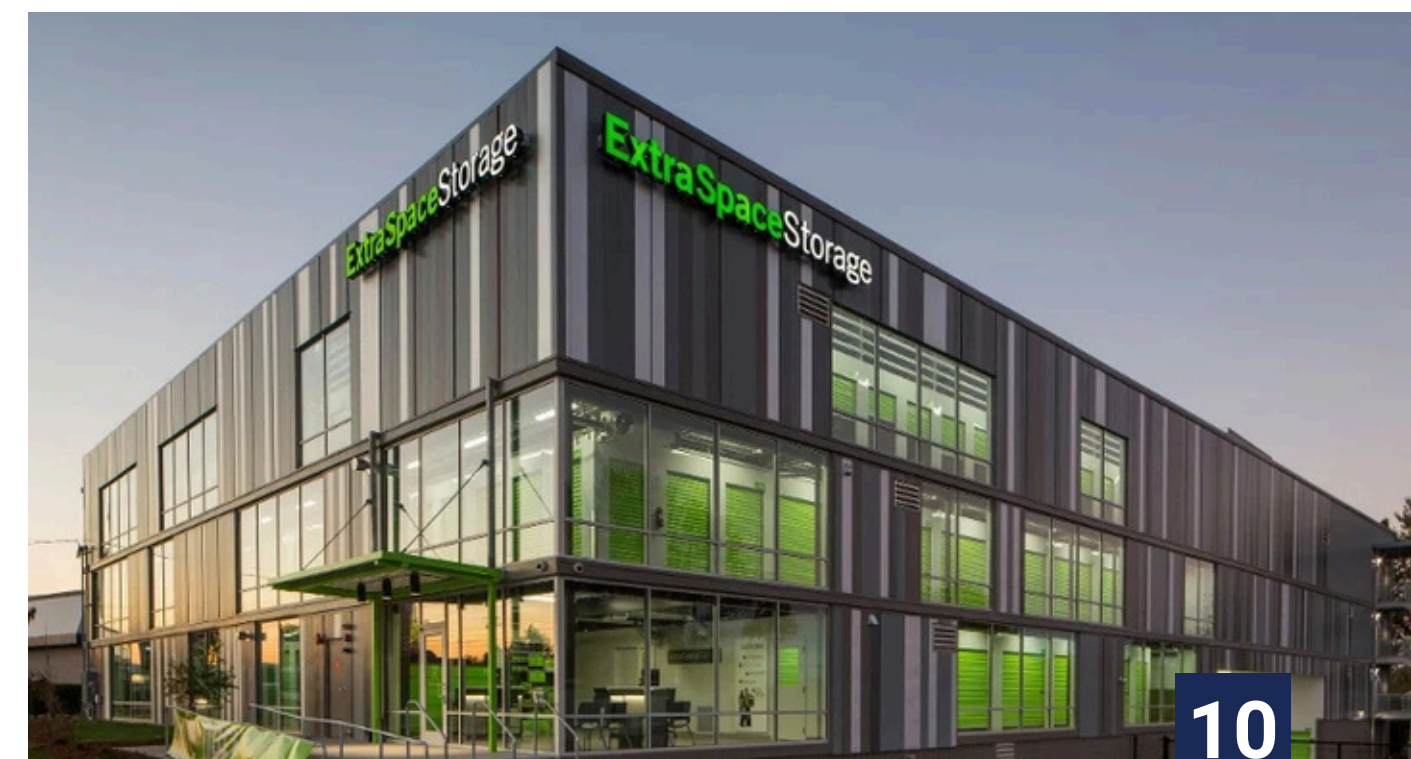
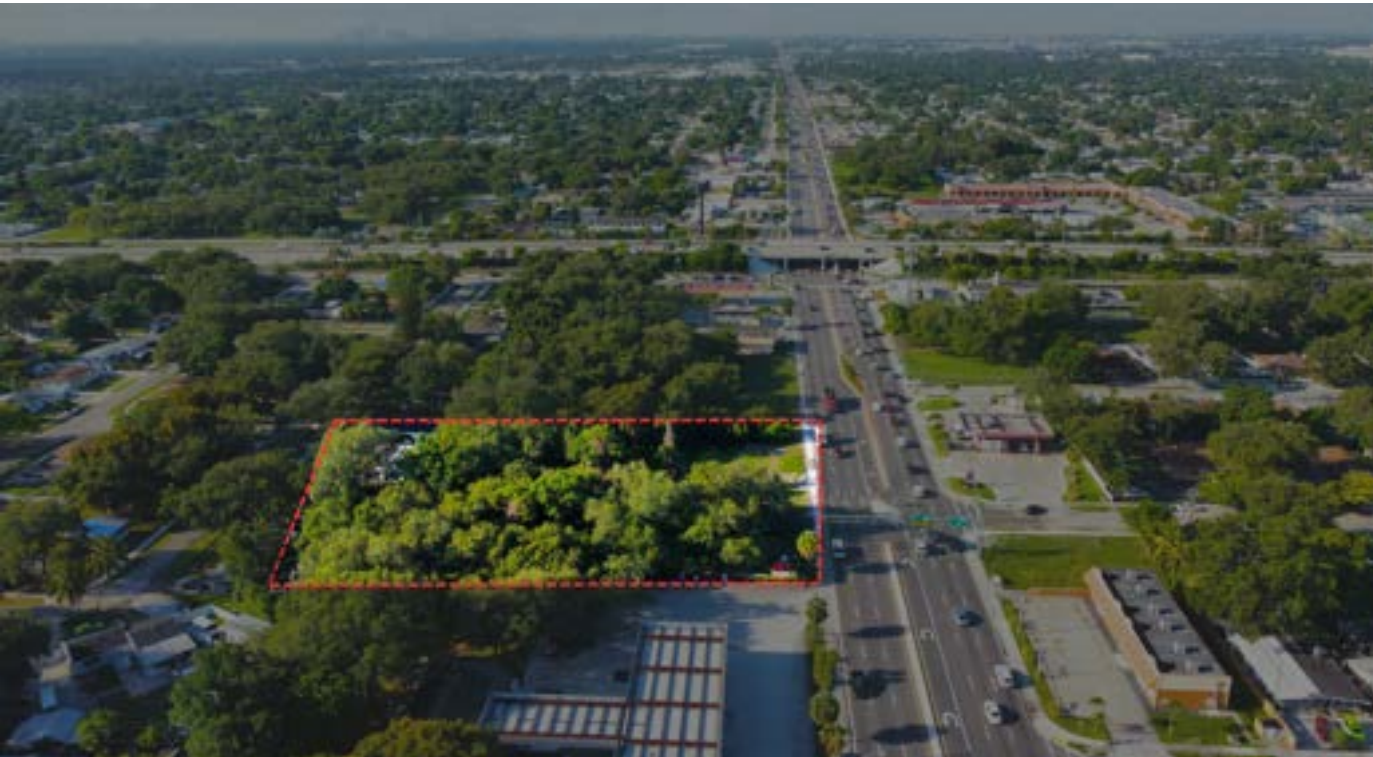
Link to Zoning Feasibility Report

<https://www.dropbox.com/scl/fo/fm48ygfph0yn5whae1yg3/AH-hT50LNzy1Dk7WtoRvQSU?rlkey=2i7u8p2ynvs0s79xr1ts7lxmc&st=hin63aep&dl=0>

Land Survey



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