

An aerial photograph of a suburban neighborhood in Miami. A large, irregularly shaped property is outlined in red. The property is mostly green with some trees and a small building. It is located near a road and a lake. The background shows a dense residential area with many houses and trees, and a city skyline is visible in the distance under a blue sky with some clouds.

OFFERING MEMORANDUM

# SITE PLAN APPROVED QSR PAD WITH DRIVE-THRU ACCESS

9521 SW 17<sup>TH</sup> AVENUE  
MIAMI, FL 33147

EXCLUSIVELY LISTED BY

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# THE OFFERING

9521 NW 17th Avenue is a  $\pm 0.857$ -acre corner site in unincorporated Miami-Dade County, site plan approved for a  $\pm 2,040$  SF Quick Service Restaurant (QSR) with drive-thru and dedicated parking.

The property features dual access points at NW 17th Avenue and NW 95th Street and benefits from  $\pm 20,600$  AADT. Located directly across from Miami Central High School (1,400+ students), it enjoys peak-hour visibility and walk-by traffic.

Surrounded by dense residential neighborhoods and key institutions including the \$100M+ Jewish Leadership Academy, the site offers an ideal opportunity for QSR, retail, or medical users in a supply-constrained corridor.



9521 NW 17<sup>TH</sup> AVENUE,  
MIAMI, FL 33147



$\pm 2,040$  SQFT APPROVED  
QSR WITH DRIVE-THRU



37,365 SQFT LOT  
0.857 ACRES



B-1 - NEIGHBORHOOD  
BUSINESS DISTRICT



~~\$1,250,000~~

NOW PRICED AT  
\$1,125,000

# PROPERTY SUMMARY

This  $\pm 0.857$ -acre corner parcel is strategically positioned for retail development, with site plan approval in place for a  $\pm 2,040$  SF QSR featuring drive-thru, parking, and circulation.

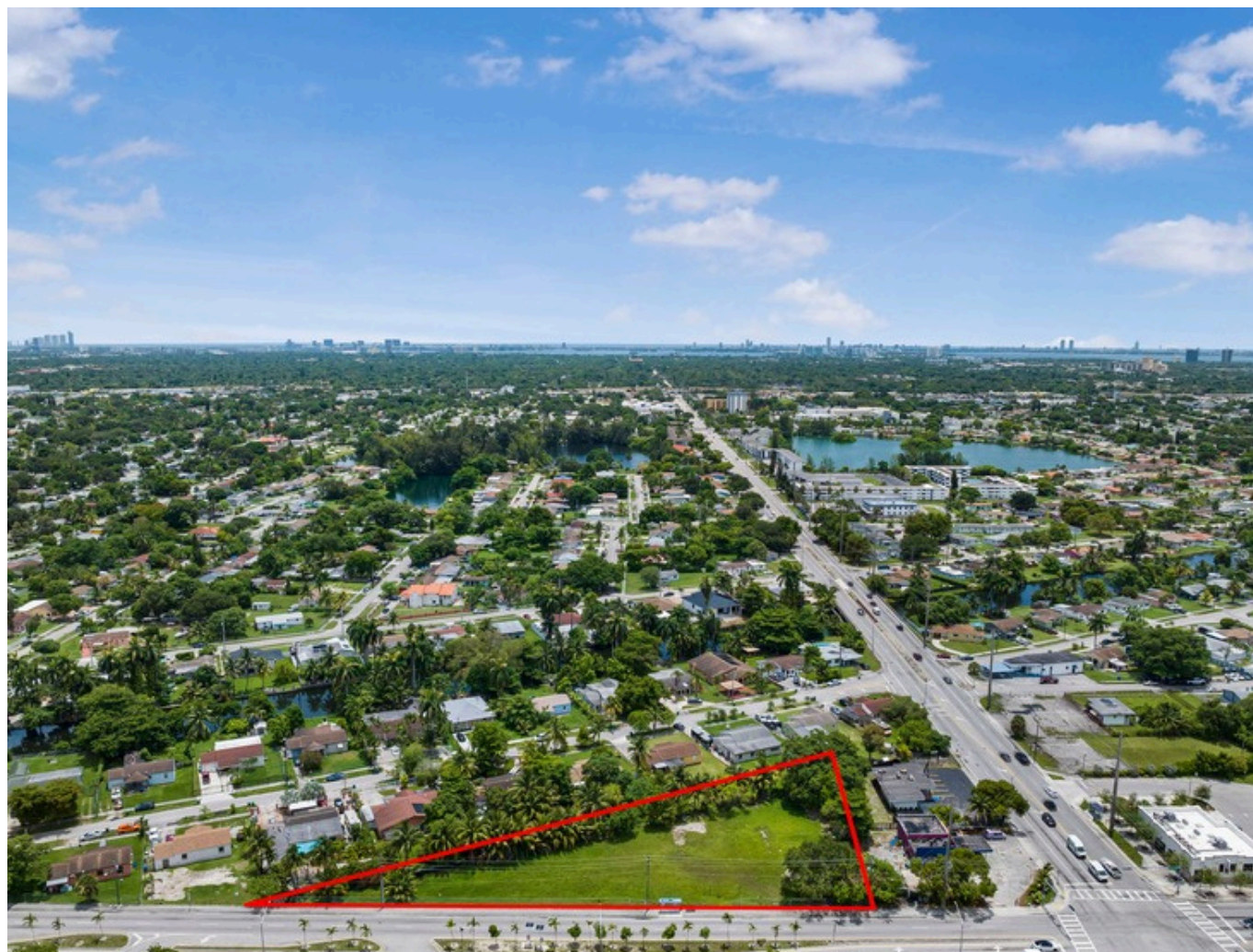
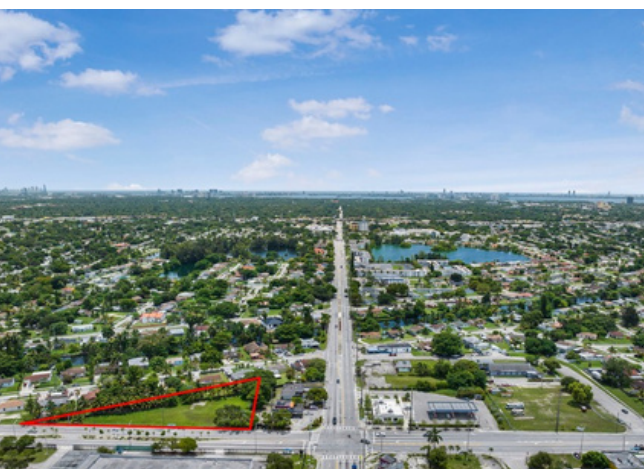
Dual street access enables efficient traffic flow, and the property benefits from strong street exposure to  $\pm 20,600$  vehicles daily. The surrounding market includes schools, national retailers, and residential neighborhoods that support consistent, daily customer demand.



## HIGHLIGHTS

- $\pm 0.857$ -acre hard corner site in unincorporated Miami-Dade County
- Site plan approved for  $\pm 2,040$  SF drive-thru QSR
- Zoned B-1 – Neighborhood Business District
- Dual access from NW 17th Ave and NW 95th St
- Across from Miami Central High School (1,400+ students)
- $\pm 20,600$  vehicles per day (AADT)
- Near Walgreens, McDonald's, 7-Eleven, and Dollar General
- Adjacent to \$100M+ Jewish Leadership Academy







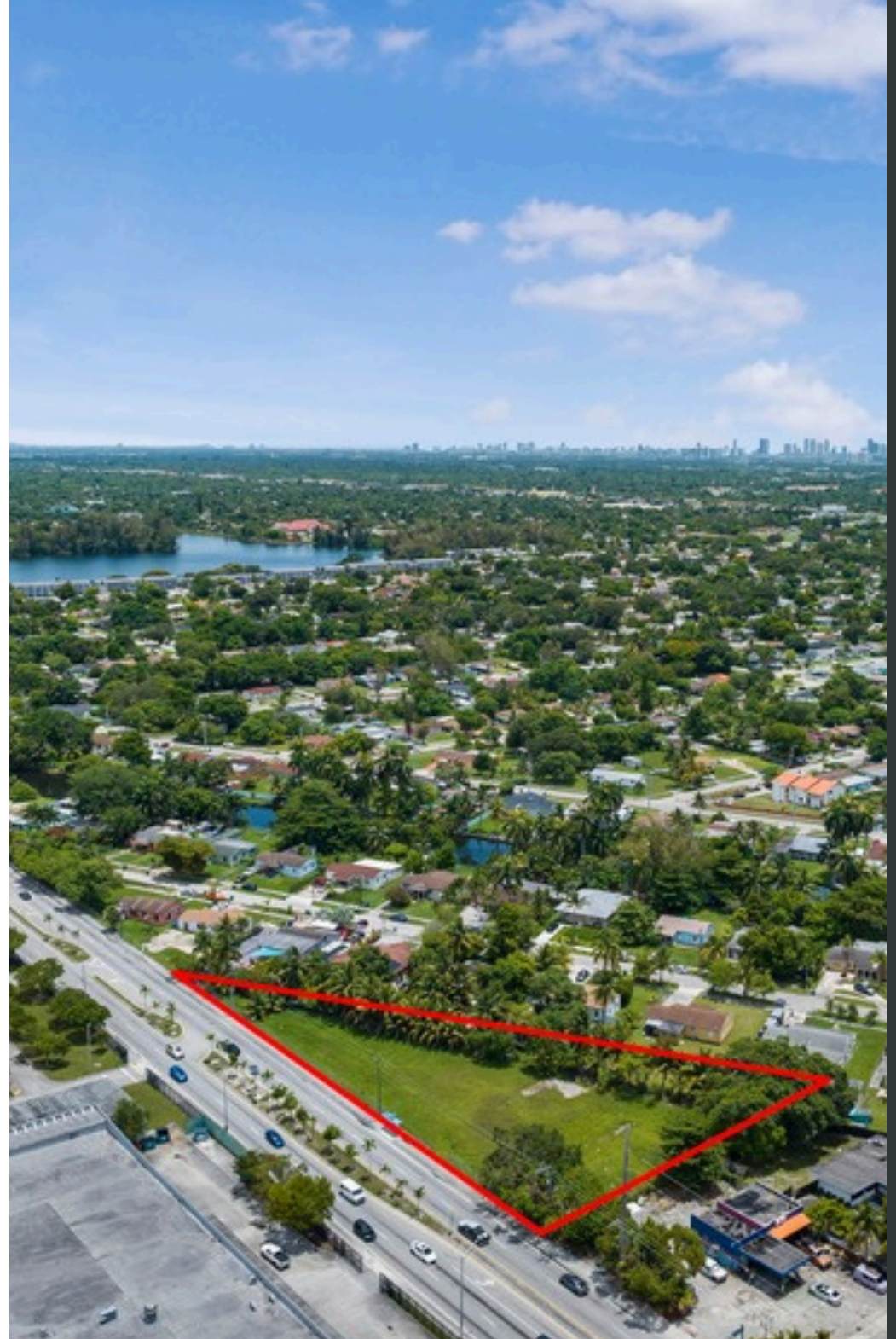
# AREA OVERVIEW

## 95TH STREET SUBMARKET

The property lies at the intersection of NW 17th Avenue and NW 95th Street in unincorporated Miami-Dade County, just west of I-95 and minutes from Downtown Miami.

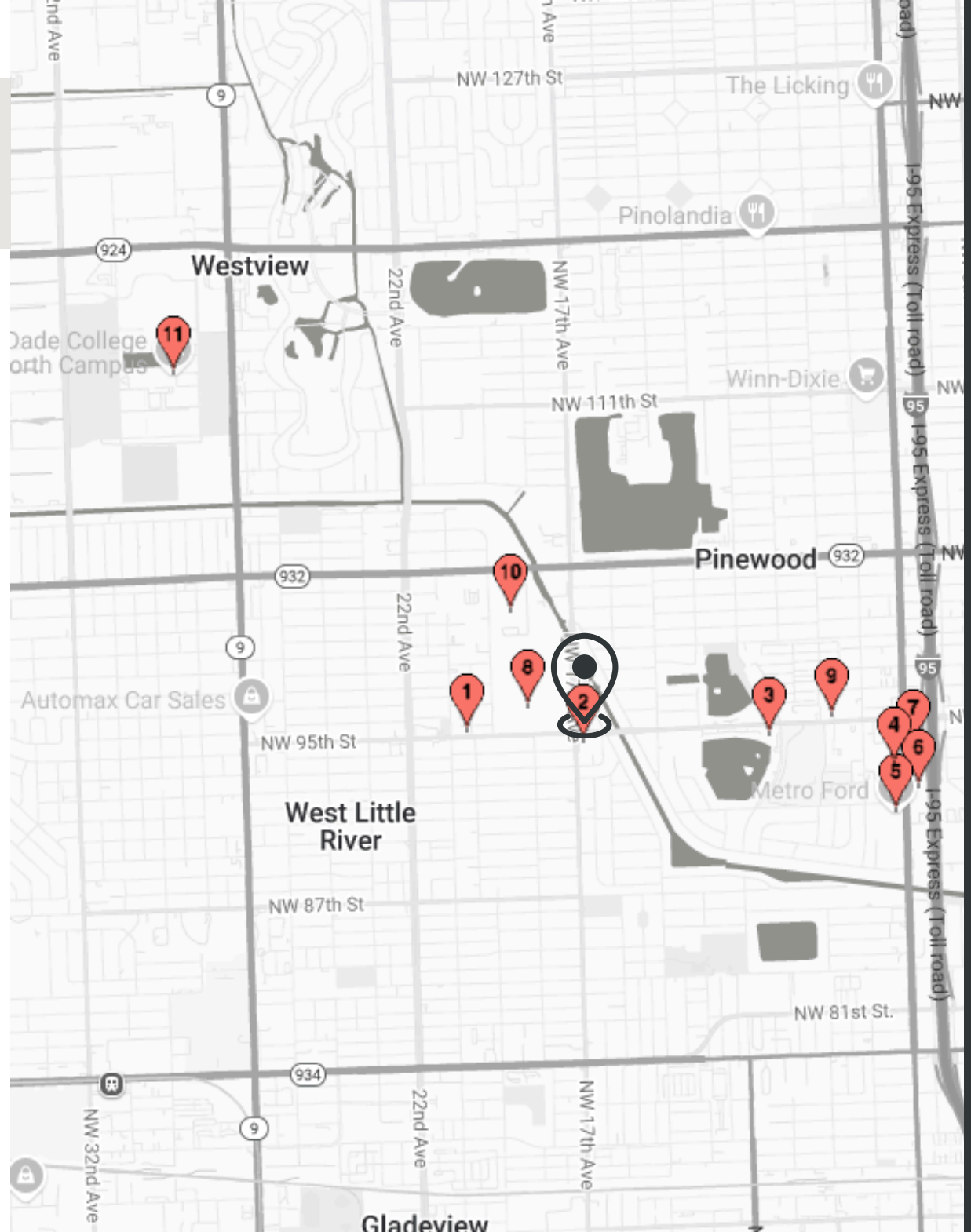
The area features dense residential communities, schools, and national retailers. Over 180,000 people live within a 3-mile radius, and the site is positioned directly across from Miami Central High School and near the Jewish Leadership Academy, creating consistent weekday traffic.

Retailers nearby include Walgreens, McDonald's, 7-Eleven, and Dollar General, further supporting QSR and daily-needs retail demand.



# NEARBY AMENITIES

- 1 **Dollar General**  
2035 NW 95th St, Miami, FL 33147
- 2 **7-Eleven**  
9455 NW 17th Ave, Miami, FL 33147
- 3 **Walgreens**  
9400 NW 12th Ave Bay 5, Miami, FL 33150
- 4 **McDonald's**  
9250 NW 7th Ave, Miami, FL 33150
- 5 **Metro Ford**  
9000 NW 7th Ave, Miami, FL 33150
- 6 **Value Store It Self Storage**  
9101 NW 7th Ave, Miami, FL 33150
- 7 **Wells Fargo**  
9301 NW 7th Ave, Miami, FL 33150
- 8 **Miami Central High School**  
1781 NW 95th St, Miami, FL 33147
- 9 **Jewish Leadership Academy**  
975 NW 95th St, Miami, FL 33150
- 10 **William H. Turner Technical High School**  
10151 NW 19th Ave #7432, Miami, FL 33147
- 11 **Miami Dade College – North Campus**  
11380 NW 27th Ave, Miami, FL 33167





## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>MEDIAN AGE</b>	36.2	36.5	37.3
<b>MEDIAN HH INCOME</b>	\$40,912	\$39,809	\$43,935
<b>MEDIAN PROPERTY VALUE</b>	\$257,814	\$306,293	\$332,905
<b>EMPLOYED POPULATION</b>	7,524	68,042	182,931



**\$43,935**  
MEDIAN HH  
INCOME



**\$332,905**  
MEDIAN  
PROPERTY VALUE



**182,931**  
EMPLOYED  
POPULATION



**37.3**  
MEDIAN  
AGE



The surrounding trade area is dense and stable, with over 180,000 residents within a 3-mile radius. The median age ranges from 36 to 37, reflecting a balanced mix of working adults and families. Household incomes are modest, with a median of approximately \$40,000–\$44,000, supporting demand for value-oriented retail and services. Home values increase outward from the site, with a median of \$257,000 in the immediate area, rising to over \$330,000 within 5 miles. The employed population exceeds 180,000 in the 5-mile radius, contributing to steady daytime activity and consumer spending.



## CONTACT

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