



Dynamic Doral Location

Perfect for Owner/User

**High-Visibility 39,760 +/- Cars
Daily**

Car Showroom with Lot

Built in 2021

116 +/- Linear Feet - Curb Cut

0.87 Acre Lot

**8470 NORTHWEST 58TH STREET
DORAL, FL 33166**

**PRICE:
\$6,625,000**

ALAN KAYE
Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

ALEXANDER VALLADARES
Business Broker
(305) 747-8435
avalladares@tworld.com
SL3302328

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C: 954-558-8058

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BUSINESS BROKER

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **8470 NW 58th St., Doral, FL 33166** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

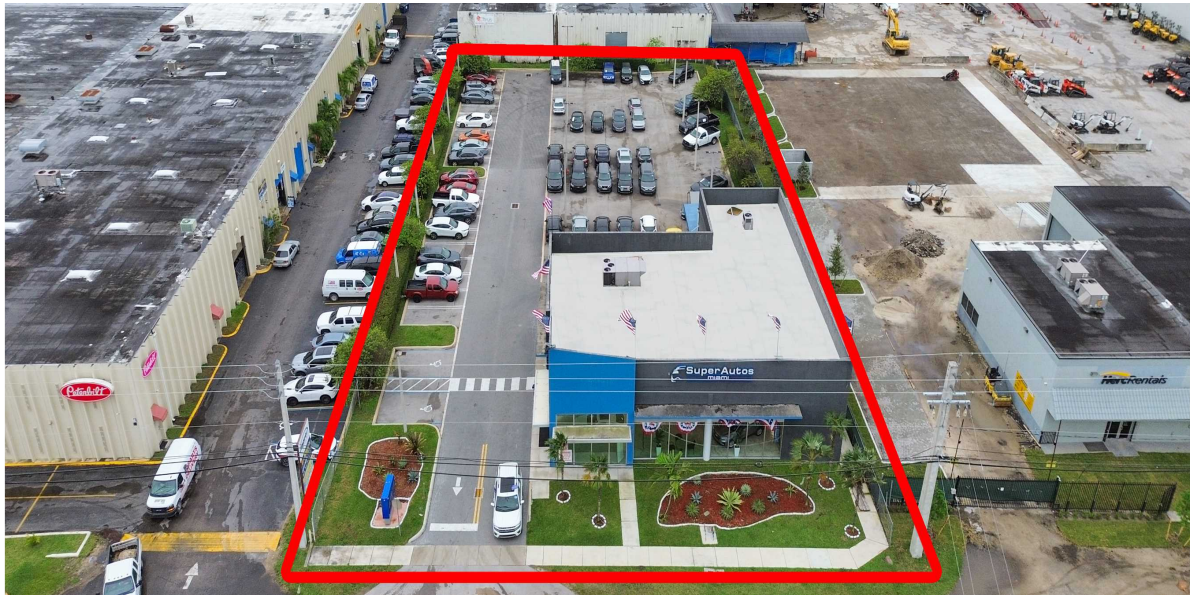
PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE & ALEXANDER VALLADARES, AND PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary





Property Summary

Price:	\$6,625,000
Folio:	35-3022-006-0010
Year Built:	2021
Building SF:	5,263+/-
Floors:	1
Building Class:	B
Frontage:	116 Linear Feet with one Curb Cut
Lot Size:	0.87 Acres
Use Code:	2719 AUTOMOTIVE OR MARINE
Zoning:	7600- INTENSIVE USE
Exterior:	Stucco/painted masonry facade with showroom
Foundation:	Reinforced Concrete Slab
Parking:	Room for 100 cars

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to present the property located at 8470 NW 58th Street in Doral, Florida, which consists of approximately ±5,263 square foot freestanding commercial building situated on a ±0.87-acre site within the highly desirable Doral commercial corridor. Built in 2021, the freestanding single-story building features reinforced concrete block construction and is positioned toward the front of the parcel, allowing for a large paved parking and display area accommodating approximately 100 vehicles. The property benefits from approximately 116 linear feet of frontage along NW 58th Street, providing strong visibility on this heavily trafficked artery. Its strategic location offers close proximity to the Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), Florida’s Turnpike, and Miami International Airport, supporting a wide range of commercial and automotive-related uses.

Location Overview

The property is located in the City of Doral, one of the most dynamic commercial and industrial markets in Miami-Dade County. Positioned along NW 58th Street, the site is within the heart of the Doral industrial and business corridor, an area known for its concentration of logistics companies, automotive businesses, distributors, and international trade firms. The property benefits from immediate access to major transportation routes including the Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), and Florida’s Turnpike, providing excellent connectivity throughout Miami-Dade County and the greater South Florida region.

The location is also situated just minutes from Miami International Airport, one of the nation’s busiest international cargo gateways, making the surrounding area a preferred destination for companies involved in import/export, distribution, and service-industrial operations. With strong daily traffic along NW 58th Street and proximity to major employment centers, retail amenities, and transportation infrastructure, the property offers a highly accessible and visible location within one of South Florida’s most sought-after commercial submarkets.

SEC II

Property Description



8470 Northwest 58th Street | Doral, FL 33166



Property Description

The property located at 8470 NW 58th Street in Doral, Florida consists of a freestanding commercial building totaling approximately $\pm 5,263$ square feet situated on a ± 0.87 -acre site within the highly desirable Doral commercial corridor of Miami-Dade County. Constructed in 2021, the single-story structure features reinforced concrete block (CBS) construction with a reinforced concrete slab foundation and a low-slope roof system, providing a durable, modern facility suitable for a variety of commercial and automotive-related uses.

The building is positioned toward the front portion of the site, allowing for a large paved parking and display lot that accommodates approximately 100 vehicles, making the property particularly well suited for automotive dealership operations, vehicle fleet storage, showroom use, or other vehicle-oriented businesses. The site benefits from approximately 116 linear feet of frontage along NW 58th Street and includes a direct two-way curb cut providing convenient ingress and egress for customers, employees, and service vehicles.

Strategically located within the Doral industrial and commercial submarket, the property offers excellent connectivity to major transportation corridors including the Palmetto Expressway (SR-826), Dolphin Expressway (SR-836), and Florida's Turnpike, while also being located just minutes from Miami International Airport. The surrounding area is characterized by a dense concentration of industrial parks, logistics companies, automotive businesses, and service commercial users, making this a highly functional location for businesses requiring strong visibility, convenient access, and proximity to South Florida's major transportation infrastructure.

SEC III

Property Photos



PROPERTY PHOTOS

8470 NW 58th St.
8470 Northwest 58th Street | Doral, FL 33166



PROPERTY PHOTOS

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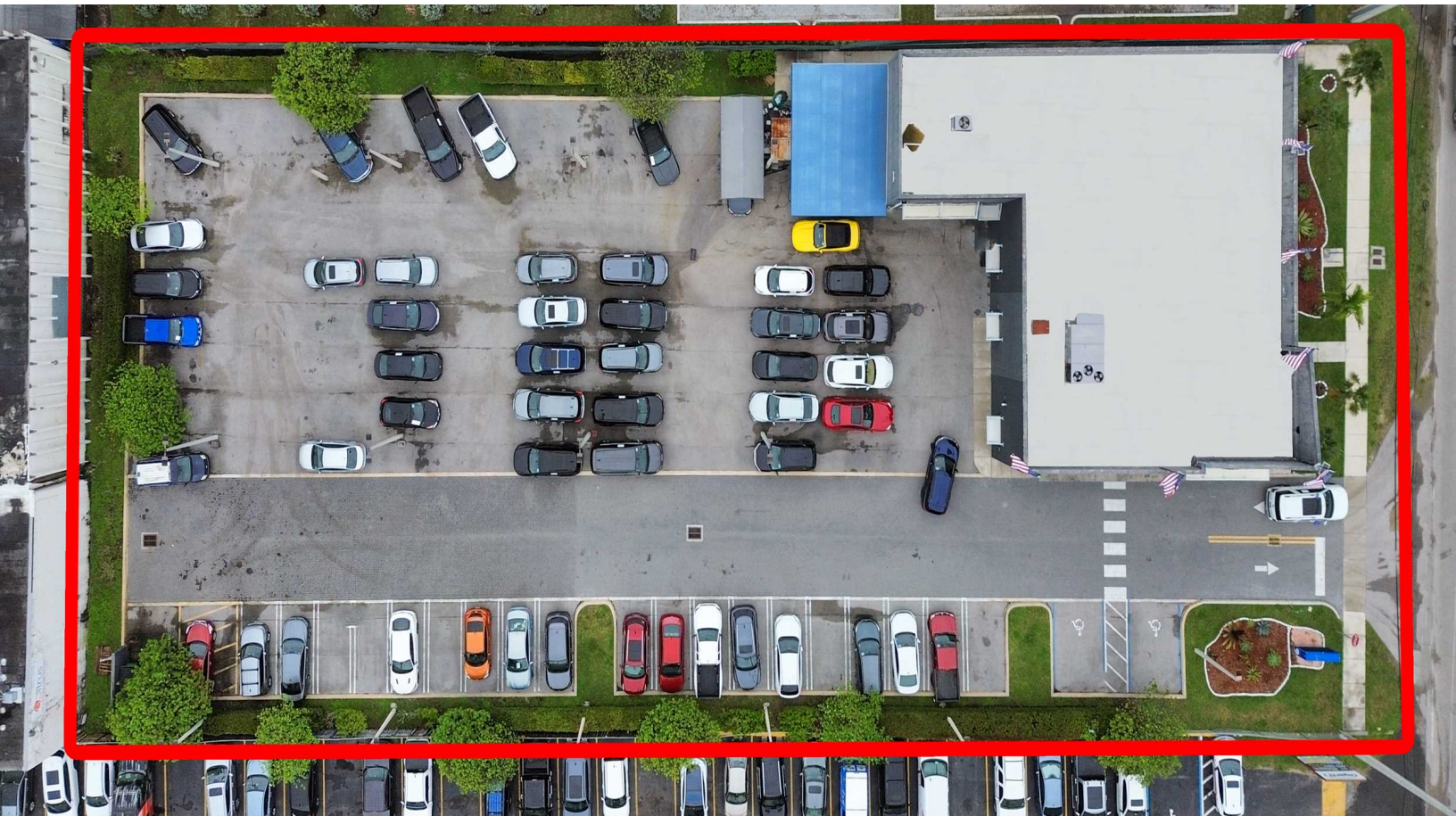
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SECTION IV

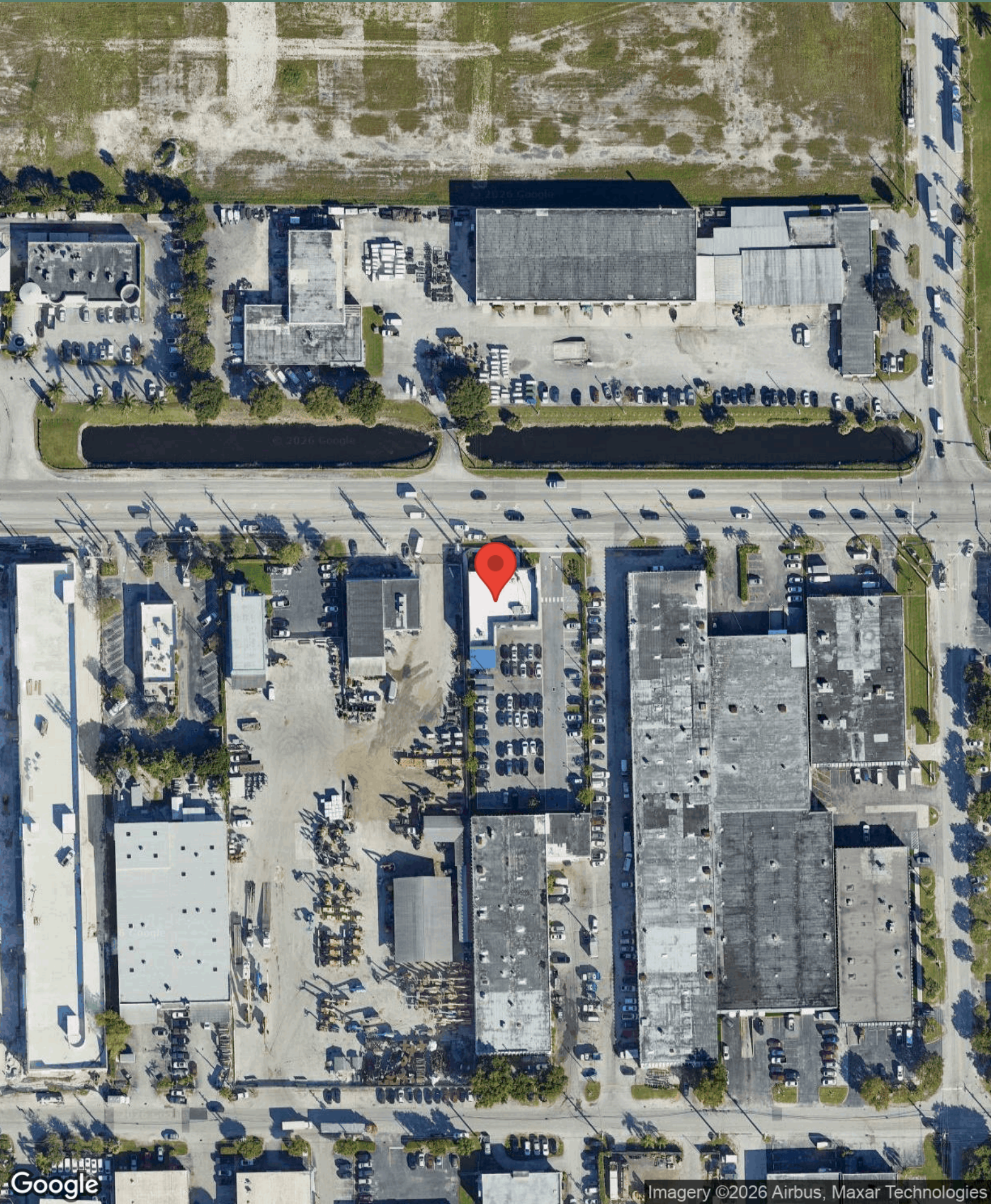
Maps / Demographics



AERIAL MAP

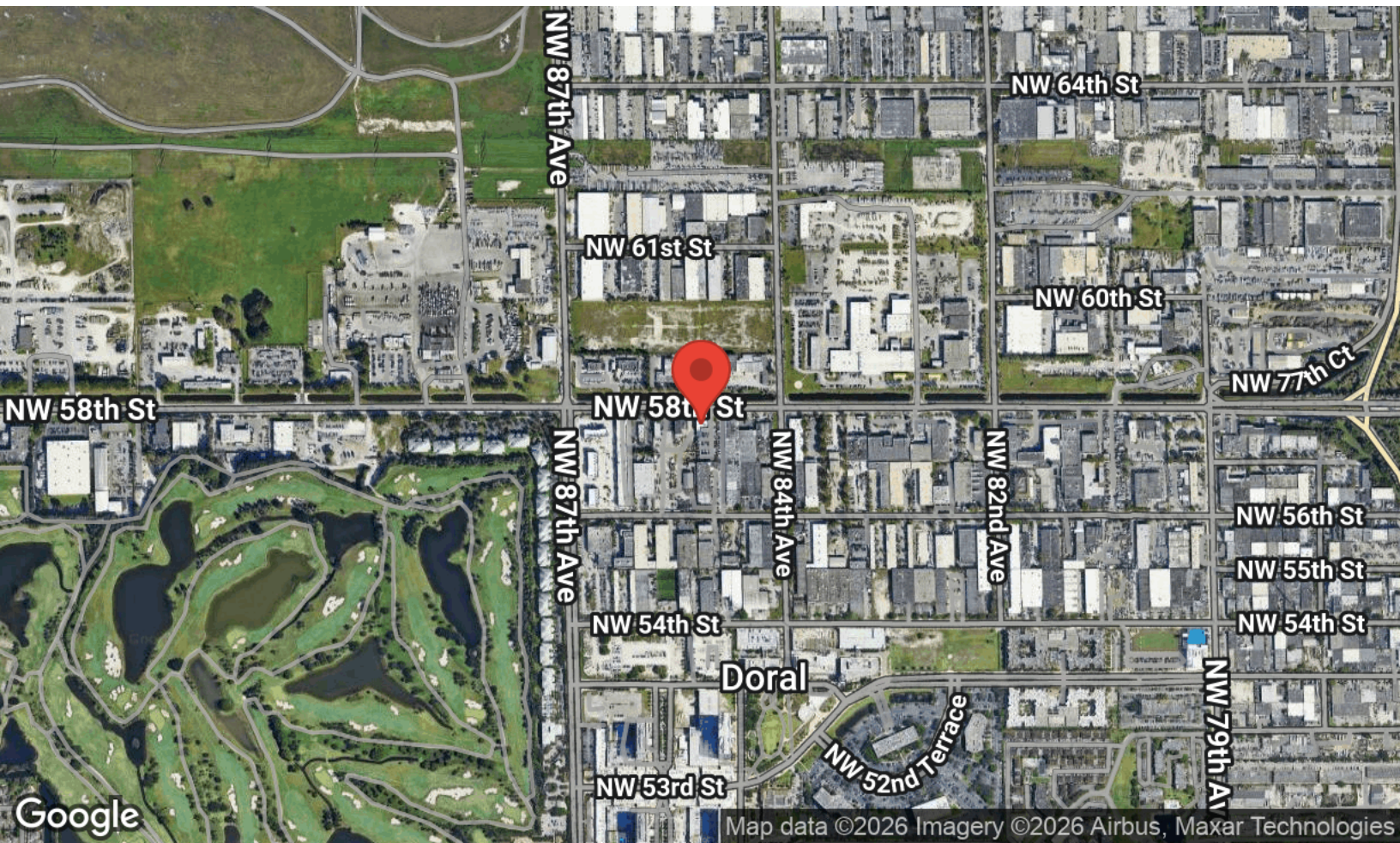
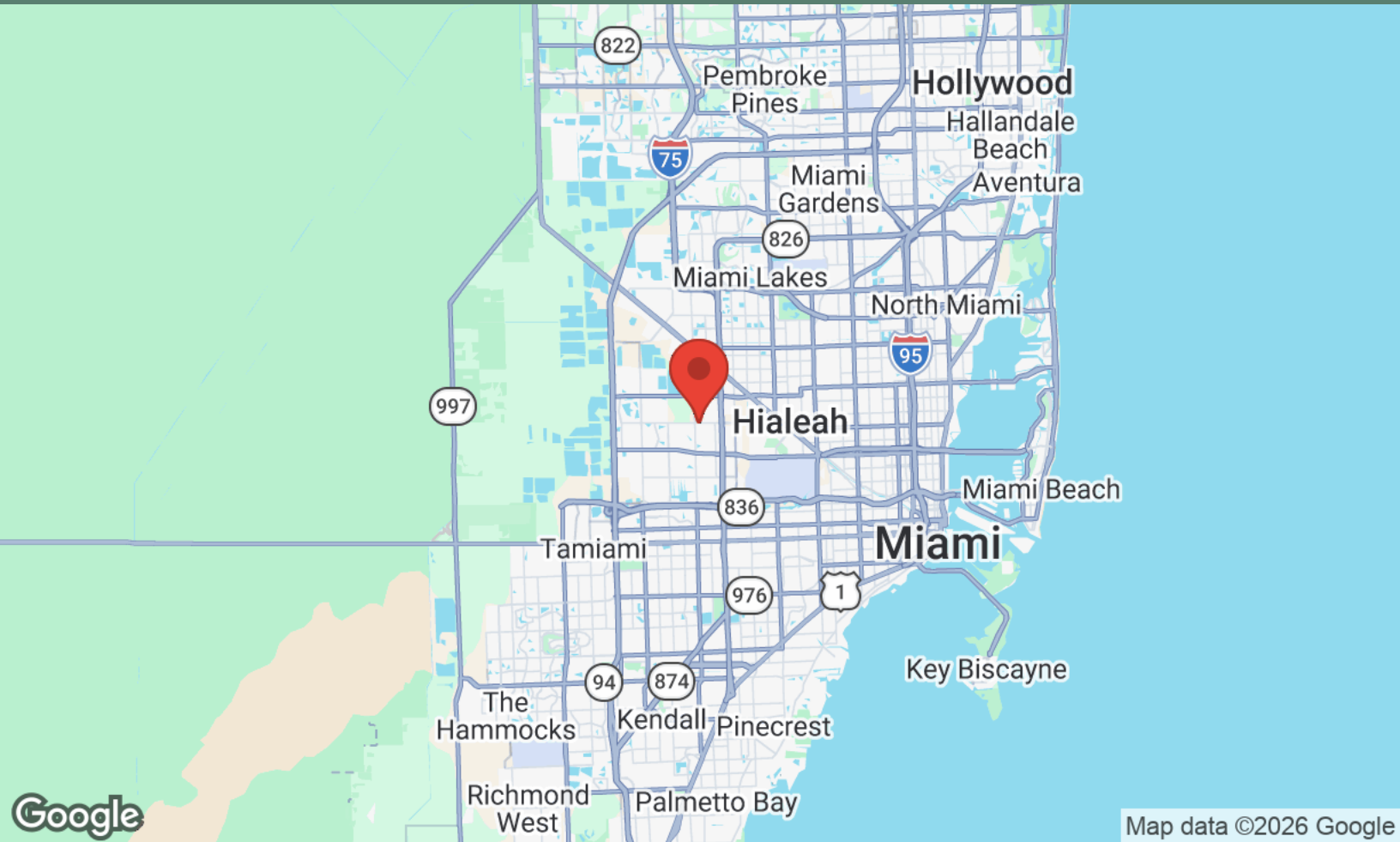
8470 NW 58th St.

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LOCATION MAPS

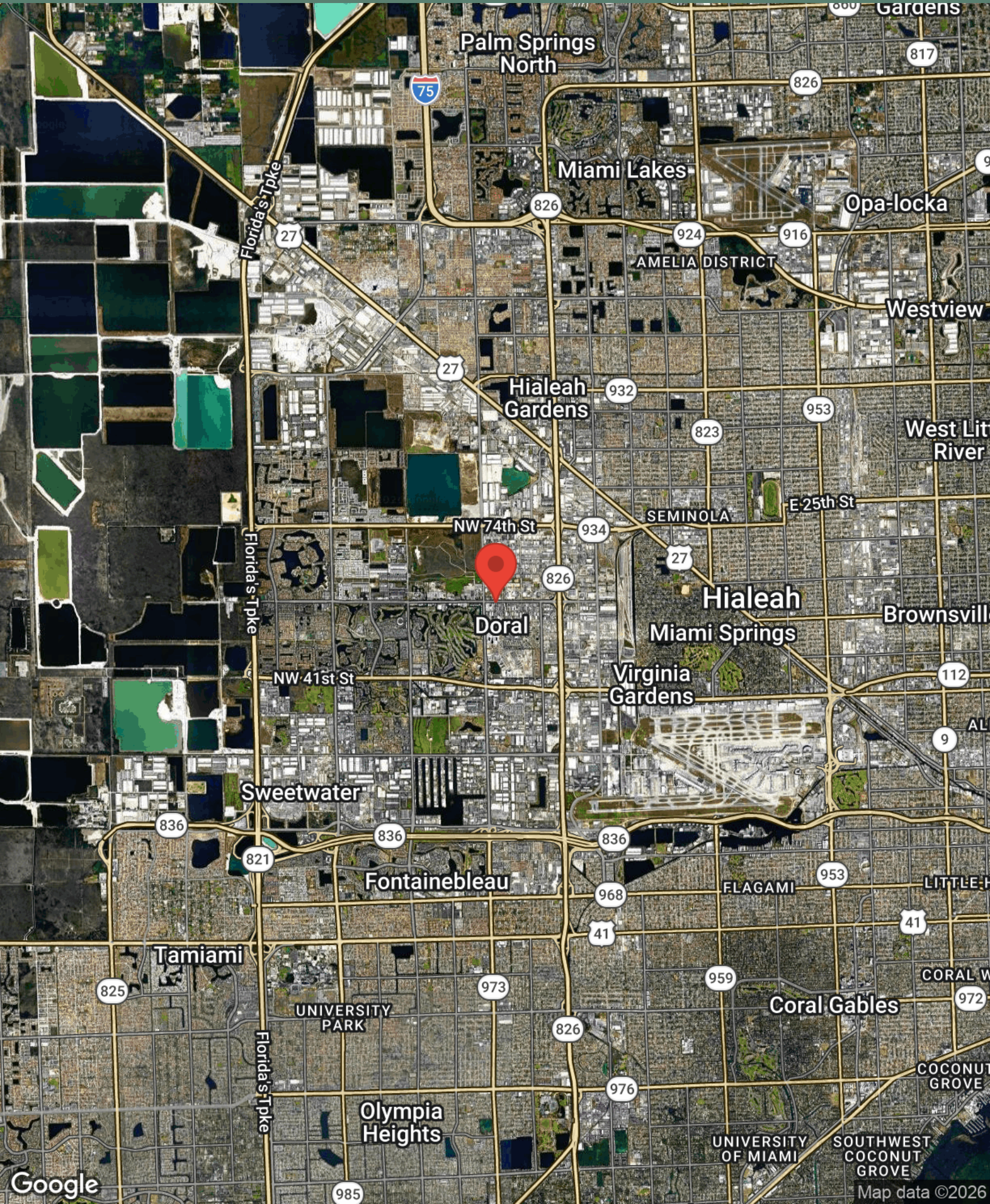
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REGIONAL MAP

8470 NW 58th St.

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BUSINESS MAP

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Barry University, ACE - Doral

World of Kids Academy

Omega Learning Center- Downtown Doral

MIFA Miami International Fine Arts

Doral Art Studios

Dodo Miami

Oficina de correo

Bark Square

Aeromotive Ground Support Inc.

police stations

DORAL Downtown Doral Park

Shell

Marathon

Baptist Health Hospital | Doral

HAZMAT

EXXON Mobil

Commercial ATM Systems Inc

Agency for Health Care Administration

Sky Zone Trampoline Park

First American Bank

DORAL Doral Building Department

UHealth Doral Medical Center

DORAL City of Doral - Government Center

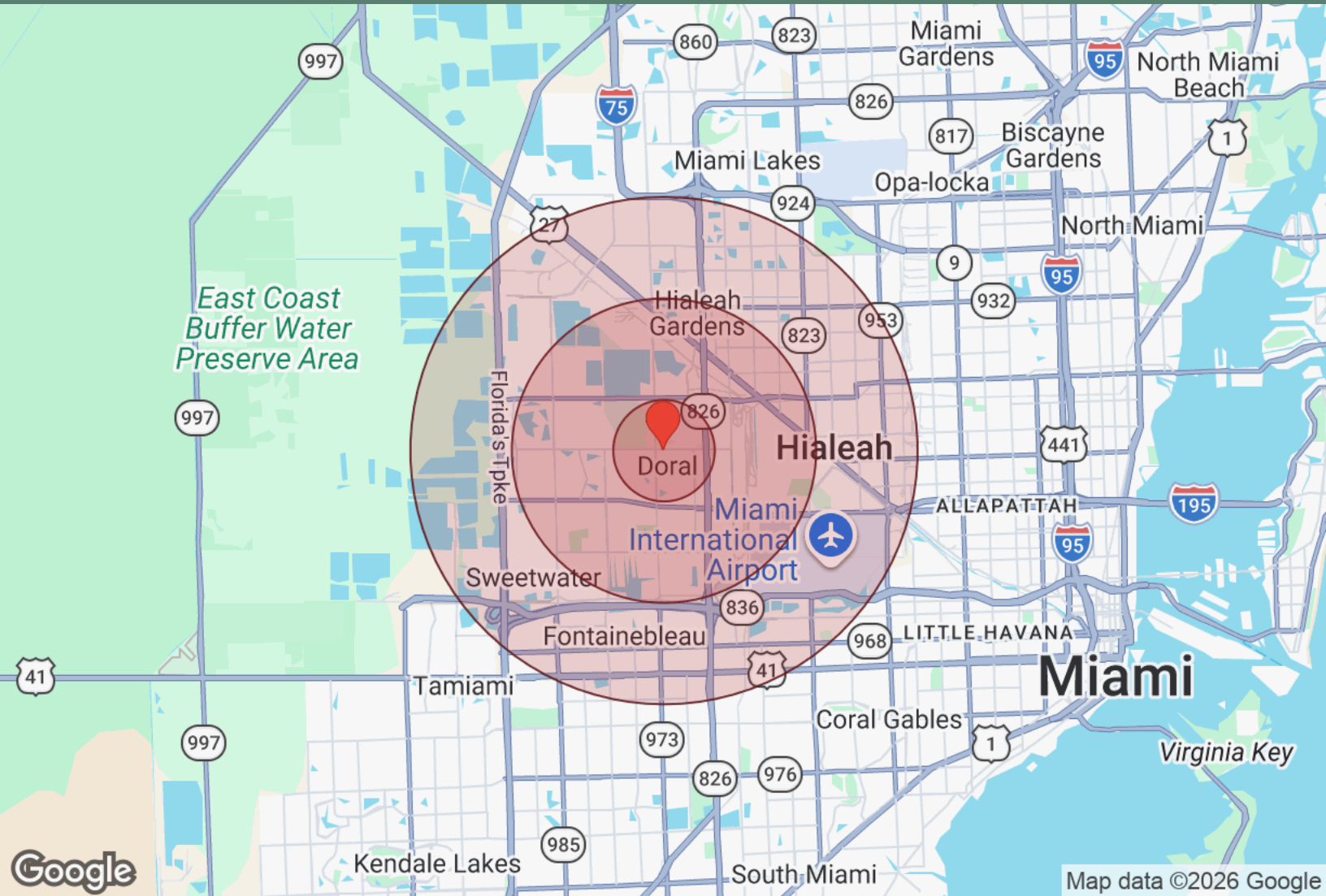
Health Department

NW 41st St

Mina Park

DEMOGRAPHICS

8470 NW 58th St.
8470 Northwest 58th Street | Doral, FL 33166



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Income		
	2 miles	5 miles	10 miles
2020 Population	26,783	442,543	1,599,501
2024 Population	32,781	414,187	1,527,307
2029 Population Projection	33,496	403,043	1,492,651
Annual Growth 2020-2024	5.6%	-1.6%	-1.1%
Annual Growth 2024-2029	0.4%	-0.5%	-0.5%
Median Age	37.6	43.7	41.7
Bachelor's Degree or Higher	47%	27%	30%
U.S. Armed Forces	166	477	1,389

Income	Population		
	2 miles	5 miles	10 miles
Avg Household Income	\$95,802	\$69,935	\$80,221
Median Household Income	\$71,464	\$52,856	\$56,521
< \$25,000	1,697	33,591	129,008
\$25,000 - 50,000	2,139	32,955	116,469
\$50,000 - 75,000	2,258	25,969	93,008
\$75,000 - 100,000	1,474	17,723	63,917
\$100,000 - 125,000	1,352	11,782	45,171
\$125,000 - 150,000	641	5,871	27,172
\$150,000 - 200,000	1,069	6,887	32,217
\$200,000+	1,047	5,193	38,361

BROKER PROFILE

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For More Information Contact:

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