



**12200 NW S RIVER DR**



**National Named Service Station  
(Mobil); Family owned and  
operated**



**Three Double-Sided Gas Dispensers  
Five Diesel Dispensers**



**60 Truck Parking Spots**



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# EXCLUSIVELY LISTED BY

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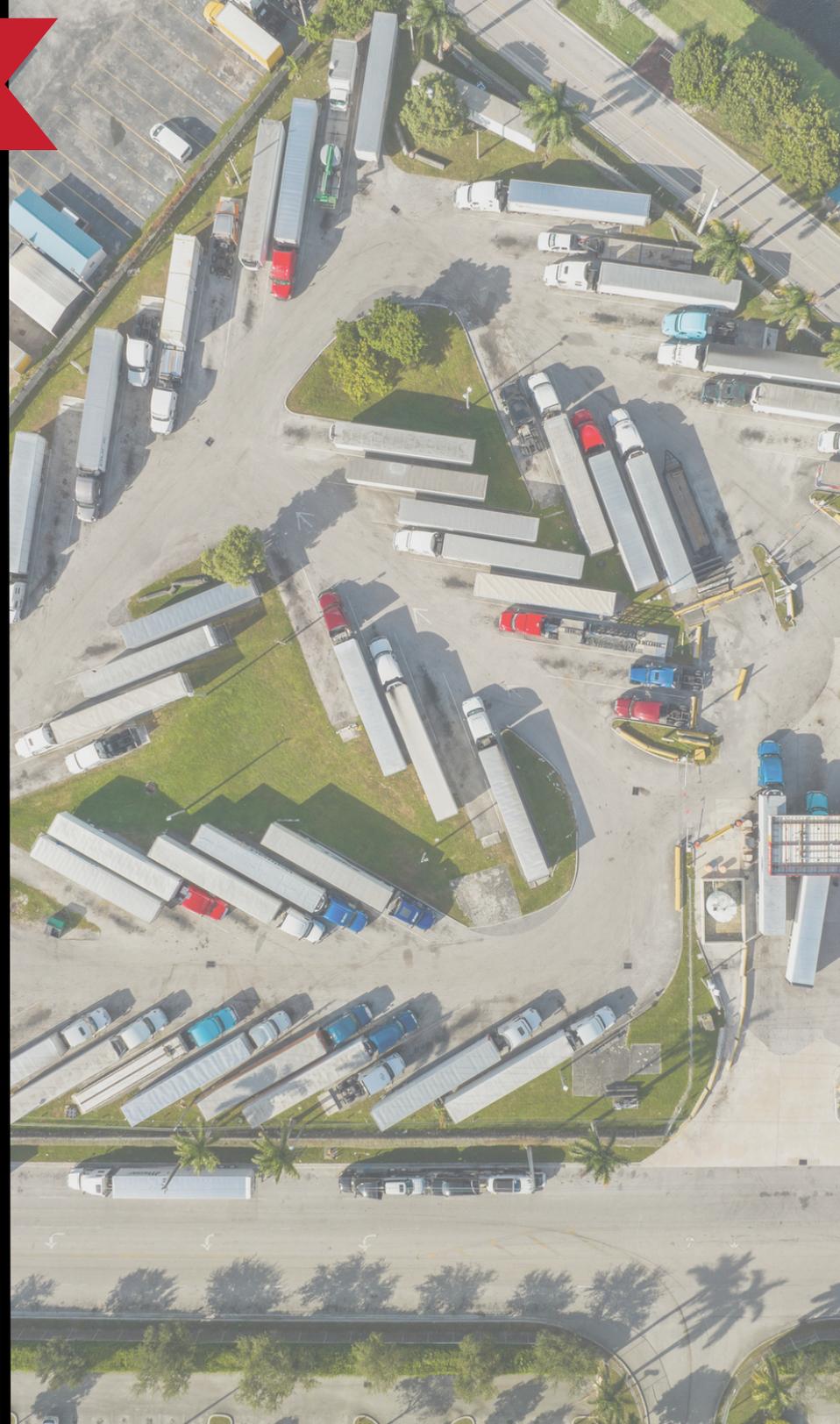
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# INVESTMENT HIGHLIGHTS

- National Named Service Station (Mobil); Family owned and operated.
- Service Station can be delivered with no Supply Agreement
- Property sits on just under 5 ACs of Industrial Land.
- Sources of Income (Call for Details)  
Truck Stop  
Diesel Sales  
Convenient Store
- Three Double-Sided Gas Dispensers
- Five Diesel Dispensers
- 60 Truck Parking Spots.
- Proximity to major County, State, and National corridors such as Florida's Turnpike, 826 - Palmetto, and W Okeechobee Rd.
- Positioned in one of Medley's Primary Industrial Corridor, NW S River Dr.
- Asking Price: \$25,000,000
- Seller Financing may be available.



# EXECUTIVE SUMMARY

Located at 12200 NW South River Drive in the heart of Medley, FL, this Mobil-branded truck stop presents a rare opportunity to acquire nearly 5 acres of prime industrial land in one of South Florida's most strategic transportation corridors. Family-owned and operated since its construction in 2004, the property boasts direct frontage along W Okeechobee Road, a key artery for local and regional distribution. With its high visibility and convenient access, this location captures the attention of over 30,000 vehicles and nearly 2,000 trucks that travel this corridor daily.

This well-established property is anchored by a nationally recognized Mobil service station and offers three distinct income streams: truck stop operations, diesel fuel sales, and a high-traffic convenience store. The site is fully equipped to serve both commercial and commuter traffic, making it an essential stop for long-haul drivers and local fleets alike. Ample parking, multiple fueling lanes, and functional site design enhance the property's operational efficiency and user experience.

Strategically positioned in an area surrounded by industrial and logistics-related businesses, the property is ideal for an owner-operator looking to run a proven business model or for a savvy investor seeking to acquire a stable, income-producing asset with growth potential. The generous lot size provides room for potential expansion or redevelopment, further boosting long-term value.

Given the scarcity of large industrial-zoned parcels with national credit tenants and high-volume frontage in Medley, this offering stands out as a compelling investment. Whether you're looking to take over operations or add a high-performing property to your portfolio, this is a rare chance to own a cornerstone asset in one of Miami-Dade's busiest freight corridors.



Listing Price  
**\$25,000,000**



Lot Size  
**207,000 Sq Ft**

# PROPERTY INFORMATION

Lot Size: 207,000 Sq Ft

Zoning: M-1

Parking Spaces: 60 Truck Parking Spots

## Amenities at Sunshine Plaza Medley, FL

- Diesel Lanes
- Showers
- Diesel Mobile Fueling
- ATM
- Check Cashing
- Lottery
- Money Orders
- Pegasus
- Truck Parking Spaces



# PROPERTY INFORMATION

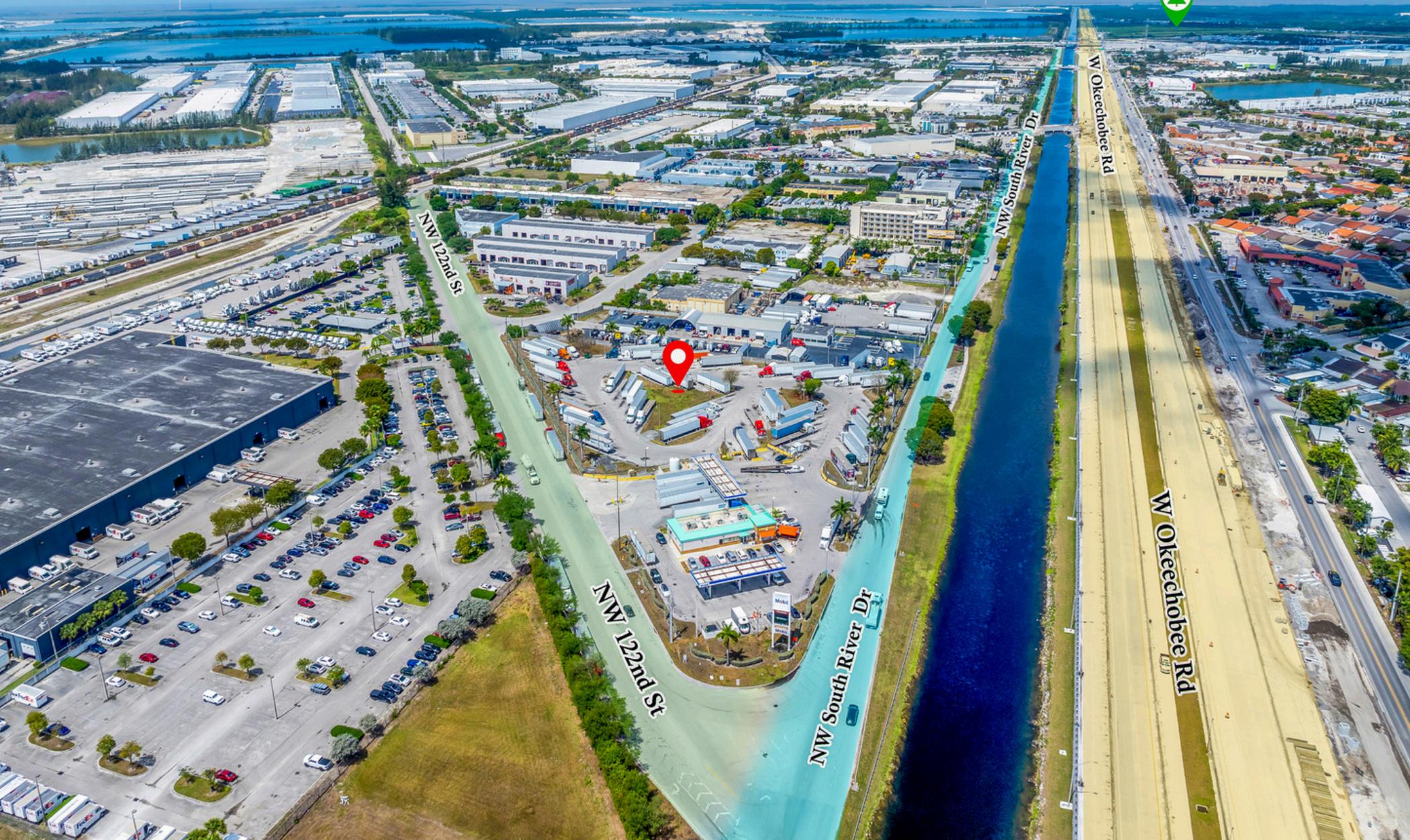
**East Coast  
Buffer Water  
Preserve Area**



**Everglades  
and Francis  
S. Taylor  
Wildlife..**



**Westland  
Gardens Park**



# MARKET OVERVIEW

The Town of Medley was incorporated in 1949 and now occupies eight square miles in northwest Miami-Dade County. The Town is primarily an industrial community with 1,100 residents and 1,800 businesses which, when adding workers and visitors together, bring the daytime weekday population to approximately over 60,000.

The Town of Medley is conveniently located and accessible to all types of transportation resources. The Miami International Airport is three miles southeast and the Opa-locka Airport/ Metro-Dade General Aviation facility is six miles northeast. Nearby major roadways are the Homestead extension of the Florida Turnpike, the Palmetto Expressway, U.S. Route 27 and the Northwest 74th Street connector to and from Hialeah. In addition, the Town of Medley houses the Metro Rail Palmetto Station located at 7701 N.W. 79 Avenue as part of the Miami-Dade Transit system, which supplements the Miami-Dade Bus system. The FEC railroad freight line plays a vital role in the business community by servicing many Medley businesses along its tracks. The Town of Medley attracts both small and large businesses. Sysco Foods Services of South Florida alone occupies approximately 550,000 square feet of industrial space on its own campus.



470,914.  
MIAMI'S  
POPULATION



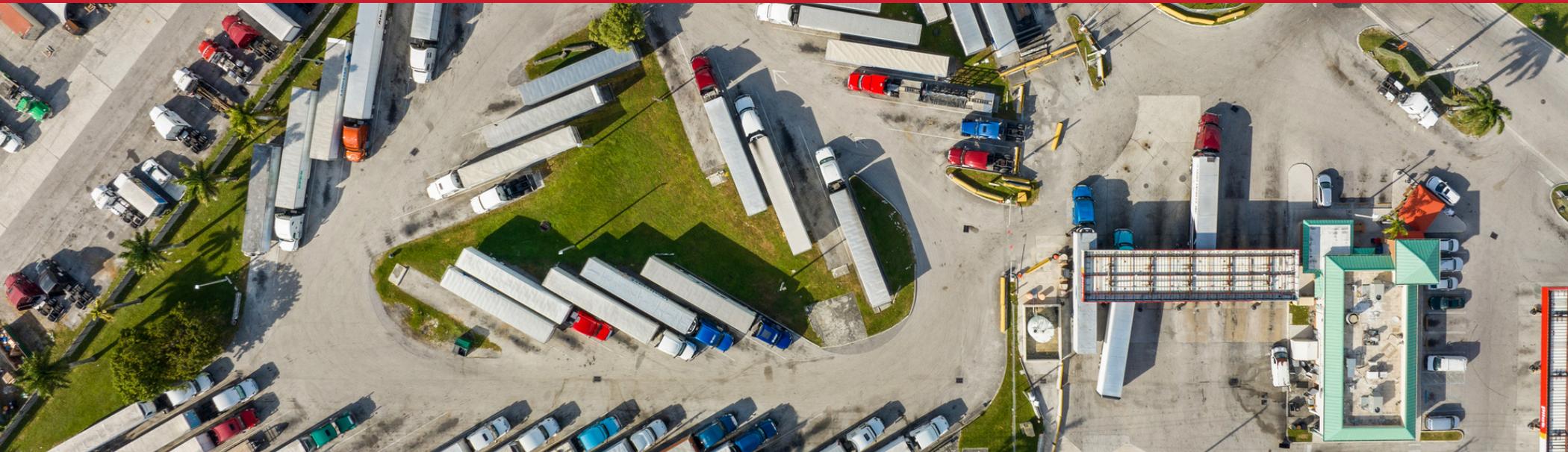
75,710  
MEDLEY'S  
POPULATION



+\$75,138  
AVG INCOME



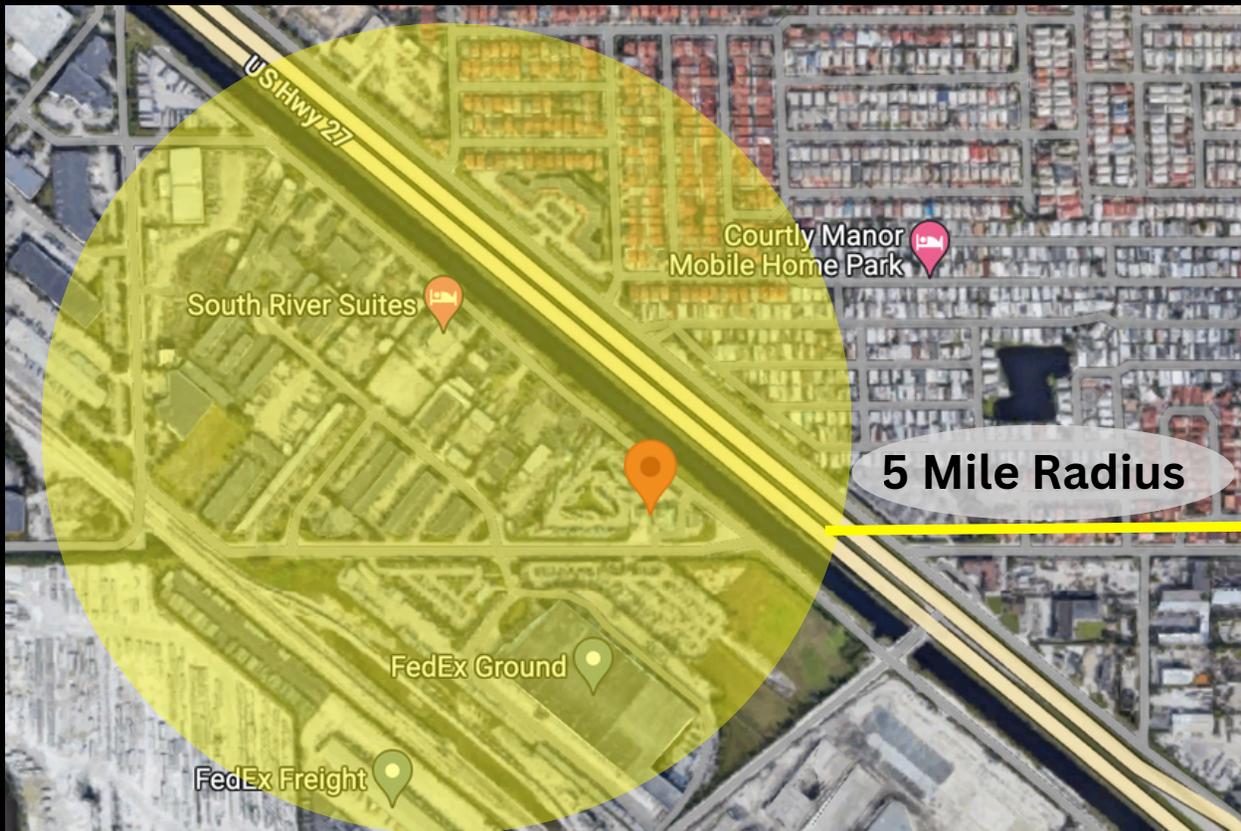
23,238  
HOUSEHOLDS



# BUSINESS & LABOR DEMOGRAPHICS

## 2023 LABOR FORCE

AGE GROUP	POPULATION	EMPLOYED	UNEMPLOYED	ENEMPLOYMENT RATE	LABOR FORCE PARTICIPATION RATE	EMPLOYMENT POPULATION RATE
16+	254,335	161,338	1,720	1.10%	64.10%	63.40%
16-24	32,182	16,323	266	1.60%	51.50%	50.70%
25-54	128,891	107,281	1,015	0.90%	84%	83.20%
55-64	37,891	26,004	304	1.20%	69.40%	68.60%
65+	55,368	11,731	135	1.10%	21.40%	21.20%
Male Age 16+	120,645	87,158	664	0.80%	72.80%	72.20%
Female Age 16+	133,690	74,180	1,056	1.40%	56.30%	55.50%



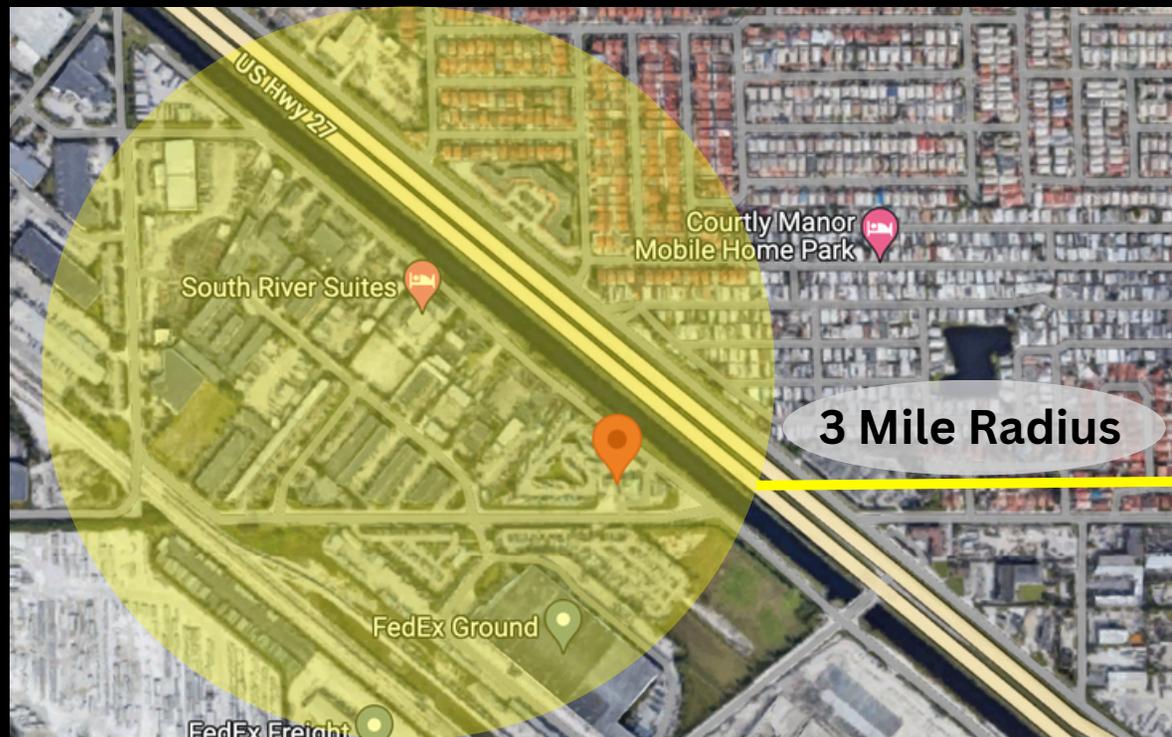
5 Mile Radius

2023 Labor Force

# BUSINESS & LABOR DEMOGRAPHICS

## 2023 LABOR FORCE

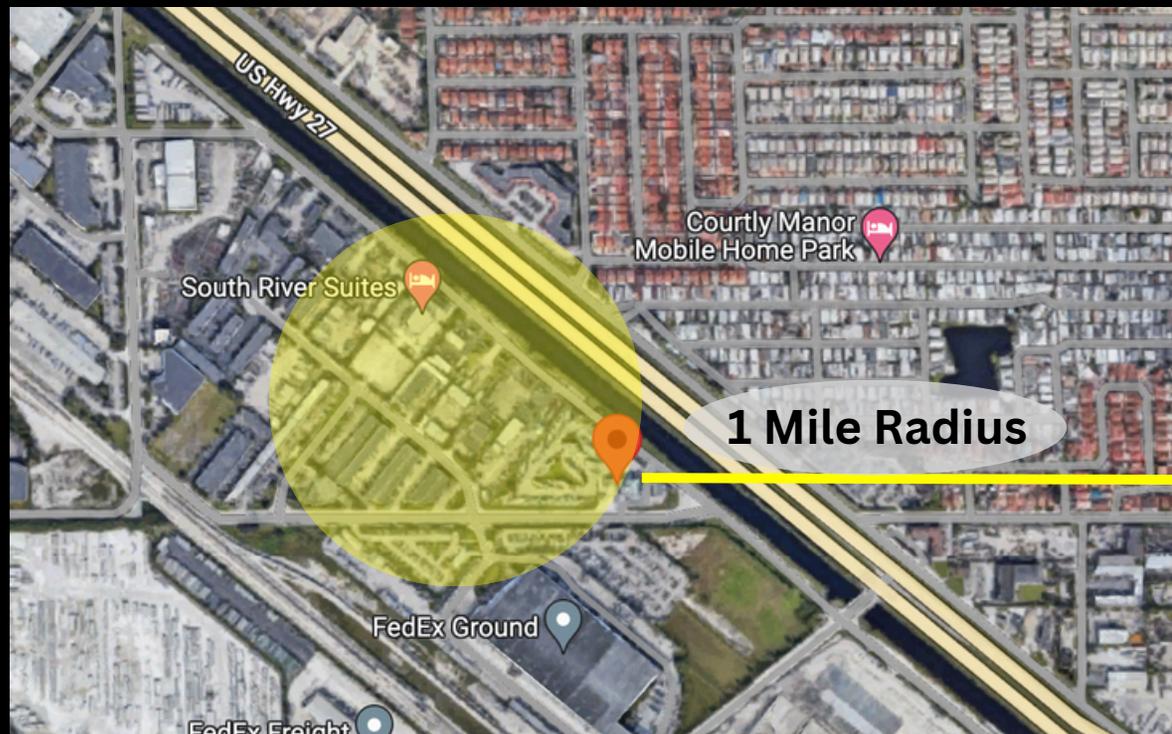
AGE GROUP	POPULATION	EMPLOYED	UNEMPLOYED	ENEMPLOYME NT RATE	LABOR FORCE PARTICIPATIO	EMPLOYMENT POPULATION RATE
16+	100,414	64,561	681	1.10%	65.00%	64.30%
16-24	12,474	6,331	114	1.80%	51.70%	50.80%
25-54	48,798	41,217	381	0.90%	85%	84.50%
55-64	14,897	10,490	109	1.00%	71.10%	70.40%
65+	24,245	6,523	77	1.20%	27.20%	26.90%
Male Age 16+	47,438	35,304	272	0.80%	75.00%	74.40%
Female Age 16+	52,977	29,258	409	1.40%	56.00%	55.20%



2023 Labor Force

# BUSINESS & LABOR DEMOGRAPHICS

2023 LABOR FORCE						
AGE GROUP	POPULATION	EMPLOYED	UNEMPLOYED	ENEMPLOYMENT RATE	LABOR FORCE PARTICIPATION RATE	EMPLOYMENT POPULATION RATE
16+	10,411	6,927	37	0.50%	66.90%	66.50%
16-24	1,454	668	2	0.30%	46.10%	45.90%
25-54	5,259	4,538	14	0.30%	87%	86.30%
55-64	1,740	1,275	13	1.00%	74.00%	73.30%
65+	1,958	447	8	1.80%	23.20%	22.80%
Male Age 16+	5,066	3,848	18	0.50%	76.30%	76.00%
Female Age 16+	5,345	3,079	19	0.60%	58.00%	57.60%



→ 2023 Labor Force

# NEW DEVELOPMENTS



## **PALMETTO 74 – 8100 NW 74 ST**

Situated in the heart of Medley on NW 74th Street and the Palmetto Expressway (SR826), Link Logistic's Palmetto 74 Development offers brand new warehouse space from 19,000 SF up to 150,000 SF.



## **FIRST PARK MIAMI – 8400 NW 90TH STREET**

Comprised of 126 acres, First Park Miami currently offers over ±1,000,000 SF in five buildings and will deliver another ±600,000 SF in four buildings over the next year. Featuring 32'-36' clear heights, 120'-180' truck courts, ESFR sprinkler systems and extensive dock-high loading, First Park Miami will ultimately accommodate over 2.5M square feet of class A+ industrial space in 13 total buildings. With its central location and proximity to the largest thoroughfares in South Florida, First Park Miami will attract all users looking to upgrade and modernize their operations.



## **PALMETTO LOGISTICS CENTER – 7290 NW 77TH CT**

Palmetto Logistics Center is a class A+ warehouse distribution building fronting the Palmetto Expressway offering unrivaled signage and exposure, immediate access to the South Florida thoroughfares and most importantly, proximity to the cargo terminals at MIA. Providing market leading 36' clear height in the warehouse, a non-shared and fully secured truck court and sustainable construction elements, Palmetto Logistics Center offers all tenants the chance to modernize and operate more efficiently.

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