



11920 NW 27th Avenue

For Lease | 14,040 SF | Miami FL 33167

CBRE

Free-standing building

with drive-thru at busy signalized intersection

- Prime location at the corner of NW 27th Avenue and NW 119th Street with 90K VPD
- High visibility along two major Miami-Dade corridors with signalized intersection
- Retailers in the immediate trade area include 7-Eleven, Dollar Tree, McDonald's, Taco Bell, Dunkin', Wendy's, Goodyear, Advance Auto Parts, and Safeguard Self Storage
- Convenient access to I-95, State Road 924 (Gratigny Parkway), and Florida's Turnpike



14,040 SF

Premises (Subdivisible)



±60,168 SF

Lot Size



Pylon

Signage



76

Parking Spaces



White-box

Condition



Immediate

Possession



Negotiable

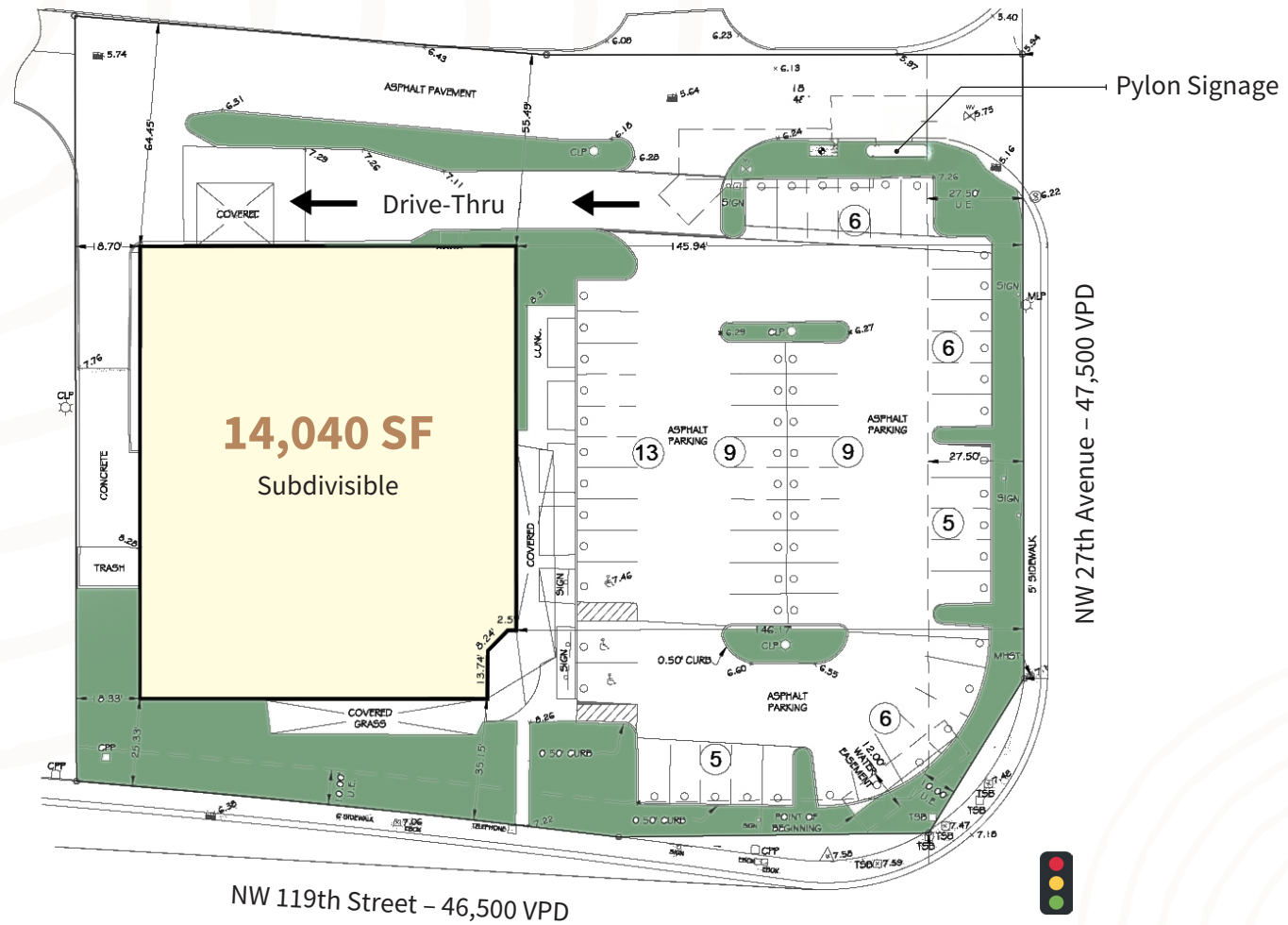
Term



Upon Request

Asking Rate

Site Plan



1.38 Acres
76 Parking Spaces





Area Overview

Experience unparalleled visibility and access at 11920 NW 27th Avenue, a prime commercial property strategically positioned within a bustling residential and commercial hub in Miami-Dade County.

Boasting a population of over 545,000 within a 5-mile radius and a growing average household income, this dynamic market offers a robust customer base for your business. The property benefits from its prominent location at a signalized intersection on NW 27th Avenue, a major north-south artery with high daily traffic counts exceeding 94,000 vehicles. This immediate vicinity is further enhanced by popular national retailers and local amenities, including Miami-Opa Locka Executive Airport, Miami-Dade College North Campus and North Shore Medical Center. With direct access to Interstate-95, FL-924, Florida's Turnpike, and comprehensive public transit options, 11920 NW 27th Ave provides exceptional connectivity.

Demographics	1 MILE	3 MILES	5 MILES
Businesses	465	6,282	26,347
Employees	6,389	45,029	187,202
Population	13,333	156,525	544,250
Daytime Population	15,375	139,036	506,975
Households	4,659	49,774	187,817
Avg. Household Income	\$60,965	\$76,400	\$80,014
Household Annual Budget	\$251.7M	\$3.3B	\$13.1B

Source: Esri ProjectID 1668859

Demand Drivers

750

WestView North
Single-family Homes
by Lennar

75

WestView South
Townhome Units
by Lennar

300

Palm Lake
Apartment Units

46K

Miami Dade College
North Campus – 2024
Student Enrollment

800K SF

Eastview Commerce
Center (ECC) – Office
and Warehouse

6.15 AC

Colonel F. M. Williams
United States Army
Reserve Center



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CONTACT US

Michael Betancourt

Senior Associate

+1 786 356 1021

michael.betancourt@cbre.com

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