



FOR SALE

HIGH-EXPOSURE INFILL — LIMITED SUPPLY

MIAMI, FL 33165

8765 BIRD RD

AUTO SERVICE & TIRE CENTER

\$4,000,000

LIST PRICE

±8,817 SF

LOT SIZE

59,000+

VEHICLES/DAY

±3,820 SF

BUILDING SIZE



ALLOWABLE USES

INDUSTRIAL	FLEX WAREHOUSE	OFFICE
AUTOMOTIVE	RETAIL	RESTAURANT
MEDICAL	HOTEL	ENTERTAINMENT

FAUSTO COMMERCIAL PRESENTS

Freestanding automotive service and tire center on one of Miami-Dade's most established east-west arteries. The six-lane corridor feeds directly into the Palmetto Expressway (SR-826) and Florida's Turnpike, delivering exposure few comparable sites can match. Over 193,000 residents live within three miles, with daytime population near 153,000 and household incomes above \$110,000. Corridor Urban Area zoning supports commercial use today and added density over time. Limited comparable supply defines this high-barrier trade area.

KEY HIGHLIGHTS

- Freestanding auto service & tire center with multiple service bays
- Direct access to Palmetto Expressway (SR-826) & Florida's Turnpike
- 193,000+ residents within 3 miles; \$110K+ avg. household income

EXCLUSIVELY LISTED BY



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