

FOR SALE

727 NW 79th St

MIAMI, FL



VPD - 25,000+

NW 79TH

SUBJECT

VPD - 30,500+

NW 7th AVE

VPD 205,000+



Christian Arrabal
Managing Partner

305.699.8667

carrabal@advisecre.com

± .56 AC FOR SALE
High-impact, Corner parcel
Signalized Intersection

Executive Summary

AdviseCRE is proud to present the investment opportunity to acquire a 100% fee simple interest in the strategically located property at **727 NW 79th St, Miami, FL** ("The Property")

This exceptional asset is offered free and clear of debt, with an asking price of **\$2,500,000**. Spanning **0.56 acres**, the property is zoned T5-0, which supports a dense urban residential development of up to 65.00 dwelling units per acre, translating to a potential of 36 units.

Positioned within Miami's rapidly evolving urban landscape, this site is optimally situated to accommodate a variety of high-traffic retail uses, making it a versatile investment for developers and commercial enterprises alike. Additionally, its zoning and central location provide a unique cover land play opportunity, allowing investors to capitalize on both immediate retail potential and future development prospects.

Property Highlights

- ❖ **Premium Visibility and Accessibility:** Located at the prominent signalized intersection of NW 79th St & NW 7th Ave, this property boasts unparalleled exposure with over **55,000** combined vehicles passing daily.
- ❖ **Strategic Location Near I-95:** Less than **0.01 miles** from the **I-95 entrance and exit points**, ensuring seamless access to one of Miami's busiest highways. This proximity enhances traffic flow and connectivity, making it a highly desirable location for businesses catering to both local and through traffic.
- ❖ **Extensive Frontage and High Traffic Flow:** With **300 feet** of primary street frontage on NW 79th St, the property ensures maximum visibility. The adjacent streets carry traffic at **speeds of 35-40 MPH**, optimizing the location for quick-stop businesses and attracting a steady stream of customers.
- ❖ **Ideal for High-Traffic Businesses:** This corner parcel is perfectly suited for fast-paced commercial ventures such as Quick Service Restaurants (QSR), oil change stations, or car wash facilities, all of which would benefit from the site's high traffic, easy access, and significant street presence.



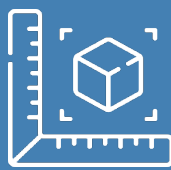
\$2,500,000

Purchase
Price



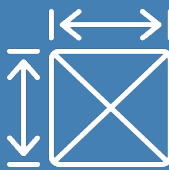
\$103

Price
Per LSF



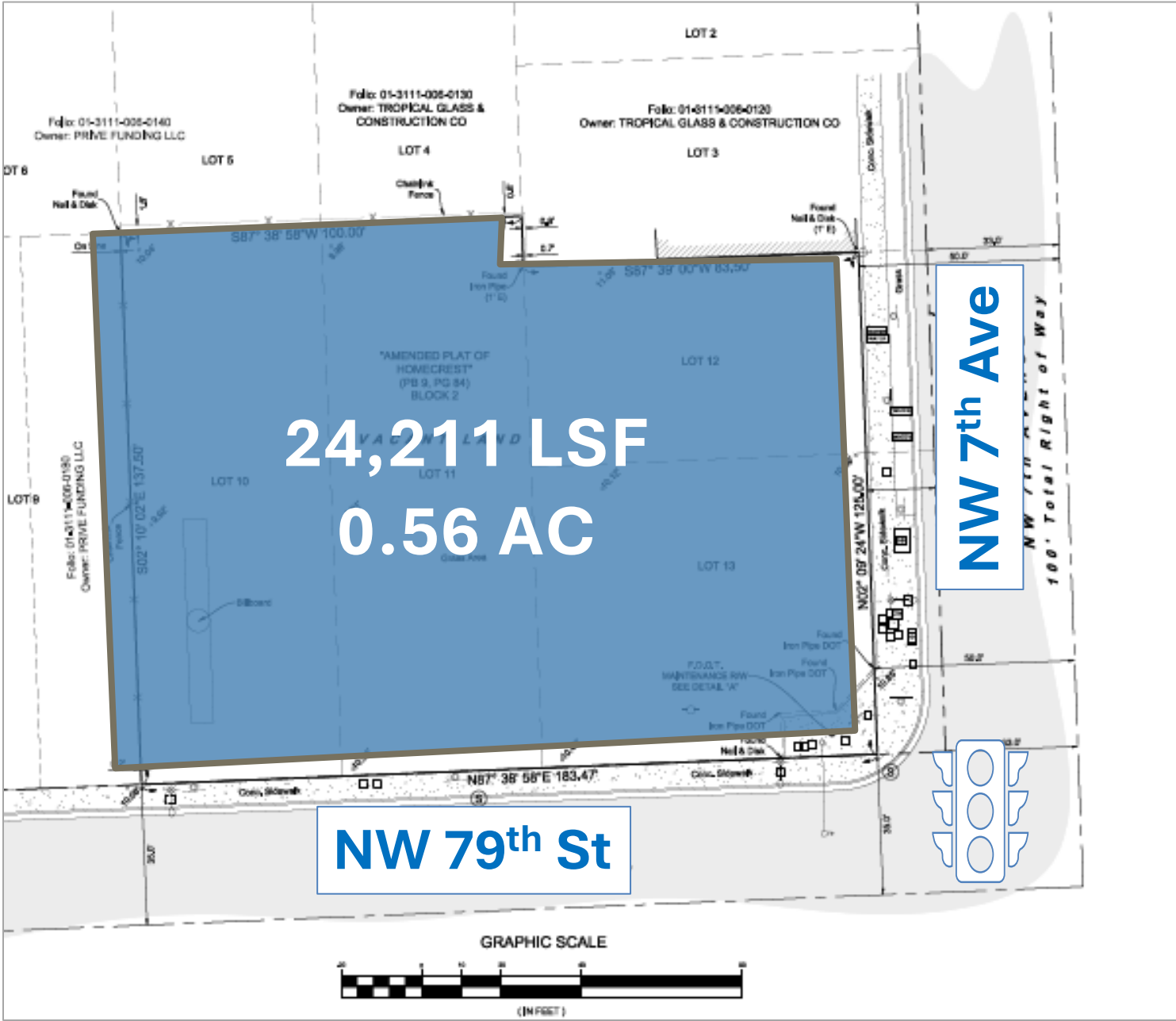
24,211 LSF

Land Size
SF



0.56 AC

Land Size
AC



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Estimate	26,190	198,108	512,812
HOUSEHOLDS			
2023 Estimate	8,548	65,235	176,273
INCOME			
Average	44,934	58,896	61,733
Median	32,651	40,747	42,267



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