

# TABLE OF CONTENTS

#### ARNALDO CANTERO III

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a can tero @c-3 real estate.com

CQ1071716, Florida

Property Description	3
Property Summary	4
Business Map	5
Property Photos	6
Location Maps	12
Aerial Map	13
Regional Map	14
Demographics	15
Detailed Demographics	16
Disclaimer	18
Professional Bio	19

Doral - 1.53 Acre Site 8191 NW 12 Street, Doral, FL



## 8191 NW 12 Street, Doral,

8191 NW 12th Street is a highvisibility 1.53-acre corner parcel located in the heart of Doral's Miami Airport submarket.

The property includes a 7,908 SF freestanding restaurant building with masonry construction, ample parking, and dual street frontages along NW 12th Street and NW 82nd Avenue.

The site benefits from strong vehicular exposure, signalized access, and existing infrastructure including commercial HVAC, slab improvements, heavy paving, and a pylon sign.

The parcel's size, visibility, and configuration make it ideal for a ground lease, single-tenant redevelopment, or a multitenant pad opportunity targeting national credit operators.

Doral - 1.53 Acre Site 8191 NW 12 Street, Doral, FL



#### **Property Summary**

Lease Rate: NEGOTIABLE
Lease Term: NEGOTIABLE
Available SF: 7,908 SF
Lot SF: 67,038 SF
Frontage: 195' - NW 82 Ave, 359' on NW

#### **Property Overview**

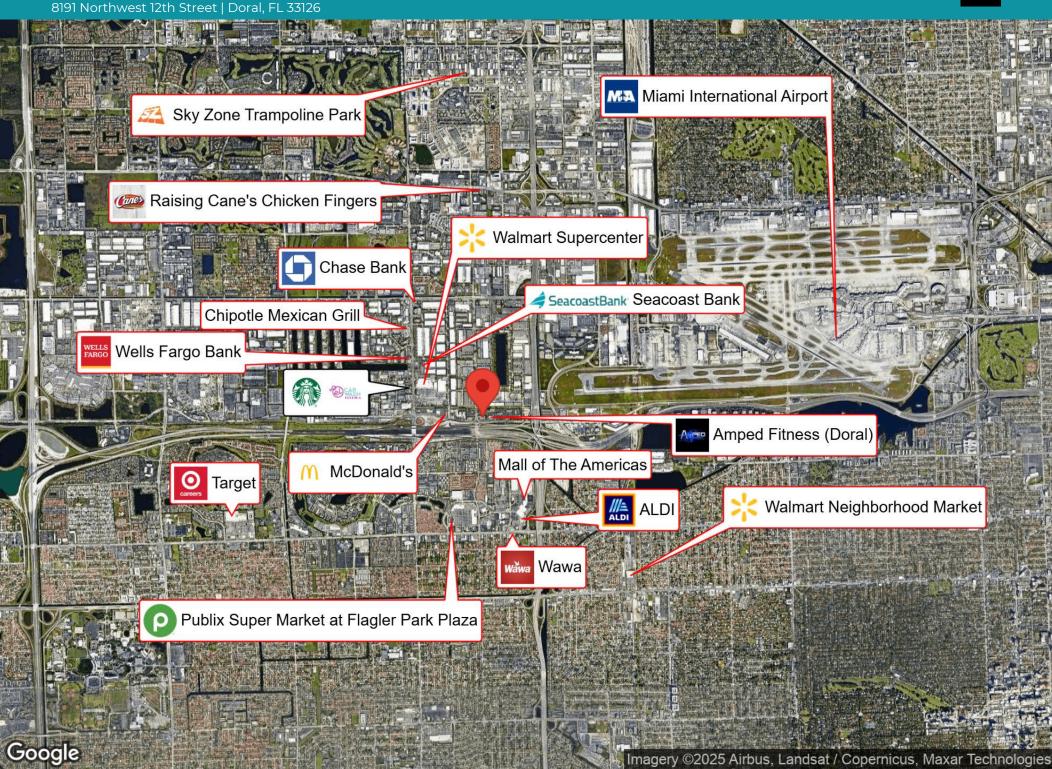
The site offers 1.54 acres with 195 feet of frontage on NW 82nd Avenue and 359 feet of frontage on NW 12th Street, providing exceptional access and signage visibility. Zoned IU-2, the property allows for a wide range of commercial uses including retail,

### **Location Overview**

12 Street

ocated minutes from Miami International Airport, Dolphin Mall, Miami International Mall, and SR-826/SR-836, 8191 NW 12th Street sits within one of the most dynamic retail and logistics corridors in South Florida. The Doral submarket boasts a dense mix of

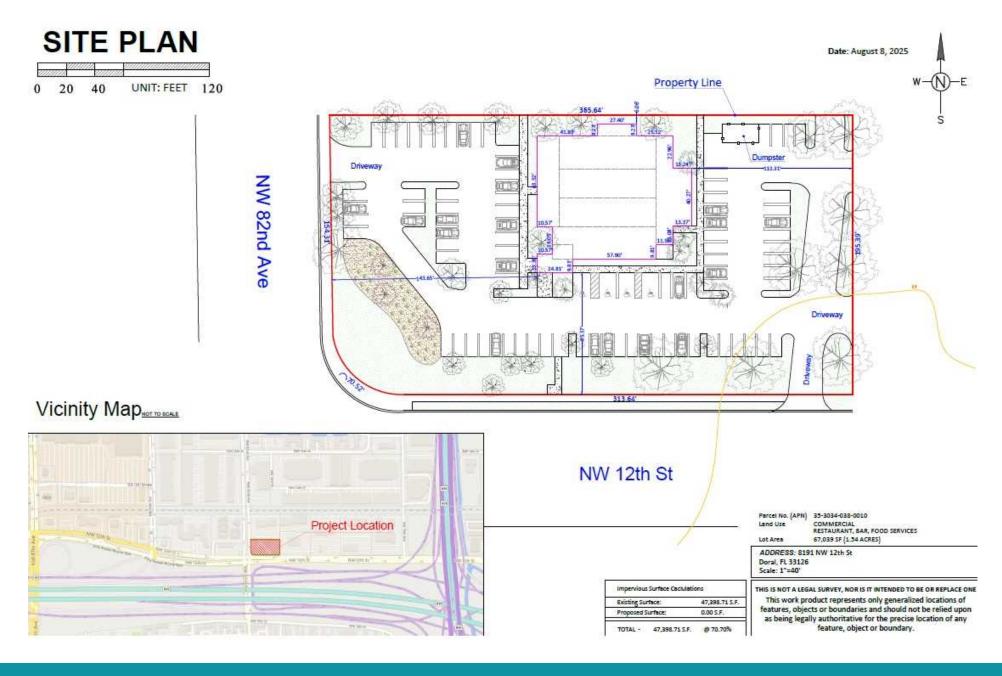
Doral - 1.53 Acre Site

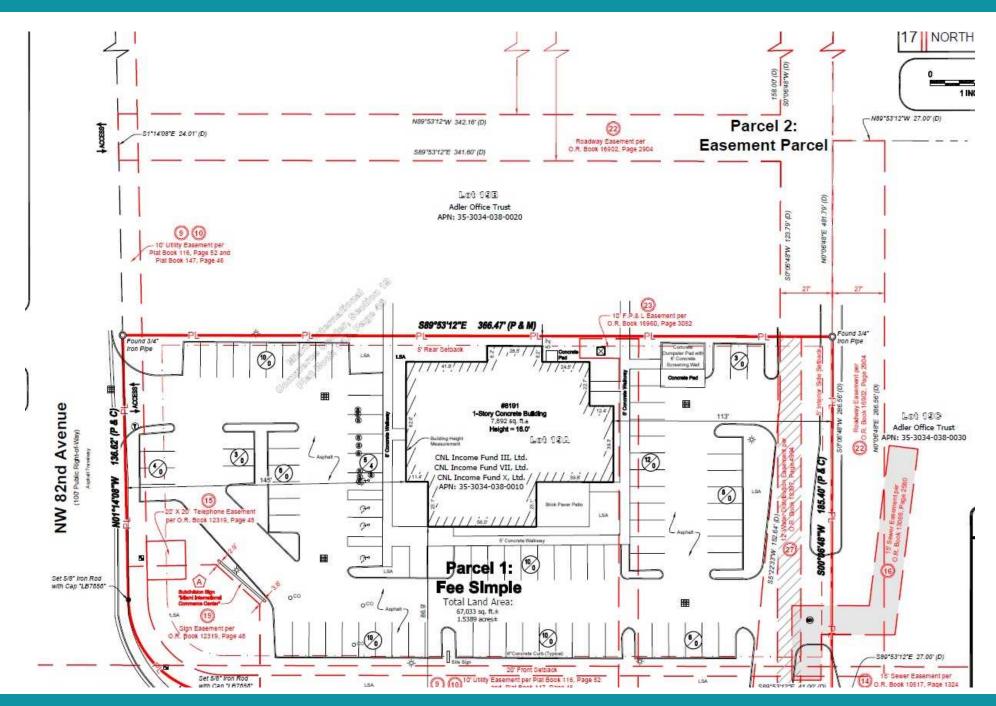




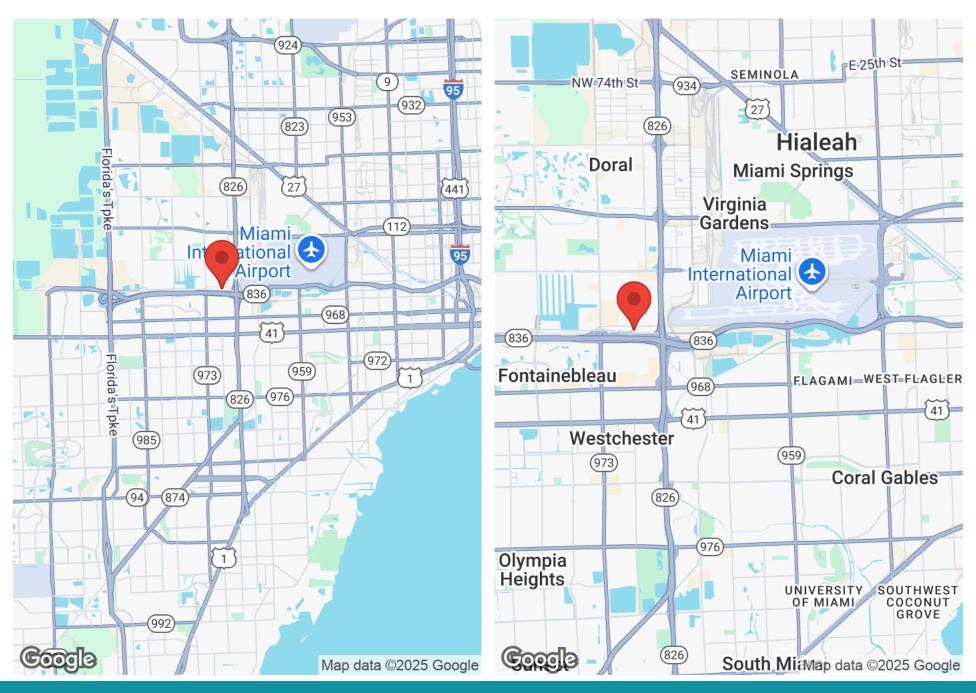


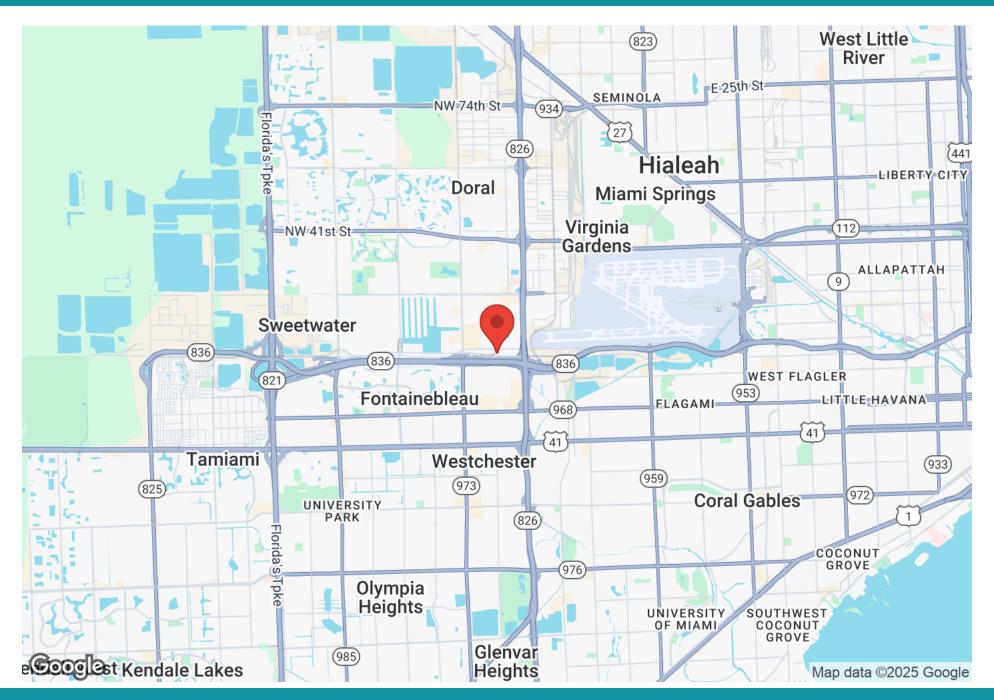


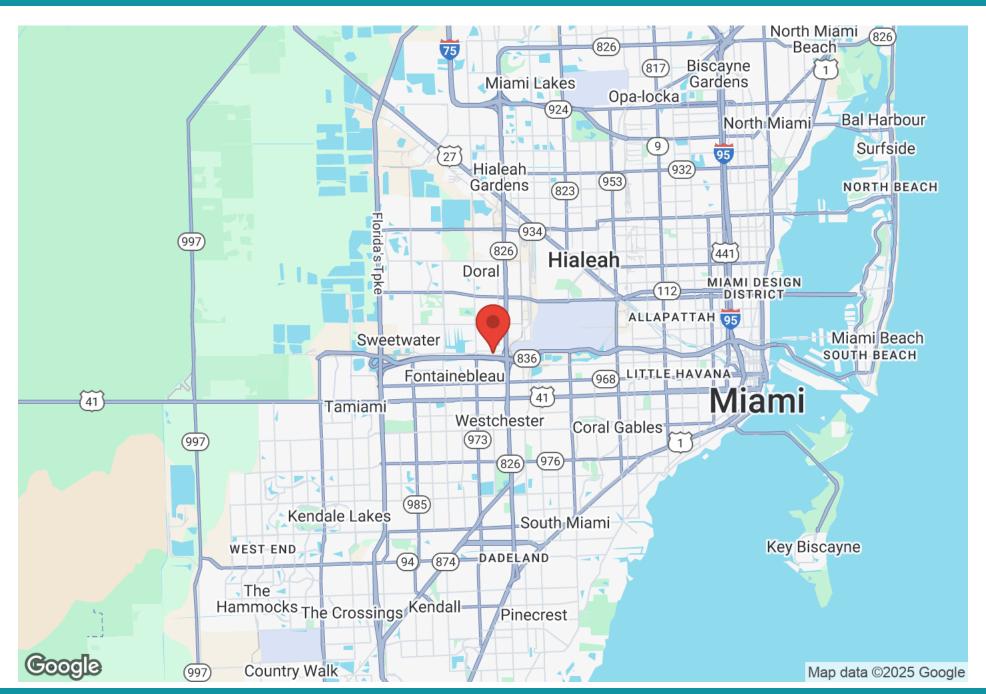




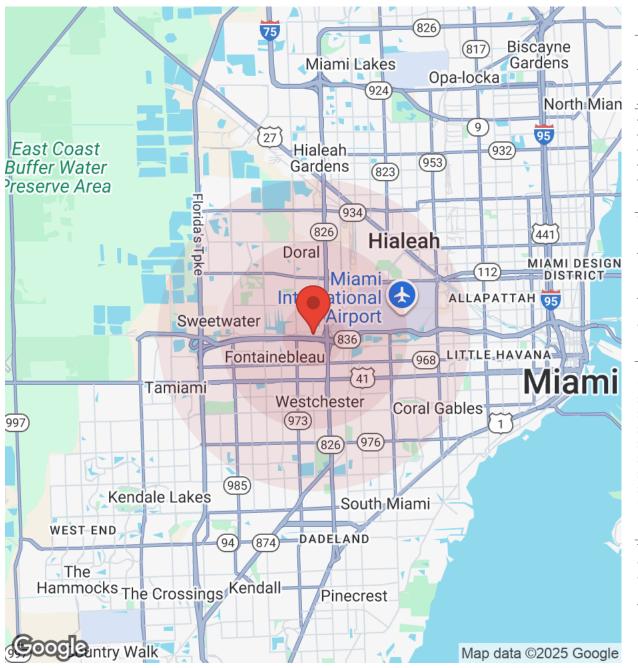








Doral - 1.53 Acre Site 8191 NW 12 Street, Doral, FL

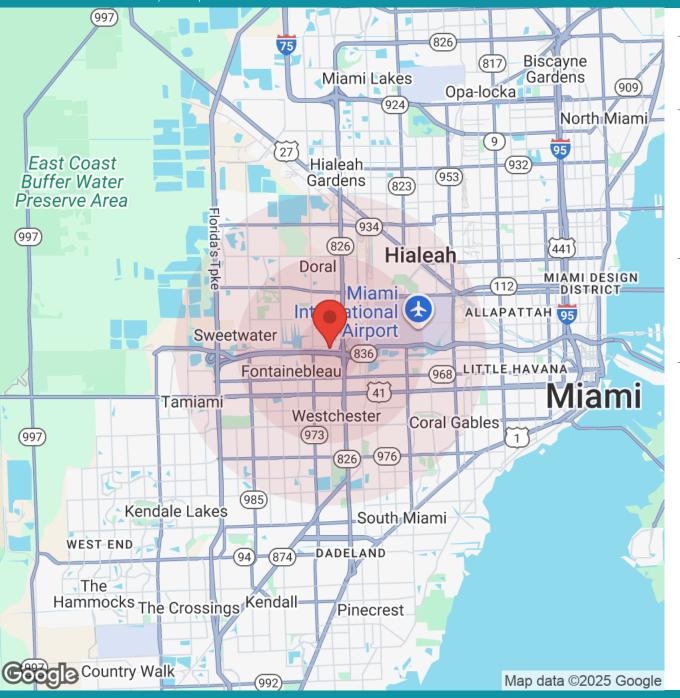


Population	1 Mile	3 Miles	5 Miles
Male	8,212	80,345	217,845
Female	9,385	88,633	232,735
Total Population	17,597	168,978	450,580
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,736	25,131	65,981
Ages 15-24	1,865	17,977	52,064
Ages 25-54	7,698	71,284	182,818
Ages 55-64	2,488	22,786	62,037
Ages 65+	2,808	31,799	87,682
Race	1 Mile	3 Miles	5 Miles
White	1,610	16,577	49,068
Black	1,093	7,925	18,969
Am In/AK Nat	4	34	90
Hawaiian	2	N/A	N/A
Hispanic	14,440	140,302	372,765
Asian	362	3,211	6,894
Multi-Racial	56	676	1,847
Other	28	253	946
Income	1 Mile	3 Miles	5 Miles
Income Median	1 Mile \$65,855	<b>3 Miles</b> \$73,509	<b>5 Miles</b> \$74,282
Median < \$15,000	\$65,855	\$73,509	\$74,282
Median	\$65,855 495	\$73,509 5,335	\$74,282 15,072
Median < \$15,000 \$15,000-\$24,999	\$65,855 495 467	\$73,509 5,335 4,508 4,358	\$74,282 15,072 11,199
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999	\$65,855 495 467 403	\$73,509 5,335 4,508	\$74,282 15,072 11,199 12,029
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999	\$65,855 495 467 403 1,107	\$73,509 5,335 4,508 4,358 6,514	\$74,282 15,072 11,199 12,029 16,965
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999	\$65,855 495 467 403 1,107 1,250	\$73,509 5,335 4,508 4,358 6,514 10,327	\$74,282 15,072 11,199 12,029 16,965 25,120
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999	\$65,855 495 467 403 1,107 1,250 846	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999	\$65,855 495 467 403 1,107 1,250 846 1,268	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999	\$65,855 495 467 403 1,107 1,250 846 1,268 240	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000	\$65,855 495 467 403 1,107 1,250 846 1,268 240 427	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313 5,778	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671 18,373
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000  Housing	\$65,855 495 467 403 1,107 1,250 846 1,268 240 427	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313 5,778 3 Miles	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671 18,373 <b>5 Miles</b>
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000  Housing Total Units	\$65,855 495 467 403 1,107 1,250 846 1,268 240 427 1 Mile 6,968	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313 5,778 <b>3 Miles</b> 65,857	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671 18,373 <b>5 Miles</b>
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$24,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000  Housing  Total Units Occupied	\$65,855 495 467 403 1,107 1,250 846 1,268 240 427 <b>1 Mile</b> 6,968 6,501	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313 5,778 <b>3 Miles</b> 65,857 60,974	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671 18,373 <b>5 Miles</b> 172,071 159,444
Median < \$15,000 \$15,000-\$24,999 \$25,000-\$34,999 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 > \$200,000  Housing  Total Units Occupied Owner Occupied	\$65,855 495 467 403 1,107 1,250 846 1,268 240 427 <b>1 Mile</b> 6,968 6,501 2,512	\$73,509 5,335 4,508 4,358 6,514 10,327 8,087 10,755 5,313 5,778 <b>3 Miles</b> 65,857 60,974 27,289	\$74,282 15,072 11,199 12,029 16,965 25,120 20,302 26,712 13,671 18,373 <b>5 Miles</b> 172,071 159,444 76,932

# **DETAILED DEMOGRAPHICS**

**C-3** 

Doral - 1.53 Acre Site 8191 NW 12 Street, Doral, FL



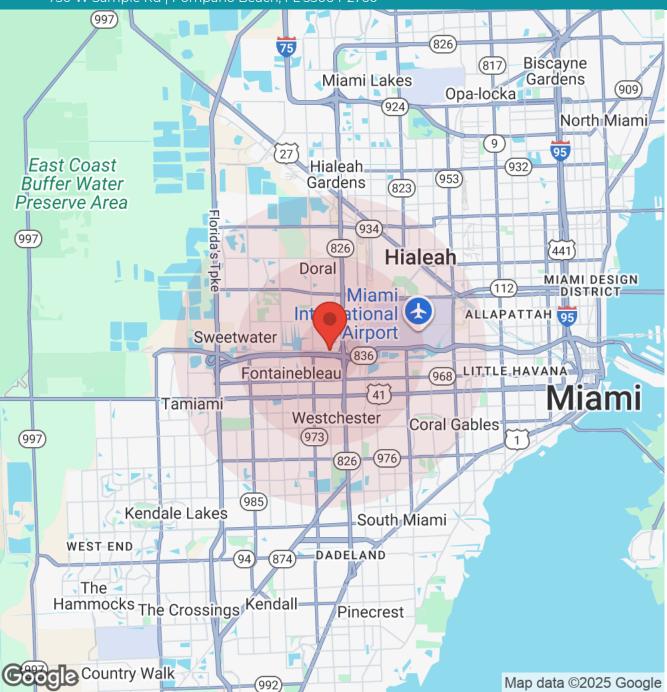
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Hispanic	14,440	140,302	372,765
Asian	362	3,211	6,894
Multi-Racial	56	676	1,847
Other	28	253	946
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,968	65,857	172,071
Occupied	6,501	60,974	159,444
Owner Occupied	2,512	27,289	76,932
Renter Occupied	3,989	33,685	82,512
Vacant	468	4,883	12,627
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	902	8,608	21,921
Ages 0-4 Ages 5-9	902 903	8,608 8,526	21,921 22,446
Ages 0-4 Ages 5-9 Ages 10-14	902 903 931	8,608 8,526 7,997	21,921 22,446 21,614
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19	902 903 931 904	8,608 8,526 7,997 8,762	21,921 22,446 21,614 25,720
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24	902 903 931 904 961	8,608 8,526 7,997 8,762 9,215	21,921 22,446 21,614 25,720 26,344
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29	902 903 931 904 961 1,236	8,608 8,526 7,997 8,762 9,215 10,946	21,921 22,446 21,614 25,720 26,344 26,435
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34	902 903 931 904 961 1,236	8,608 8,526 7,997 8,762 9,215 10,946 12,208	21,921 22,446 21,614 25,720 26,344 26,435 29,122
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39	902 903 931 904 961 1,236 1,317	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44	902 903 931 904 961 1,236 1,317 1,303	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49	902 903 931 904 961 1,236 1,317 1,303 1,191	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391 1,330 1,158	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615 8,428	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878 23,392
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69 Ages 70-74	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391 1,330	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615 8,428 7,170	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878 23,392 20,204
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69 Ages 70-74 Ages 74-79	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391 1,330 1,158 921 680 528	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615 8,428 7,170 6,013	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878 23,392 20,204 16,940
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 50-54 Ages 60-64 Ages 65-69 Ages 70-74 Ages 74-79 Ages 80-84	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391 1,330 1,158 921 680	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615 8,428 7,170 6,013 4,826	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878 23,392 20,204 16,940 13,286
Ages 0-4 Ages 5-9 Ages 10-14 Ages 15-19 Ages 20-24 Ages 25-29 Ages 30-34 Ages 35-39 Ages 40-44 Ages 45-49 Ages 50-54 Ages 55-59 Ages 60-64 Ages 65-69 Ages 70-74 Ages 74-79	902 903 931 904 961 1,236 1,317 1,303 1,191 1,260 1,391 1,330 1,158 921 680 528	8,608 8,526 7,997 8,762 9,215 10,946 12,208 12,306 11,429 11,570 12,825 12,171 10,615 8,428 7,170 6,013	21,921 22,446 21,614 25,720 26,344 26,435 29,122 30,709 30,140 31,642 34,770 33,159 28,878 23,392 20,204 16,940

# **DETAILED DEMOGRAPHICS**

Miami Subs #17

**C-3** 

750 W Sample Rd | Pompano Beach, FL 33064-2760



Income	1 Mile	3 Miles	5 Miles
Median	\$65,855	\$73,509	\$74,282
< \$10,000	236	2,714	7,229
\$10,000-\$14,999	259	2,621	7,843
\$15,000-\$19,999	237	2,416	5,495
\$20,000-\$24,999	230	2,092	5,704
\$25,000-\$29,999	198	2,151	5,850
\$30,000-\$34,999	205	2,207	6,179
\$35,000-\$39,999	270	2,053	5,587
\$40,000-\$44,999	456	2,240	5,792
\$45,000-\$49,999	381	2,221	5,586
\$50,000-\$59,999	479	4,736	11,236
\$60,000-\$74,999	771	5,591	13,884
\$75,000-\$99,999	846	8,087	20,302
\$100,000-\$124,999	806	6,446	15,779
\$125,000-\$149,999	462	4,309	10,933
\$150,000-\$199,999	240	5,313	13,671
> \$200,000	427	5,778	18,373

## **DISCLAIMER**

Chevys Fresh Mex 8191 Northwest 12th Street | Doral, FL 33126



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#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. C-3 Commercial Real Estate Advisory makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. C-3 Commercial Real Estate Advisory does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by C-3 Commercial Real Estate Advisory in compliance with all applicable fair housing and equal opportunity laws.

**ARNALDO CANTERO III**Founder | Managing Principal



C-3 Commercial Real Estate Advisory Brickell Heights - 25 SW 9 Street, Suite 404 Miami, FL 33130 O: (305) 763-8150 C: (305) 967-0557 acantero@c-3realestate.com CQ1071716, Florida Arnaldo Cantero III is the Founder and President of C-3 Commercial Real Estate Advisory, a South Florida-based real estate advisory firm specializing in institutional-grade brokerage, investment sales, investment leasing, and development strategy across retail, and mixed-use assets. With over a decade of transactional experience and more than \$500 million in career deal volume, Arnaldo is recognized for his data-driven valuation methodology, creative deal structuring, and deep market intelligence across South Florida's urban corridors.

Arnaldo advises property owners, developers, and private capital groups with a full-spectrum approach that blends brokerage execution with high-level financial modeling, entitlement guidance, and exit strategy planning. His leadership at C-3 focuses on curating off-market opportunities, underwriting complex assets, and delivering tailored solutions for sellers and investors across all cycles of the market.

Known for his relentless attention to detail and strategic vision, Arnaldo has successfully represented assets ranging from stabilized NNN retail centers to repositioning plays and assemblages primed for redevelopment. He continues to lead the firm's advisory initiatives, empowering clients to extract maximum value through thoughtful execution and long-term planning.