

OFFERING MEMORANDUM

23,714 SF ON BIRD RD.

7201 BIRD RD | MIAMI, FL 33155
7200 SW 39 TERR | MIAMI, FL 33155

EXCLUSIVELY LISTED BY

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Go commercial with *confidence*

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PROPERTY INFORMATION



PROPERTY DESCRIPTION

RE/MAX 360 Real Estate is delighted to present a remarkable investment opportunity at the bustling intersection of Bird Road and SW 72 Ave. This prime site consists of two folios totaling 23,714 SF of land, with a combined building size of 6,998 SF, offering unparalleled potential for commercial development in the highly sought-after West Miami submarket. The property features approximately 140 feet of frontage on Bird Road, providing exceptional exposure for business operators seeking premier retail visibility. Zoned BU-2, this site allows for a wide range of commercial uses, making it ideal for retailers, offices, or mixed-use developments.

Strategically positioned, this property benefits from its proximity to major retailers like Target, Best Buy, and Publix, ensuring a steady flow of potential customers. It offers easy access to key transportation routes, including a 3-minute drive to the Palmetto Expressway (SR/826), a 5-minute drive to the Don Shula Expressway (SR/874), and just 3.8 miles to US-1. With a high daily traffic count, this location ensures maximum visibility and foot traffic, making it a prime spot for retail businesses and a valuable asset for property investors. Don't miss out on this exceptional opportunity to invest in a highly desirable location with significant growth potential. Contact us today to learn more about this premier investment property.

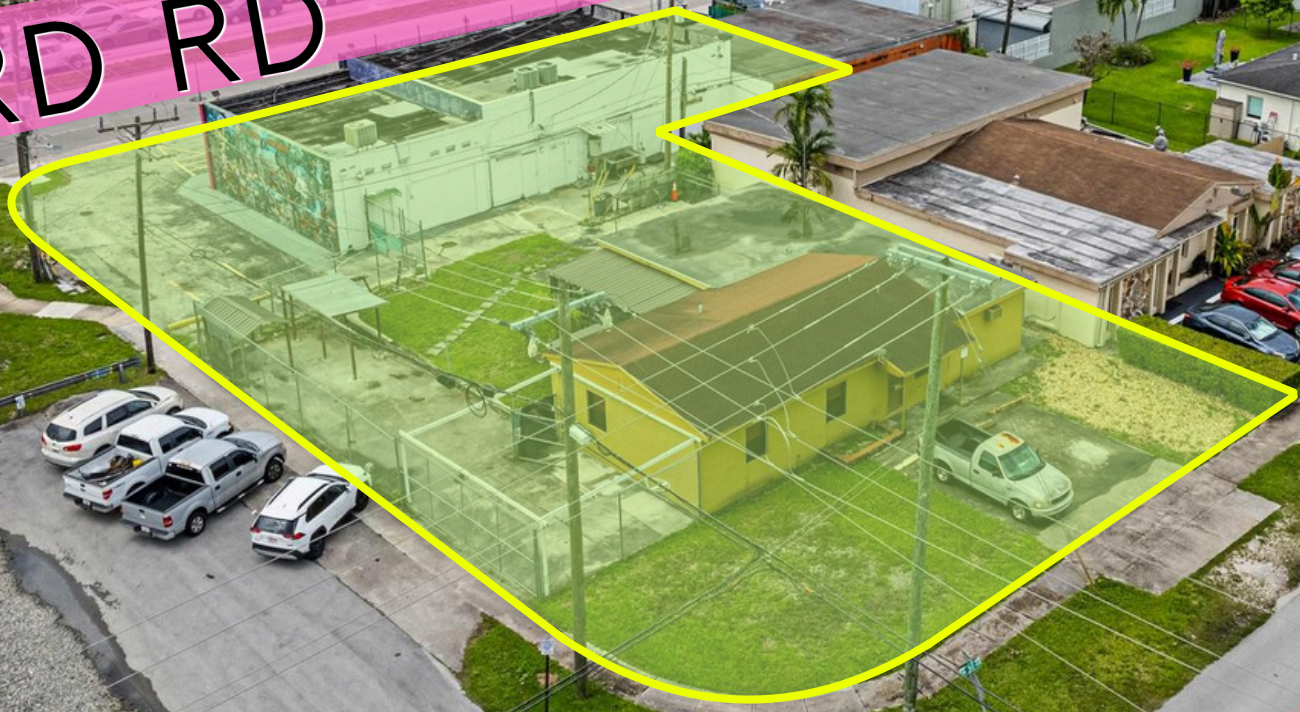
LOCATION INFORMATION

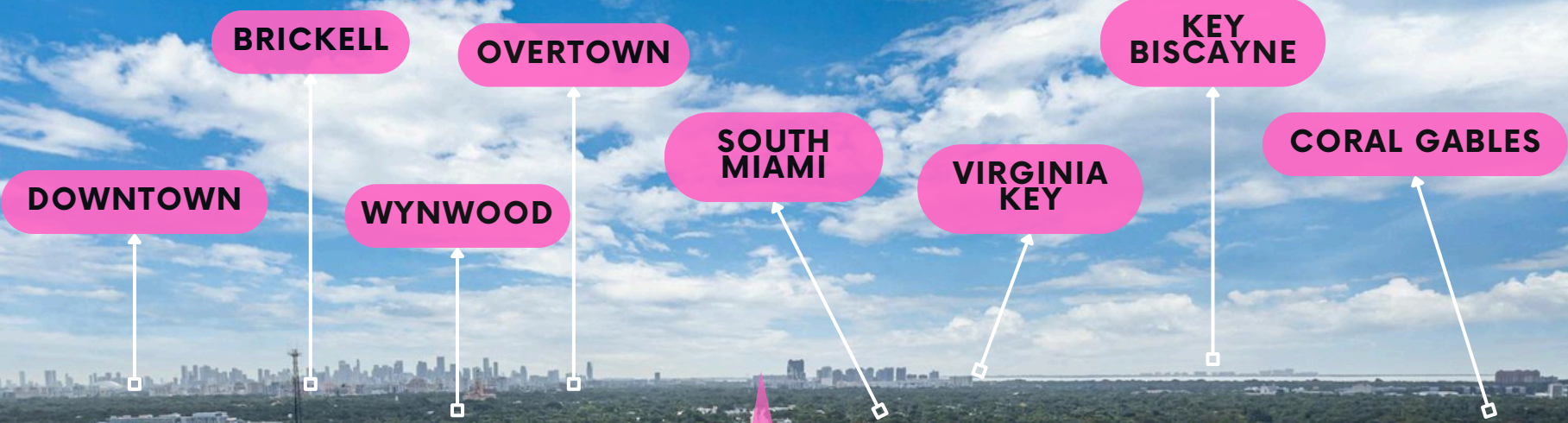
BIRD RD

SW 39TH TERR



BIRD RD

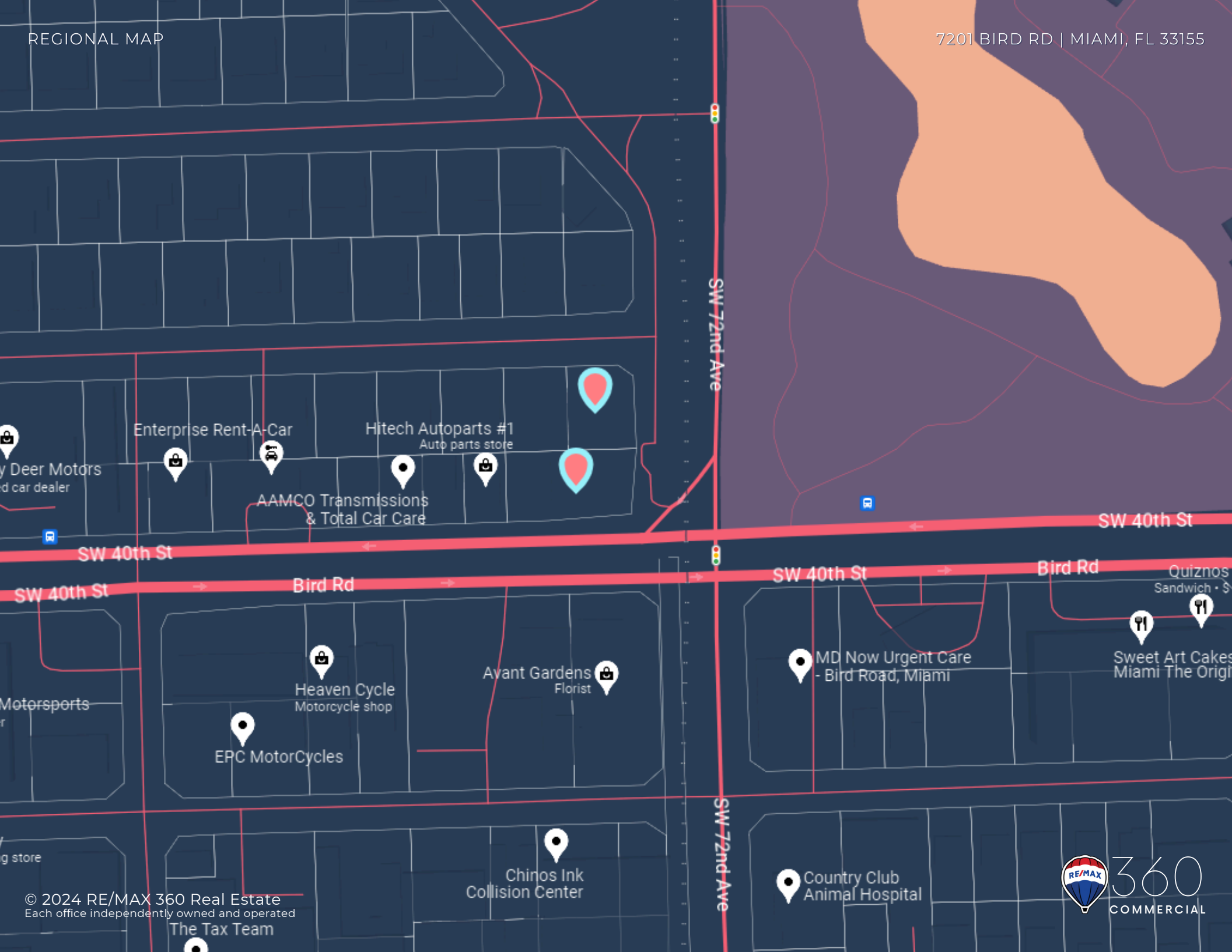




SW 72ND AVE

BIRD RD

SW 72ND AVE



Deer Motors
car dealer

Enterprise Rent-A-Car

Hitech Autoparts #1
Auto parts store

AAMCO Transmissions
& Total Car Care

SW 40th St

SW 40th St

SW 40th St

Bird Rd

SW 40th St

Bird Rd

Quiznos
Sandwich • S

Motorsports

EPC MotorCycles

Heaven Cycle
Motorcycle shop

Avant Gardens
Florist

MD Now Urgent Care
- Bird Road, Miami

Sweet Art Cakes
Miami The Original

g store

Chinos Ink
Collision Center

Country Club
Animal Hospital



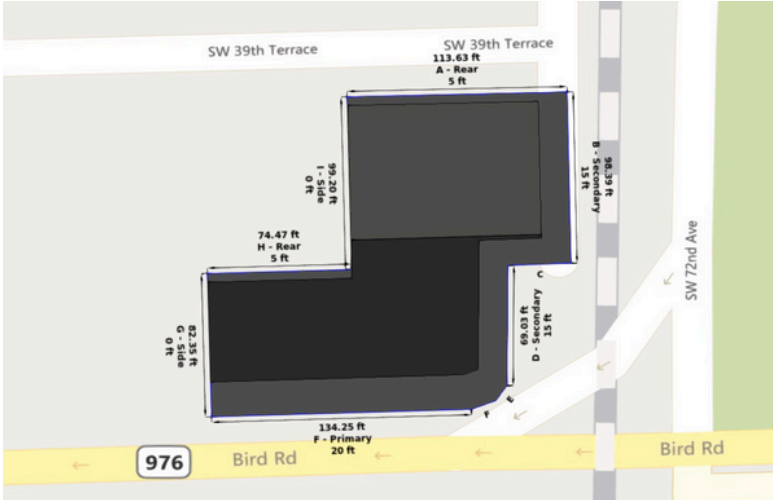
Measurements Are Deemed Highly Reliable But Not Guaranteed. Actual May Vary.





CLICK HERE FOR FULL ZONING REPORT

BOUNDARY SURVEY



BUILDING INTENSITY

FAR	1.17
MAXIMUM BUILT AREA	27,745 FT ²
BUILDING COVERAGE	40 %
MAXIMUM BUILDING FOOTPRINT	9,485 FT ²
MAXIMUM COMMERCIAL AREA	27,745 FT ²
MAXIMUM OFFICE AREA	27,745 FT ²
MINIMUM OPEN SPACE	18 %

HEIGHT LIMITATIONS (LEVELS)

TOTAL BUILDING HEIGHT	10 LEVELS
PRINCIPAL BUILDING MAX. LEVEL (PODIUM)	10 LEVELS

PROPERTY PHOTOS













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