



**FOR SALE**

**79th and 13th**  
**1 ACRE DEVELOPMENT SITE**  
**7925 NW 13TH COURT**  
**MIAMI, FL 33147**

**STL**  
COMMERCIAL



# OVERVIEW

Opportunity to acquire just under an acre of land at a favorable price point in a rapidly growing market. This 43,062 SF site is consolidated into one folio and faces 79th Street which has an average daily traffic count of 36,000 vehicles and leads past I95 to the bay and Miami Beach.

The property is ideal for drive through retail concepts, a supermarket, or a convenience store. The property also offers a prime opportunity to leverage the Live Local Act (SB102) and max out residential unit count.

The property is located in West Little River. Little River is an up and coming neighborhood that is starting to see a major boom. The western portion of the neighborhood is relatively untapped, giving an investor or developer a strong strategic advantage to pick up a large piece before the area heats up. The property is 10 minutes from the bay as well as the heart of the Miami Urban Core.

## SITE SUMMARY

**LOT SIZE:** 43,062 SF

**ZONING:** UC-MC

**ALLOWED USES:** General Retail,  
Multi-Family, Drive-  
Through Establishment,  
Food/Beverage, Office,  
Religious, Etc.

**ASKING PRICE:** \$1,650,000 (\$38/SF)



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**LADARIEN JENKINS** | COMMERCIAL ADVISOR | 305.321.6555

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

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# BIRDSEYE VIEW



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# TRAFFIC COUNT



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# EAST AERIAL VIEW



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# NORTHEAST AERIAL VIEW



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# SOUTHEAST AERIAL VIEW



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# SOUTHWEST AERIAL VIEW



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# NORTH AERIAL VIEW



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# SITE PHOTOS



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