



**APEX**  
CAPITAL REALTY

**FOR SALE**

**1798 NW 183RD ST**  
**MIAMI GARDENS, FL 33056**

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISOR

**JENNI FONTANA**

Commercial Advisor / Broker Assoc.

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# OFFERING SUMMARY

**1798 NW 183RD ST, MIAMI GARDENS, FL 33056**

<b>Lot Size</b>	22,500 SF (0.52 acres)
<b>Zoning</b>	NC – Neighborhood Commercial District
<b>Traffic Count</b>	35,500 AADT
<b>Max. Height</b>	2 stories
<b>Allowable Uses</b>	See Page 4
<b>Asking Price</b>	\$750,000

APEX Capital Realty is proud to present a 0.52-acre corner land parcel on the main NW 183rd Street corridor of Miami Gardens.

Frequented by an average of over 35,000 vehicles daily, the site experiences great visibility as the connection between the Florida Turnpike to the central NW 27th Avenue retail stretch and is within direct proximity to major entertainment venue Hard Rock Stadium.

Suitable for a range of utilitarian and lifestyle commercial uses: from pickleball courts to car wash, medical office to coffee shop, this property presents the opportunity to add transformative value in a community that is already poised to support entertainment and growth. Minutes away from the main city center retail area which includes a Walmart Supercenter, Starbucks, Sonic, 24-Hour Fitness and more to come.



## By-Right

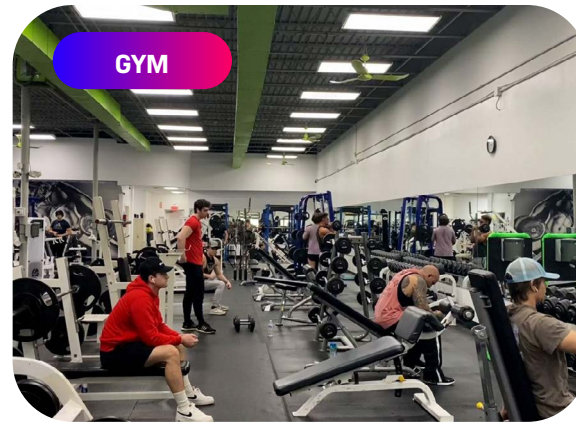
Retail, Office, Medical, Recreational, Educational Facility, Religious Facility, Car Wash (Enclosed), Restaurant, Convenience/Grocery Store

## Recreational Facility (By-Right)

**Outdoor:** Mini-Golf, Driving Range  
**Indoor:** Pickleball/Padel Courts

## By-Exception

Gas Station, Assisted Living Facility (ALF), Plant Nursery



# BIRD'S EYE VIEW



# NORTHWEST VIEW

**MIAMI GARDENS  
CITY CENTER**  
(Coming Soon)



**MIAMI GARDENS**

**NW 183RD ST**

**NW 183RD ST**



# EAST VIEW

AVENTURA  
5.7 MILES AWAY

SUNNY ISLES BEACH  
8.4 MILES AWAY

NORTH MIAMI BEACH  
3.5 MILES AWAY



NW 183RD ST



# SOUTHEAST VIEW

**NORTH MIAMI BEACH**

**3.5 MILES AWAY**

**NORTH MIAMI**

**3.3 MILES AWAY**

**DOWNTOWN MIAMI**

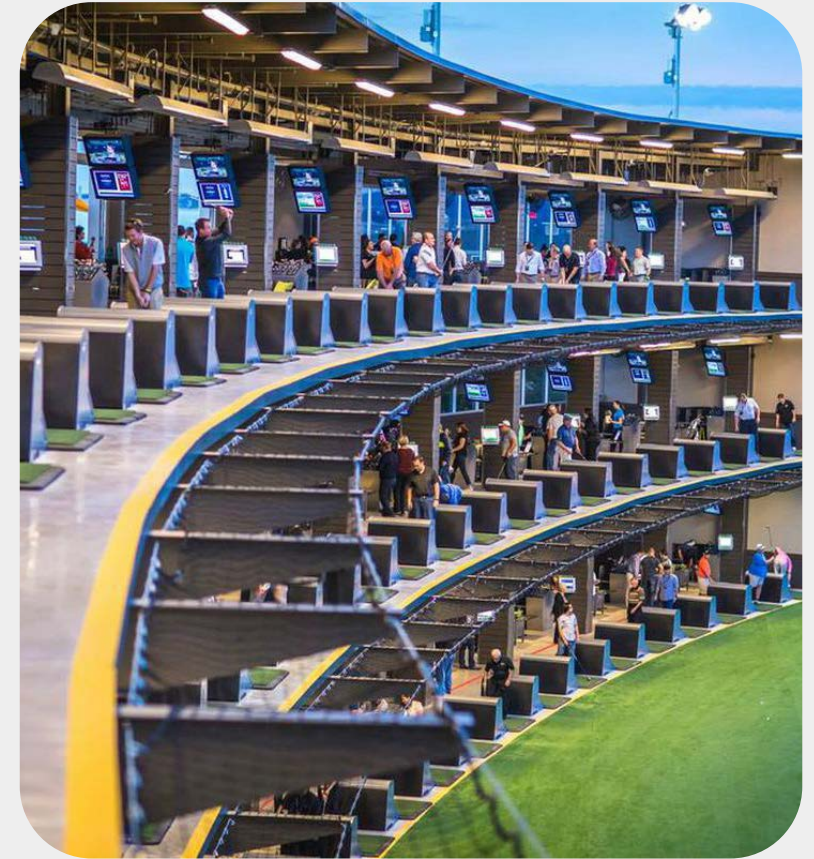
**14 MILES AWAY**

**MIAMI GARDENS**

**NW 183RD ST**







About the Area

## MIAMI GARDENS

Miami Gardens is a dynamic and diverse city that offers a high quality of life for its residents and attractive opportunities for businesses and visitors. With a population of approximately 113,000 residents, the city has emerged as a prominent economic and cultural center in South Florida. With its strong economy, well-developed infrastructure, excellent educational institutions, and abundant recreational options, Miami Gardens continues to grow and thrive as an essential hub in the vibrant South Florida region.



New Development

# MIAMI GARDENS CITY CENTER

## DEVELOPMENT PLANS

720 multi-family units with a 2-story clubhouse

Two flag hotels with 300+ keys

100,000 GSF of retail & restaurants

160,000 GSF of entertainment

Two parking garages with 1,600 spaces

Formula One Museum

Located just 5 minutes away from 1798 NW 183RD ST. The Miami Gardens City Center is an ambitious urban redevelopment project located in the heart of Miami Gardens. Designed to be a vibrant hub of community, culture, and commerce, the City Center aims to transform the heart of Miami Gardens into a thriving destination that caters to the diverse needs and aspirations of its residents.

The project encompasses several key components. At its core is a state-of-the-art civic center, designed with contemporary architecture and innovative facilities. The civic center serves as a focal point for government operations and community engagement, providing a modern and functional space for public services and administrative functions.

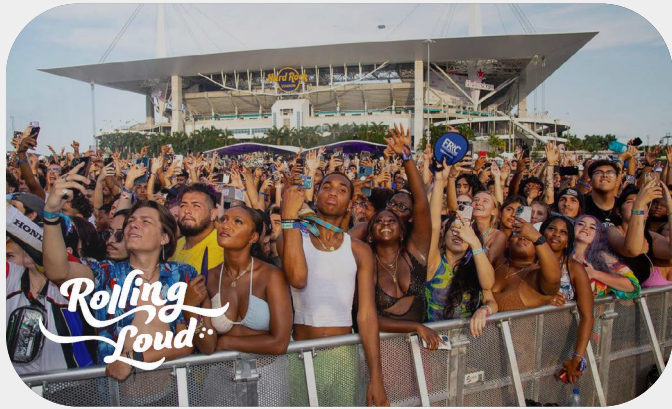
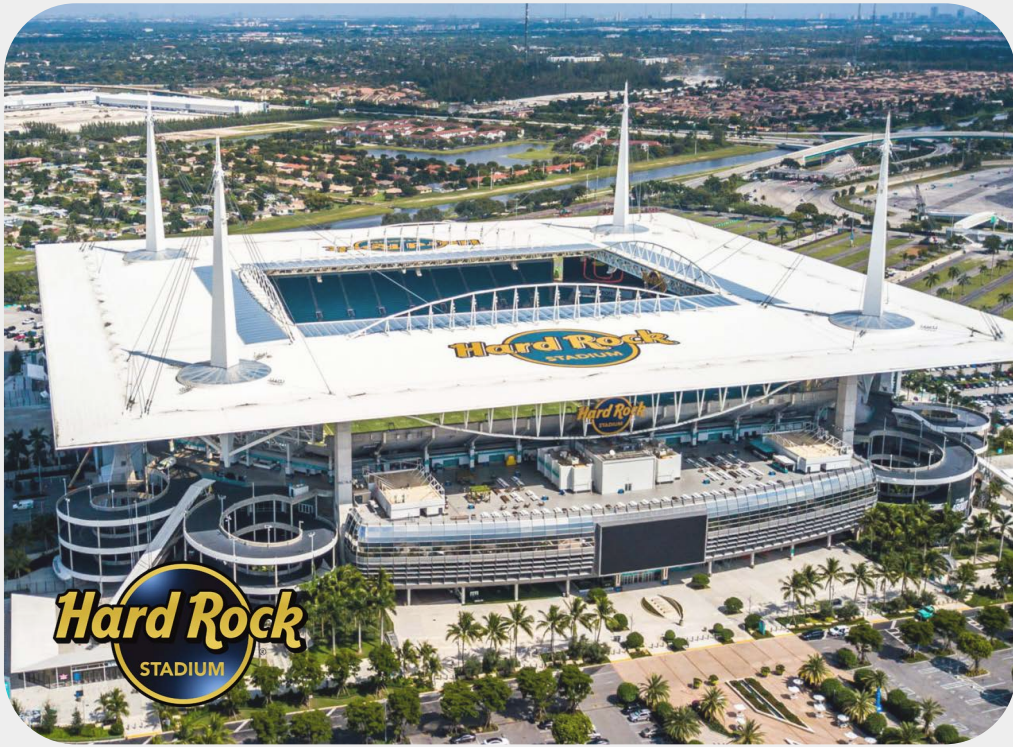
Adjacent to the civic center is a sprawling public plaza, meticulously designed to foster community interaction and outdoor activities. The plaza features lush green spaces, captivating fountains, and interactive art installations, offering a welcoming environment for families, events, and festivals.

The Miami Gardens City Center represents a collaborative effort between city officials, urban planners, architects, and community members. The project's vision was shaped through an inclusive planning process, ensuring that the City Center reflects the desires and aspirations of the Miami Gardens community.



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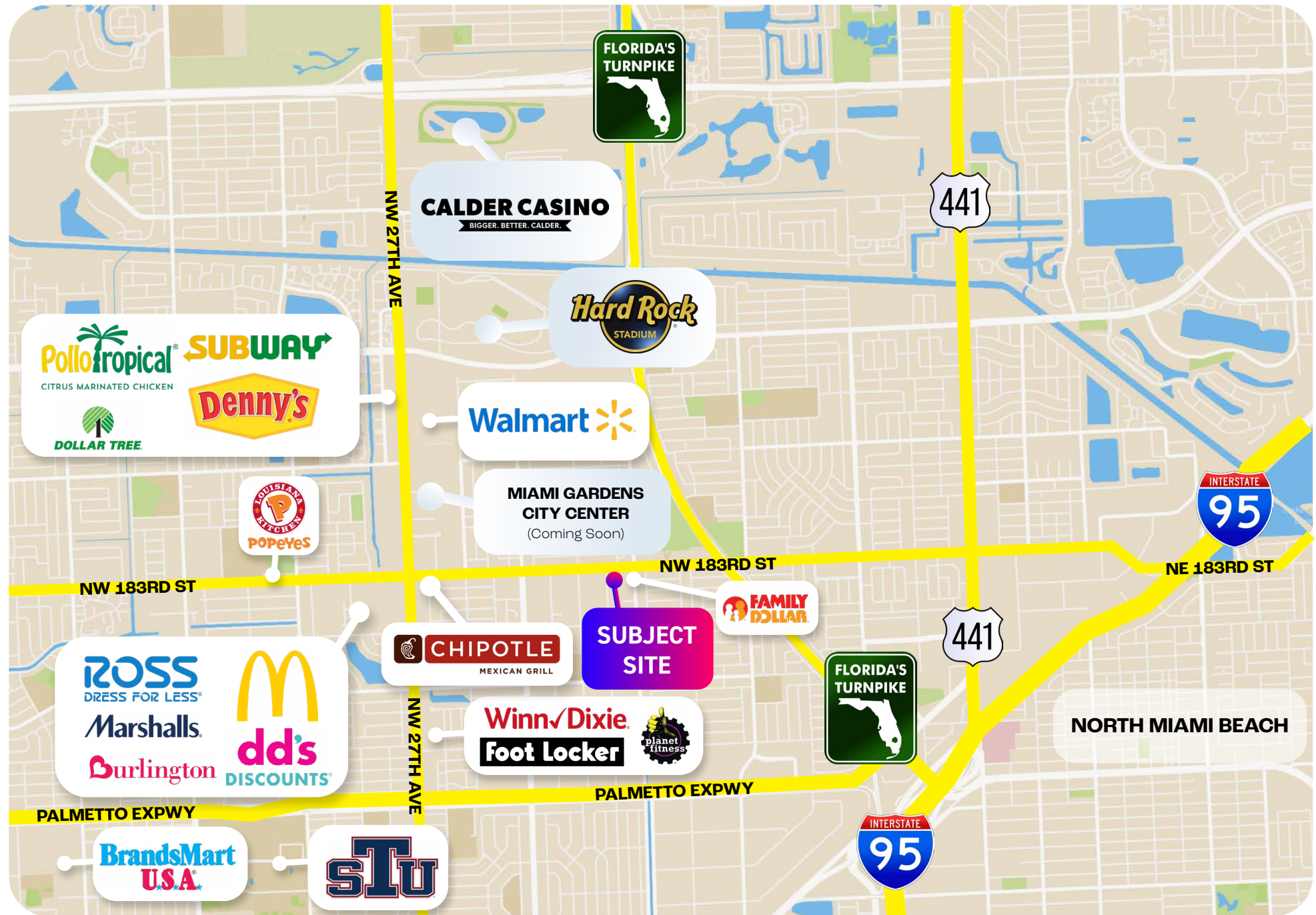
World Class Entertainment

## HARD ROCK STADIUM

Hard Rock Stadium is a premier multi-purpose sports and entertainment venue located in Miami Gardens, Florida. It serves as the home stadium for the Miami Dolphins of the National Football League (NFL) and the Miami Hurricanes college football team. With its state-of-the-art facilities, expansive seating capacity, and versatile design, Hard Rock Stadium has become the most highly sought-after venue for a wide range of events in South Florida.

Host to Major International Events including: Rolling Loud Festival, 2026 FIFA World Cup, Formula 1 Miami Grand Prix, Miami Tennis Open, Miami Dolphins, and the Miami Hurricanes. Overall, Hard Rock Stadium is a world-class facility that continues to shine as a sports and entertainment hub. With its ongoing evolution and a commitment to delivering unforgettable experiences, Hard Rock Stadium remains a key player in the global event industry.

# RETAIL MAP





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