



NHALE
smoke shop

FOR SALE

7305 SW 40th Street
Miami, FL 33155



APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

7305 SW 40TH ST, MIAMI, FL 33155

Located at 7305 Bird Road, this 4,300 SF retail property offers a rare acquisition opportunity in Miami's Historic Bird Road District—an established, supply-constrained corridor known for strong visibility, consistent traffic, and limited commercial turnover due to legacy ownership. Zoned BU-2, the site supports a range of uses including retail, office, showroom, and specialty services, appealing to both investors and owner-users.

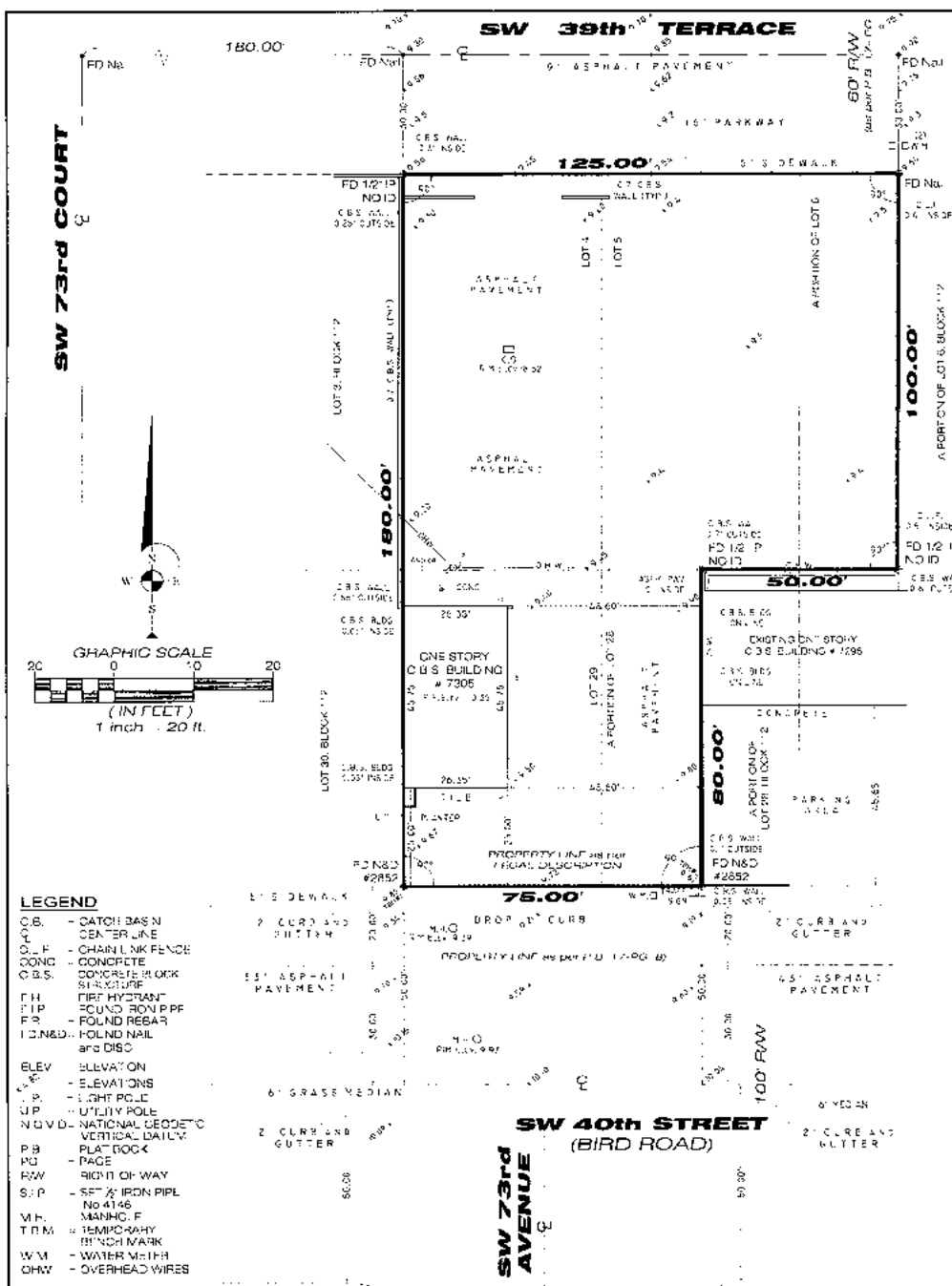
Key highlights include prominent frontage, flexible zoning, proximity to major thoroughfares and residential areas, and significant long-term value-add potential in one of South Miami's most desirable commercial submarkets.

- Three (3) electrical meters
- Property on Septic

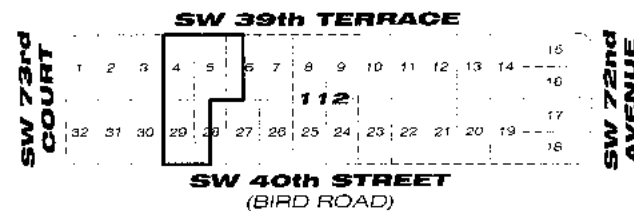
LEASEABLE AREA	4,324 SF
LOT SIZE	11,000 SF
AATD	60,500 cars per day
ZONING	BU-2
YEAR BUILT	2015
PARKING SPACES	25 stalls
OCCUPANCY	Vacant
ASKING PRICE	\$3,700,000.00



SURVEY



BOUNDARY SURVEY and TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

LOT 28 AND WEST 1/2 OF LOT 28 LESS SOUTH 20 FEET FOR RIGHT-OF-WAY, BLOCK 112 OF THE PLAT OF CENTRAL MIAMI PART SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 4, BLOCK 112, OF THE PLAT OF CENTRAL MIAMI PART SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 6 AND WEST 25 FEET OF LOT 6, BLOCK 112, OF THE PLAT OF CENTRAL MIAMI PART SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT

1. THIS IS A BOUNDARY SURVEY.
2. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments affecting this property and is subject to dedications, limitations, restrictions, and/or easements of records.
3. Legal description was provided by client or attesting title company.
4. Unless otherwise noted, this survey has not attempted to locate any existing and/or underground utilities on and/or adjacent to the property.
5. Ownership is subject to OPINION OF TITLE.
6. This survey has been prepared for the exclusive use of the entities named herein.
7. The record description of the subject property forms a mathematically closed figure (SC 531.11).
8. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL.
9. Well-identified features in this survey and map have been measured to an estimated horizontal positional accuracy of 1:10,000.

BENCH MARK

ELEVATIONS ARE RELATIVE TO THE 1999 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE CITY OF MIAMI SURVEYING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK, J-436 (BRASS DISC IN CONCRETE DEWALL)
SW 40 ST 12' NORTH OF NORTH EDGE OF PAVING
SW 73 AVE 40' WEST OF C.C.L.
ELEVATION 8.49

FLOOD INFORMATION

The subject property lies within a flood hazard having a flood designation of 'X' with a base Flood Elevation: N.A., pursuant to the flood insurance rate maps published by the United States Federal Emergency Management Agency under community No. 20635 (Miami-Dade County) and panel number 0452-L, as last revised in September 11, 2009.

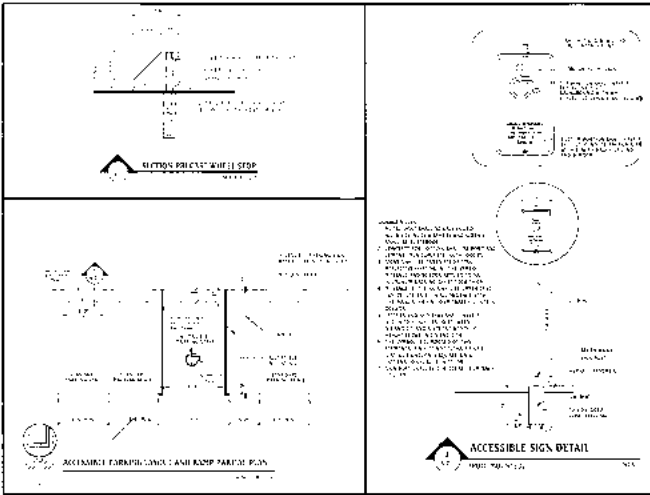
CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02/ OF FLORIDA STATUTES.

MANUEL FELIPE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

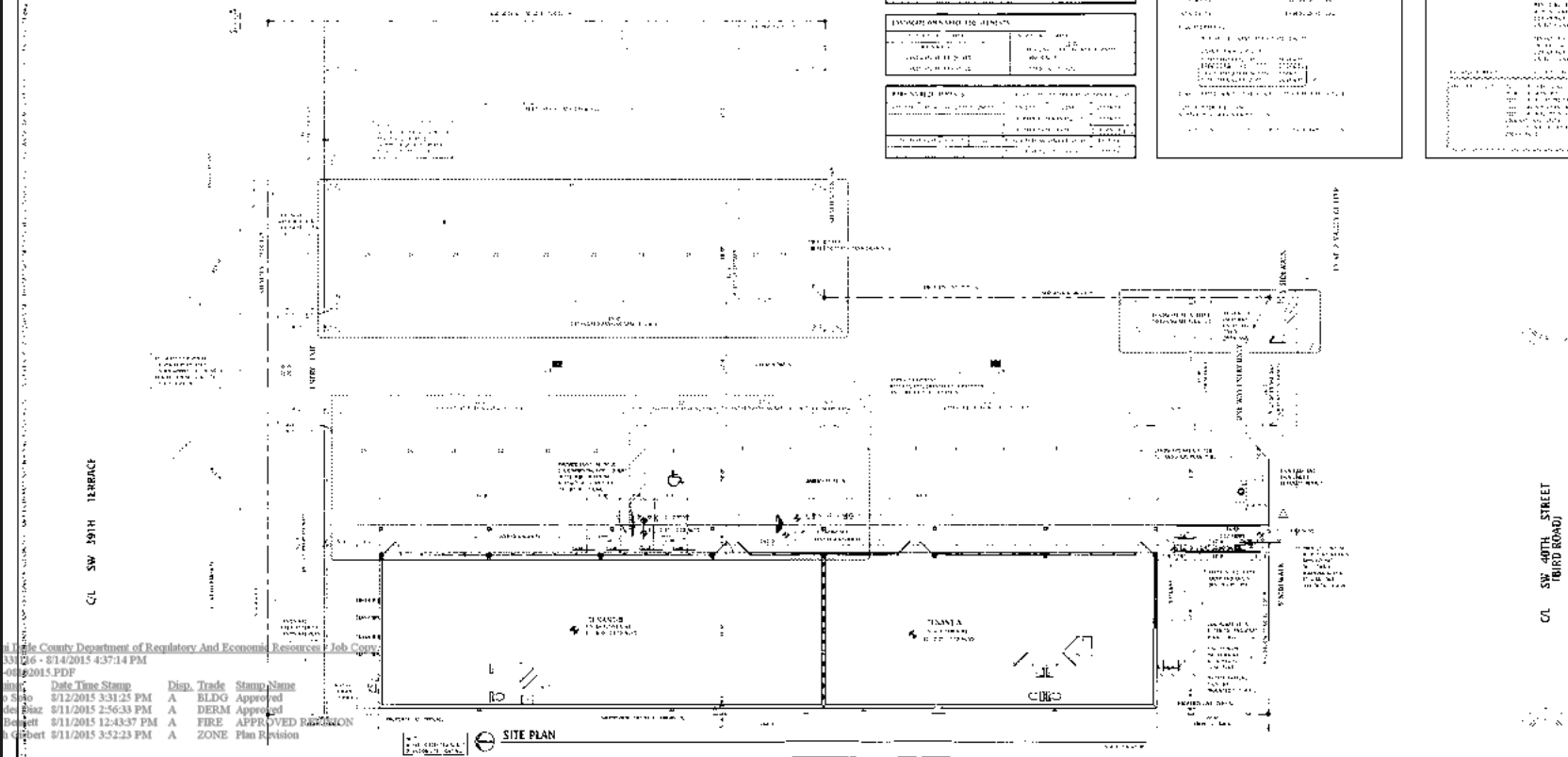
MANUEL FELIPE PROFESSIONAL LAND SURVEYOR 9600 SW 8th ST. SUITE 45, MIAMI, FL 33174 P: (305) 551-8511 FAX: (305) 551-8513 E: manuel.felipe@surveyor.com	Date of Survey: APR 11, 2010 Surveyor: MANUEL FELIPE File: FILE Title: APR 11, 2010 Date of Issue: APR 11, 2010	Project: 7270 SW 39th TERRACE : 7300 BIRD RD MIAMI, FLORIDA Surveyor: MANUEL FELIPE Title: BOUNDARY AND TOPOGRAPHIC SURVEY Scale: 1/4" = 10' Page: 1 of 1
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FLOOR PLAN



NOTE:
EXISTING STRUCTURE ON PROPERTY HAS BEEN
DEMOLISHED UNDER DEMOLITION PERMIT NO
2010 043105.

30. JANUARY 1982									
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CONTACT PERSON INFORMATION

BIRD ROAD SHOPPING
1305 BIRD ROAD
DALLAS, TEXAS 75215

SITE PLAN.
BUILDINGS
ZONING DATA

A.02



EL PALACIO DE
LOS JUGOS



ARBETTER'S
HOT DOGS



BIRD BOWL
BOWLING
CENTER



FRANKIE'S
PIZZA

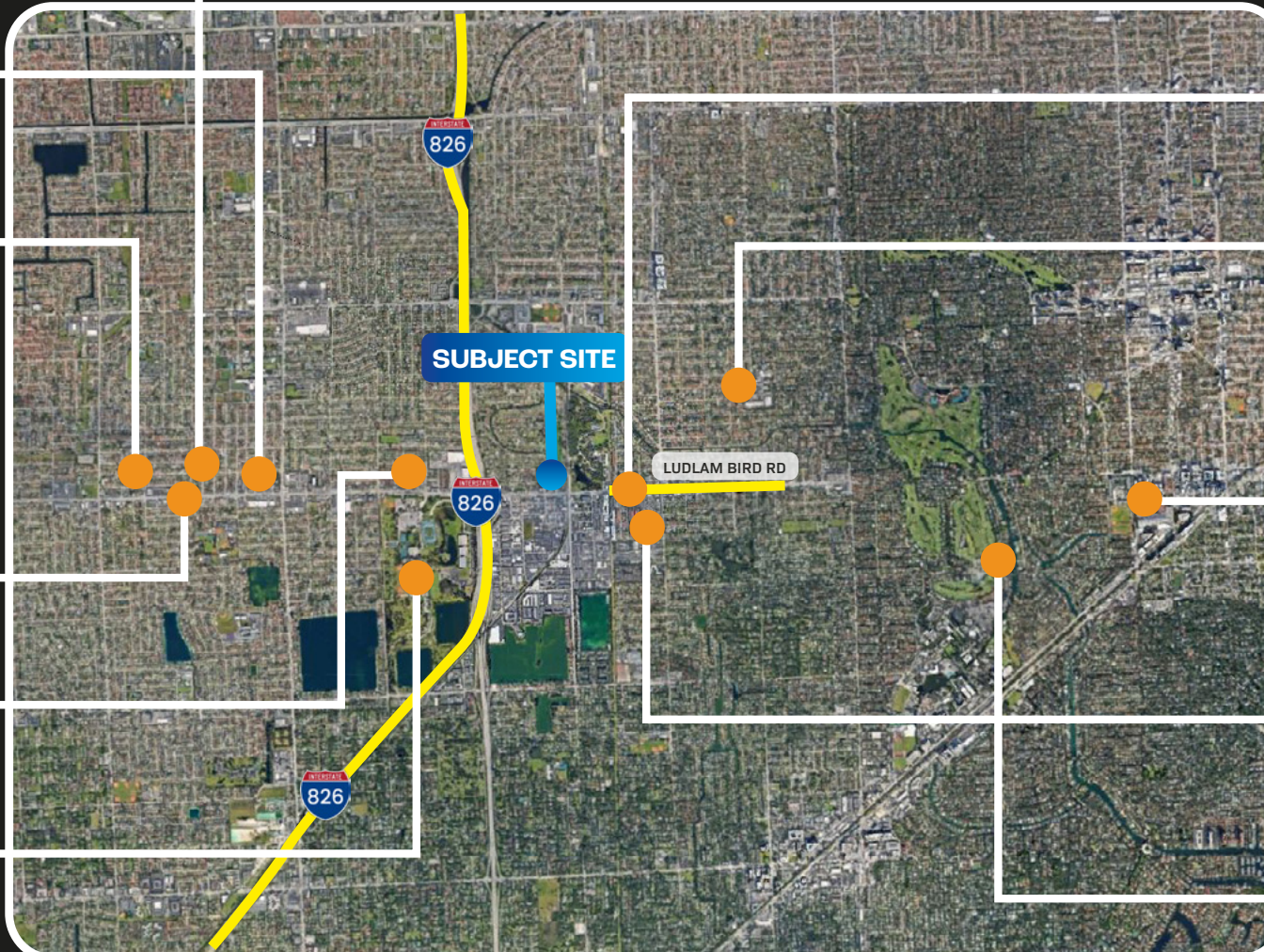


TROPICAL
CHINESE
RESTAURANT



TROPICAL PARK

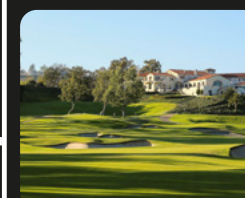
LOCATION MAP



MILINE MIAMI
APARTMENTS



SHOPS AT
MERRICK PARK



RIVIERA
COUNTRY CLUB

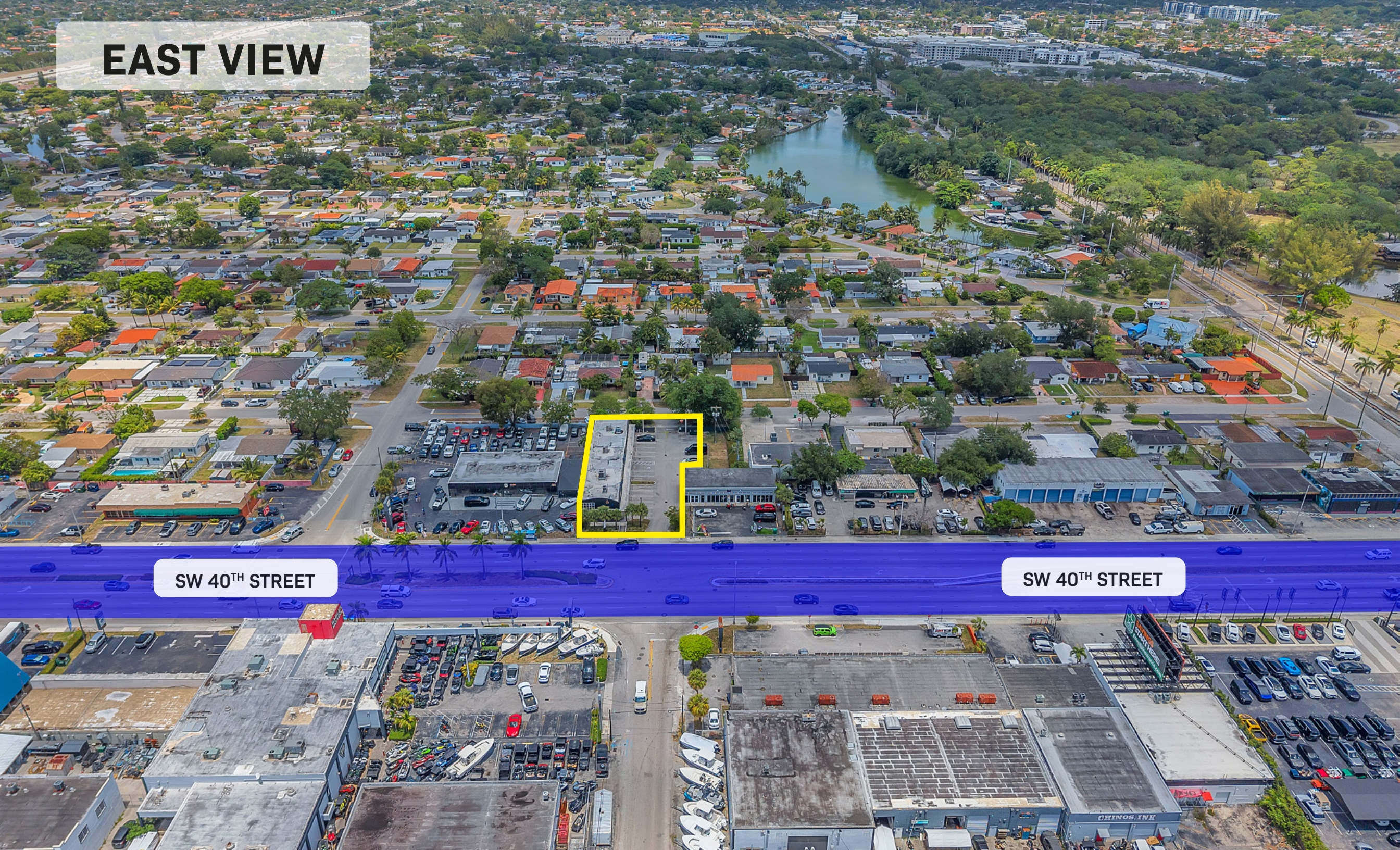


NICKLAUS
CHILDREN'S
HOSPITAL MAIN
HOSPITAL
CAMPUS



LUDLAM POINT

EAST VIEW



SW 40TH STREET

SW 40TH STREET

BIRD'S EYE VIEW

SW 40TH STREET



PROFORMA INCOME

Unit #	Type	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	"Price/SF (Base Annual)"
Unit #1	Food & Beverage	1,750	\$7,291.67	\$87,500.00	NNN	\$50.00
Unit #2	Dry Retail	1,300	\$4,875.00	\$58,500.00	NNN	\$45.00
Unit #3	Dry Retail	1,300	\$4,875.00	\$58,500.00	NNN	\$45.00
PROFORMA NET ANNUAL INCOME				\$204,500.00		

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.



CONTACT US

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