



OFFERING  
MEMORANDUM

LUXURY GARAGE

±0.857 AC · ENTITLED LUXURY GARAGE DEVELOPMENT

# 9521 NW 17th Avenue

Miami, Florida 33147 · Unincorporated Miami-Dade County

ASKING PRICE

**\$1,695,000**

LAND BASIS

**\$45 / SF**

EXCLUSIVELY LISTED BY **Adriano Salucci** · Director of Sales, VP Investment Sales

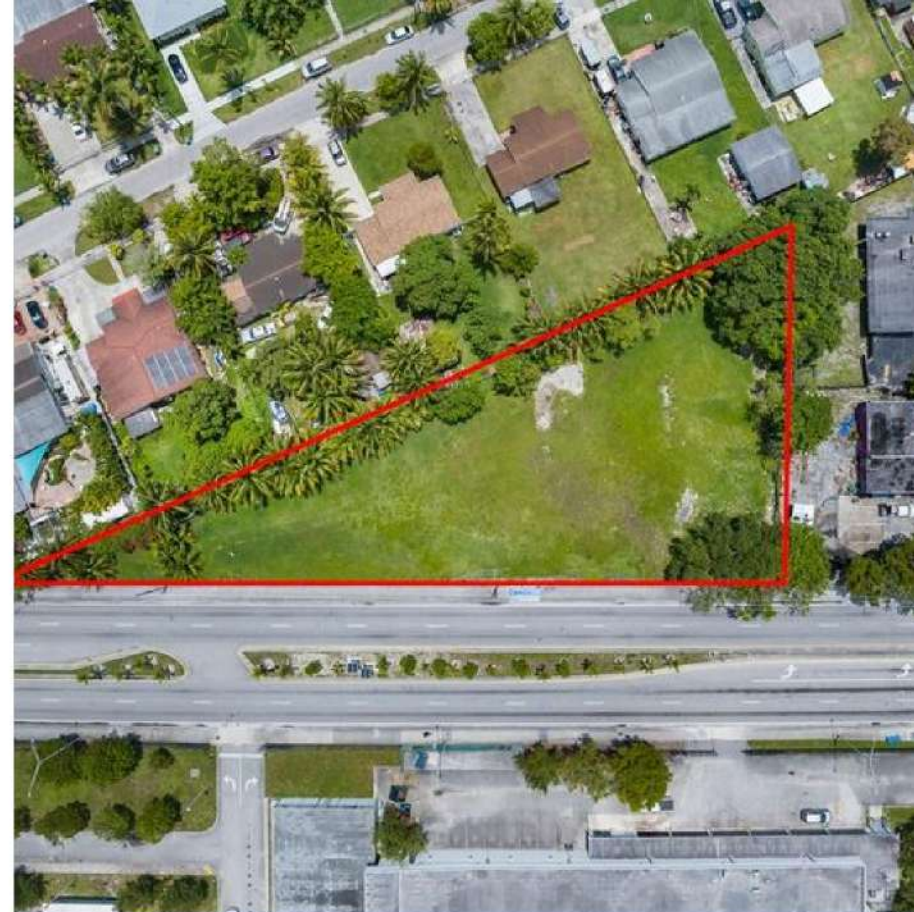
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## INVESTMENT OVERVIEW

# The Offering

9521 NW 17th Avenue is a  $\pm 0.857$ -acre (37,365 SF) parcel in unincorporated Miami-Dade County, offered with a **seller-entitled development plan** and existing B-1 commercial zoning. The approved site plan by TOMA Design Group delivers a two-story building with 11 private garages and  $\pm 19,480$  SF of gross floor area around a gated communal courtyard.

The site additionally carries site-plan approval for a  $\pm 2,040$  SF quick-service restaurant with drive-thru — giving an investor **dual optionality** on a supply-constrained corridor. Per the approved development plan, the site is served by a dedicated entrance and exit on NW 17th Avenue, with  $\pm 20,600$  vehicles per day and frontage directly across from Miami Central High School — pairing entitled development upside with strong retail fundamentals.



**37,365** SF

LOT SIZE · 0.857 AC

**B-1**

NEIGHBORHOOD BUSINESS

**$\pm 19,480$**  SF

ENTITLED GFA

**$\pm 20,600$**

VEHICLES / DAY (AADT)

ASKING PRICE

**\$1,695,000**

LAND BASIS

**\$45 / SF**



# Property Summary

This  $\pm 0.857$ -acre parcel is strategically positioned for retail and mixed development, with an approved site plan in place and B-1 zoning. Dual street access enables efficient traffic flow and circulation, while the property benefits from strong exposure to  $\pm 20,600$  vehicles daily.

The surrounding market includes schools, national retailers, and dense residential neighborhoods that support consistent, daily customer demand and long-term tenant stability.

## PROPERTY FACTS

|                |                                |
|----------------|--------------------------------|
| ADDRESS        | 9521 NW 17th Ave, Miami 33147  |
| JURISDICTION   | Unincorporated Miami-Dade      |
| LOT SIZE       | $\pm 37,365$ SF · 0.857 AC     |
| ZONING         | B-1 · Neighborhood Business    |
| ACCESS         | Entrance & exit on NW 17th Ave |
| TRAFFIC (AADT) | $\pm 20,600$ vehicles / day    |

**ENTITLED GFA**  **$\pm 19,480$  SF**

## INVESTMENT HIGHLIGHTS

- $\pm 0.857$ -acre (37,365 SF) site in unincorporated Miami-Dade County
- Seller-entitled development: 11 private garages,  $\pm 19,480$  SF GFA over two floors
- Zoned B-1 – Neighborhood Business District
- Entrance and exit on NW 17th Avenue per the approved development plan
- $\pm 20,600$  vehicles per day (AADT) with peak-hour visibility
- Across from Miami Central High School (1,400+ students)
- Near Walgreens, McDonald's, 7-Eleven & Dollar General
- Adjacent to the \$100M+ Jewish Leadership Academy

# Development Plans

PROPOSED SITE PLAN · SP-1.0  
TOMA DESIGN GROUP, INC. · 01/06/2026

The seller has entitled a two-story development wrapping a private, gated courtyard — approved and ready to build on the ±37,365 SF corner lot.

PRIVATE GARAGES **11**

GROUND FLOOR **±14,480 SF**

SECOND FLOOR **±5,000 SF**

TOTAL GFA **±19,480 SF**

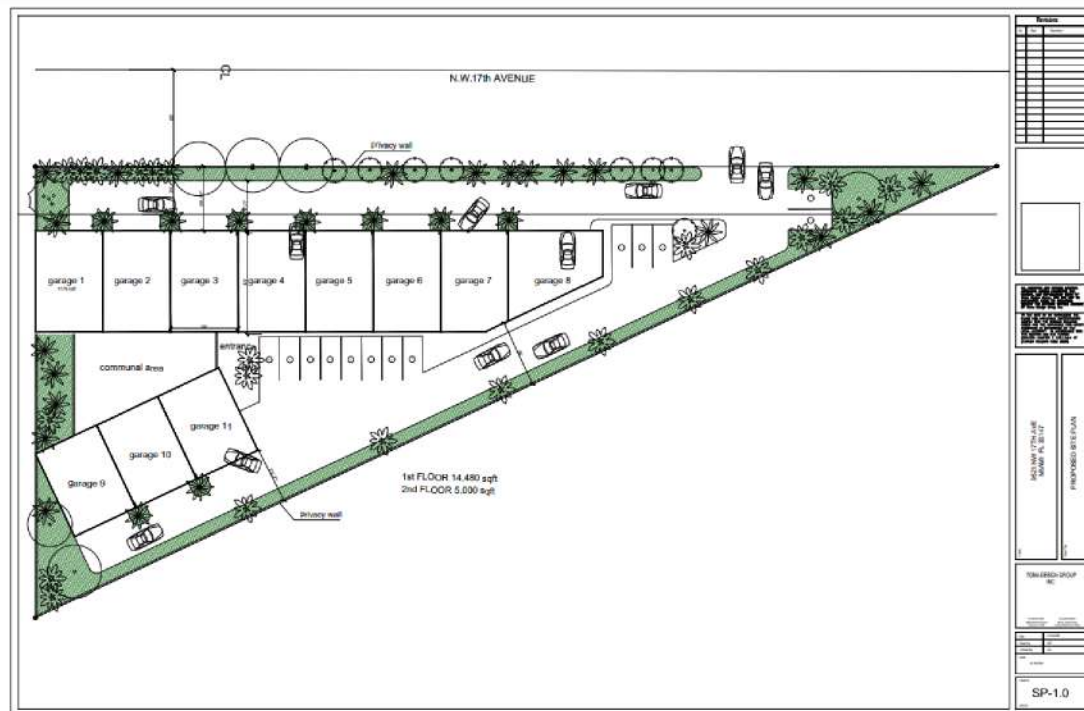
ZONING **B-1**

- Gated communal courtyard with controlled entrance off NW 17th Avenue
- Perimeter privacy walls on north and east boundaries

## ALTERNATIVE USE

Also site-plan approved for a ±2,040 SF QSR with drive-thru — buyer optionality retained.

## PROPOSED SITE PLAN · SP-1.0



Approved Site Plan SP-1.0 · TOMA Design Group, Inc. Refer to sealed architectural drawings for exact dimensions.



PROPOSED DEVELOPMENT

LUXURY GARAGE

ARCHITECTURAL RENDERINGS

# The Vision

A striking two-story "Luxury Garage" concept — blackened standing-seam metal over warm timber, wrapped in mature palms and tropical landscaping. Eleven private, gated garage units designed for Miami's collector-car and premium-storage market.

ARTIST'S RENDERING · SUBJECT TO CHANGE

# Architectural Renderings

CONCEPT BY TOMA DESIGN GROUP



# Aerial & Site Photos

SITE OUTLINED IN RED





## 95TH STREET SUBMARKET

# A dense, established corridor

The property sits at the intersection of NW 17th Avenue and NW 95th Street in unincorporated Miami-Dade County, just west of I-95 and minutes from Downtown Miami. The area features dense residential communities, schools, and national retailers.

Over 180,000 people live within a 3-mile radius. The site is positioned directly across from Miami Central High School and near the Jewish Leadership Academy, creating consistent weekday traffic. Nearby retailers — Walgreens, McDonald's, 7-Eleven, and Dollar General — further support QSR and daily-needs demand.

**180K+**

RESIDENTS / 3-MI  
RADIUS

**±20,600**

VEHICLES / DAY

**1,400+**

STUDENTS ACROSS  
STREET

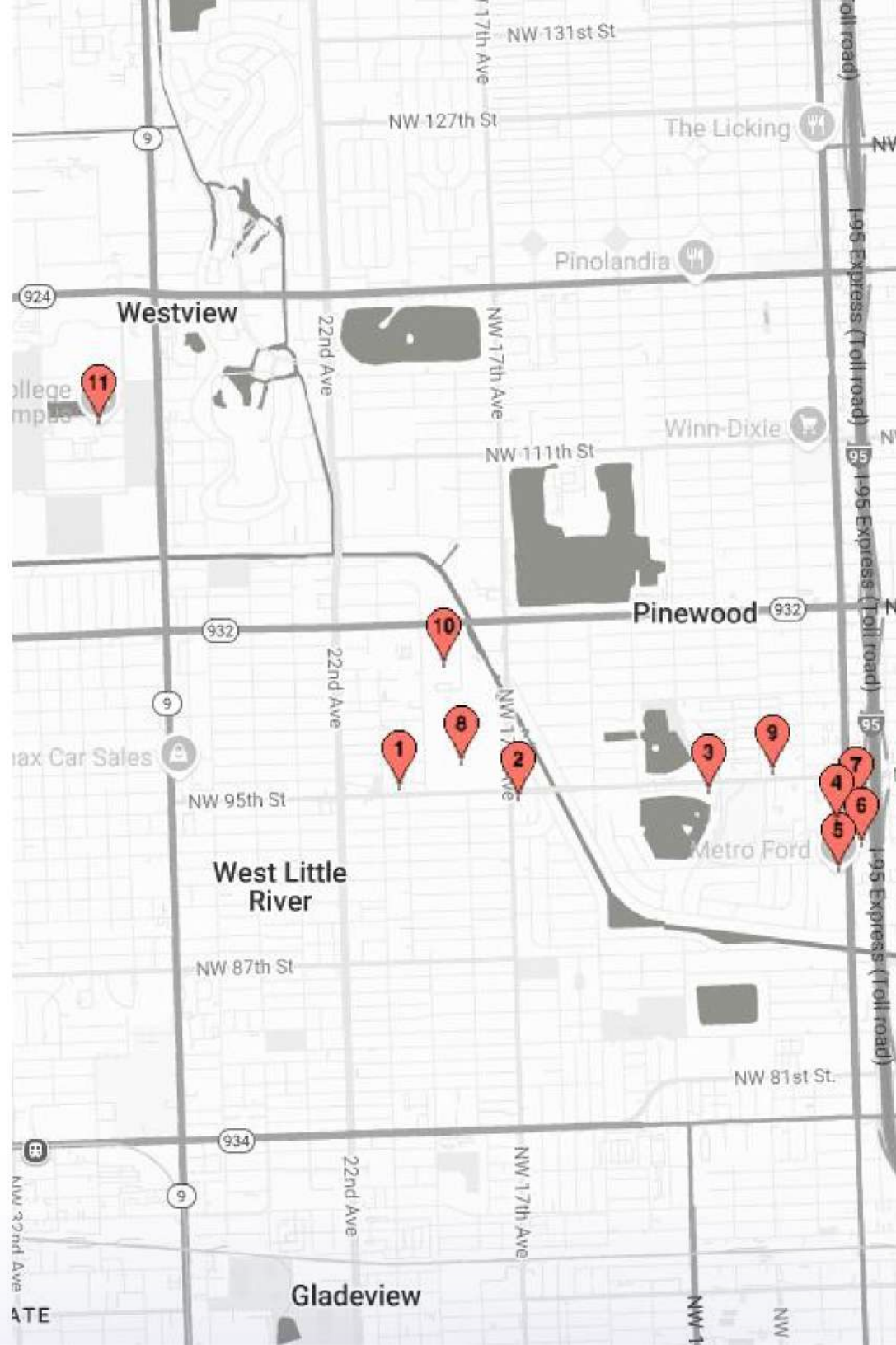
**< 15 min**

TO DOWNTOWN  
MIAMI

## AREA OVERVIEW

# Nearby Amenities

|    |                                   |                         |
|----|-----------------------------------|-------------------------|
| 1  | Dollar General                    | 2035 NW 95th St         |
| 2  | 7-Eleven                          | 9455 NW 17th Ave        |
| 3  | Walgreens                         | 9400 NW 12th Ave, Bay 5 |
| 4  | McDonald's                        | 9250 NW 7th Ave         |
| 5  | Metro Ford                        | 9000 NW 7th Ave         |
| 6  | Value Store It Self Storage       | 9101 NW 7th Ave         |
| 7  | Wells Fargo                       | 9301 NW 7th Ave         |
| 8  | Miami Central High School         | 1781 NW 95th St         |
| 9  | Jewish Leadership Academy         | 975 NW 95th St          |
| 10 | William H. Turner Technical High  | 10151 NW 19th Ave       |
| 11 | Miami Dade College – North Campus | 11380 NW 27th Ave       |



# Demographics

The surrounding trade area is dense and stable, with over 180,000 residents within a 3-mile radius. Household incomes are modest — a median near \$40,000–\$44,000 — supporting demand for value-oriented retail and services, while home values rise outward from the site.

| METRIC                | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Median Age            | 36.2      | 36.5      | 37.3      |
| Median HH Income      | \$40,912  | \$39,809  | \$43,935  |
| Median Property Value | \$257,814 | \$306,293 | \$332,905 |
| Employed Population   | 7,524     | 68,042    | 182,931   |

37.3

MEDIAN AGE · 5 MI

\$43,935

MEDIAN HH INCOME · 5 MI

\$332,905

MEDIAN PROPERTY VALUE · 5 MI

182,931

EMPLOYED POP. · 5 MI



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# Adriano Salucci

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Apex Capital Realty

9521 NW 17th Avenue · Miami, FL 33147

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