

FOR SALE OR LEASE

**GATOR**  
INVESTMENTS

**MIAMI FREE STANDING BLDG**

11920 NW 27th AVENUE | MIAMI, FL 33167



### PROPERTY OVERVIEW

- Free Standing Building w/Drive-Thru
- Pylon Signage
- Lot Size +/- 60,168 SF, GLA of +/- 14,040 SF
- 76 Parking Spaces

### LOCATION OVERVIEW

- Located on NW 119th (Gratigny Pkwy) across from Miami Dade College North
- Located across from new 80,000 SF MD College School of Justice training center
- Intersection: NW 119th Street & NW 27th Avenue
- Miami-Dade County
- Intersection AADT: 86,000 Cars Per Day

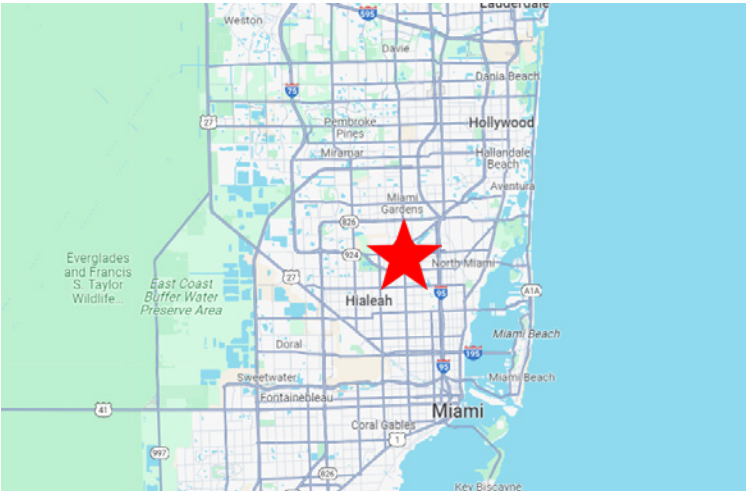
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

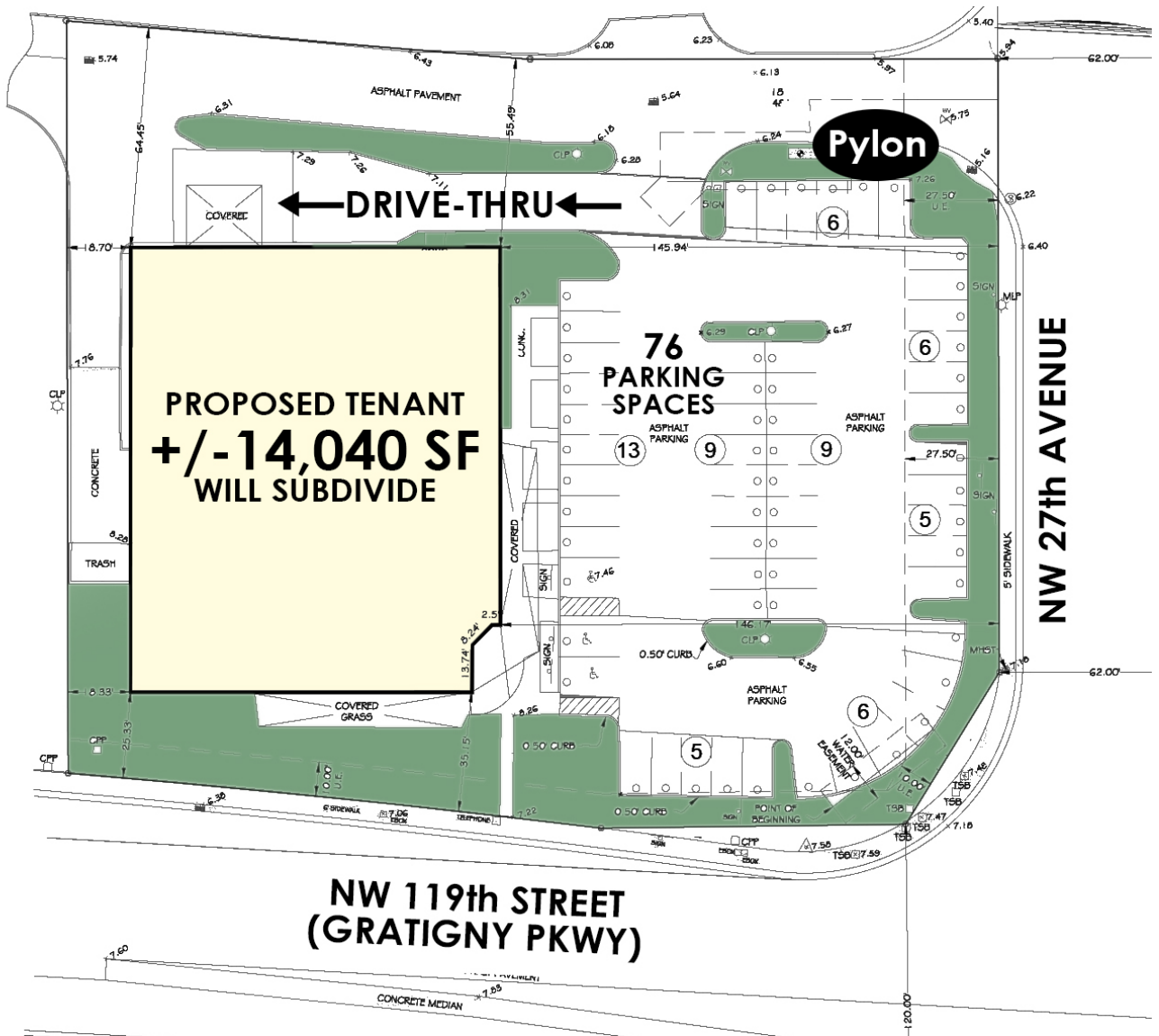


## DEMOGRAPHICS

• 2021

**11920 NW 27th AVENUE  
MIAMI, FL 33167**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	10,952	160,058	549,049
AVG. HH INCOME	\$61,237	\$70,768	\$73,446
AVG. AGE	38	40	40



Owned and Operated By A  
**GATOR**  
Affiliated Company

[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)



**LENNAR HOMES  
WESTVIEW  
COMING SOON**

**FORMER WALGREENS  
FOR SALE OR LEASE  
+/- 14,040 SF BLDG  
+/- 60,168 SF LAND**

NW 27th Avenue **ADT: 42,500**

22nd Avenue



**ADT: 43,500** NW 119th Street/Gratigny Pkwy

**MDC NORTH CAMPUS  
80K SF SCHOOL OF JUSTICE COMING SOON**



**Miami Dade  
College  
North Campus**

