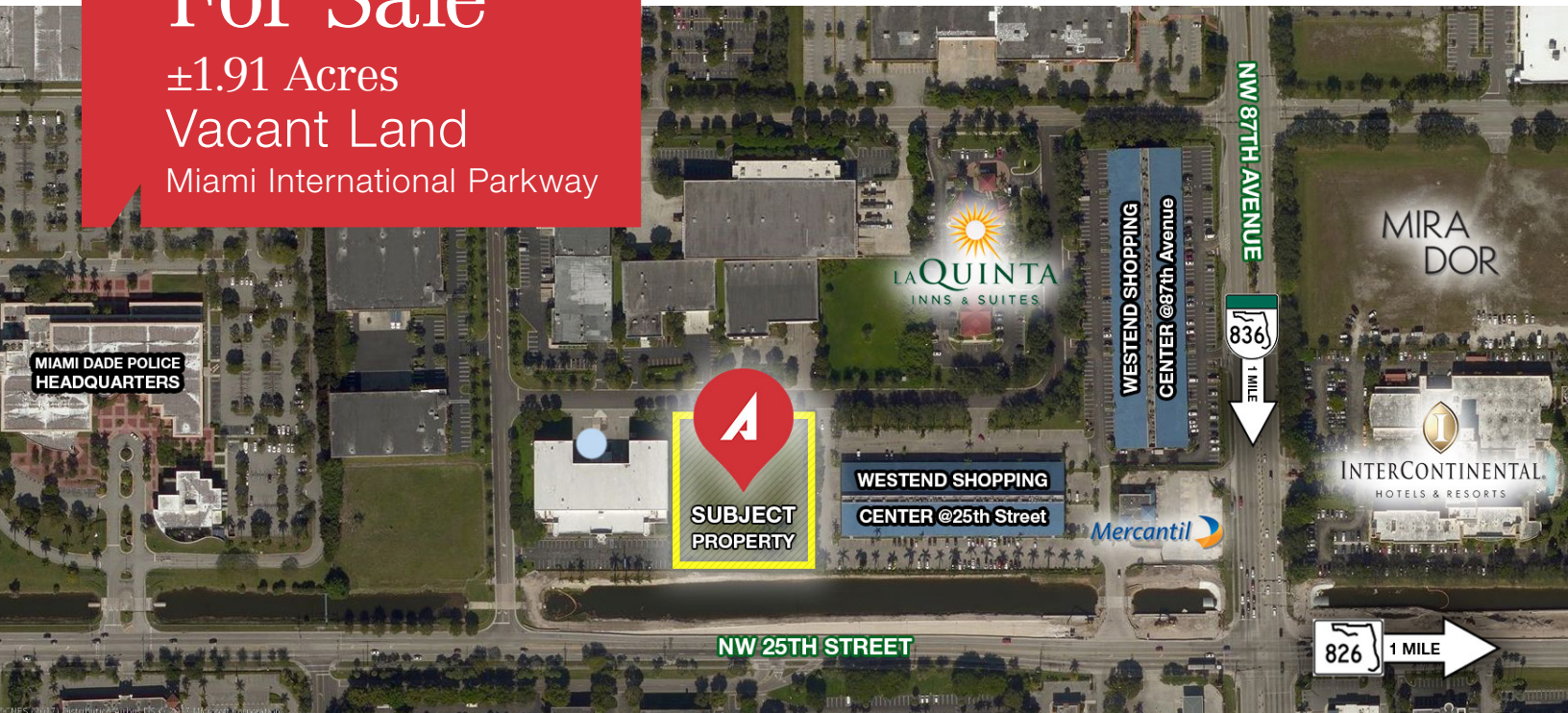


# For Sale

±1.91 Acres

Vacant Land

Miami International Parkway



## 8975 NW 25th Street

Within Miami International Parkway

### Property Features

- One of the last vacant lots within the City of Doral.
- Frontage/Exposure to NW 25th Street
- Rectangular in shape.
- Zoned 7700 Industrial-Restricted.
- Ideal for Hotel, Office Building, Industrial, Bank, Restaurant and much more.

### Location Features

- Easy Access to SR 826 (via NW 25th Street); SR 836 (via NW 87th Avenue); Florida Turnpike and all major thoroughfares.
- Miami International Airport is located at 3.9 Miles.
- Close proximity to Residential Communities; Hotels; Restaurantes; Banks; Retail Centers; Office and Industrial Parks; Malls; etc.
- Located in the #1 City in Miami-Dade County with over 3,000 logistic related companies supporting national and international trade; with sister cities throughout the world.
- Doral is the #1 Tile District in the United States

### Demographics

Population	1 mile	3 miles	5 miles
2016 Total Population	191	121,000	429,265
2021 Projected Population	200	126,946	448,404
Median Age	37.40	40.40	41.70
Daytime Employment	1 mile	3 miles	5 miles
Total Business	3,444	17,854	31,994
Total Employees	43,649	196,077	335,946

Traffic Count	NW 87th Ave	NW 25th St
Total Business	56,844	51,567

## Naimiami

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