

Available For Sale

- 1.35 Acres
- Entertainment Overlay (EO) Zoning District
- Left in access from NW 27th Ave and cross access with RaceTrac
- Excellent visibility to 47,000 ADT along NW 27th Ave
- Immediately north of 27th Ave interchange at Palmetto Expy (153,000 ADT)

2019 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	16,825	69,832	152,525
Med HH Income	\$43,392	\$39,310	\$41,762



Ross Waters
561.424.3014
rwaters@atlanticretail.com

Dan Lynch
561.424.3011
dlynch@atlanticretail.com



NW 170th Terrace

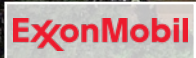


SITE

NW 170th St

47,000 ADT

NW 169th Terrace



NW 27th Ave

NW 25th Ave





NW167th St

153,000 ADT

Palmetto Expy





\$41,762 **153,000**
 MED HH INCOME ADT ON NEARBY
 IN 3 MILE RADIUS PALMETTO EXPY



MIAMI GARDENS, FL
17021 NW 27th Ave

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SITE PLAN OVERLAY

ATLANTICRETAIL.COM

SITE PLAN 1

SITE PLAN 2



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