

16855 NW 37 AVE

Miami Gardens, FL 33056

1.13 Acres Lot to Build





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16855 NW 37 AVE

Miami Gardens, FL 33056

OFFERING OVERVIEW



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16855 NW 37 Ave presents a prime development opportunity with 49,180 SF (1.13 acres) of land in a rapidly expanding Miami corridor. Zoned NC – PCD (Planned Corridor Development District), the property offers unmatched flexibility for commercial, residential, retail, medical, and mixed-use projects designed to strengthen Miami's key urban corridors.

The property is currently operating as an automotive dealership, providing immediate income potential or the option for adaptive reuse. Its existing use highlights the site's strong visibility and accessibility for vehicle-oriented businesses.

Strategically located immediately off the Palmetto Expressway (SR-826) exit, the site enjoys exceptional exposure with 132,000 vehicles daily on SR-826 and 26,000 vehicles daily on NW 37 Ave. The prominent frontage along NW 37 Ave ensures consistent local visibility while capturing regional flows from Miami's busiest highway network.

Minutes from I-95, I-75, and Miami-Opa Locka Executive Airport, the property is highly connected to all of Miami-Dade, making it an ideal location for a high-impact redevelopment or continued automotive use.

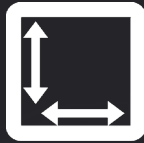
INVESTMENT SUMMARY

PROPERTY OVERVIEW



\$4,500,000

ASKING PRICE



49,180

TOTAL LOT SIZE (SF)



1

STORIES



2004

YEAR BUILT

PROPERTY SUMMARY

Property Address	16855 NW 37th Ave., Miami Gardens, FL 33056
Gross Building Area	3,190 SF
Site Area	49,180 SF
Year Built	2004
Folio	34-2109-001-0450
Asking Price	\$4,500,000



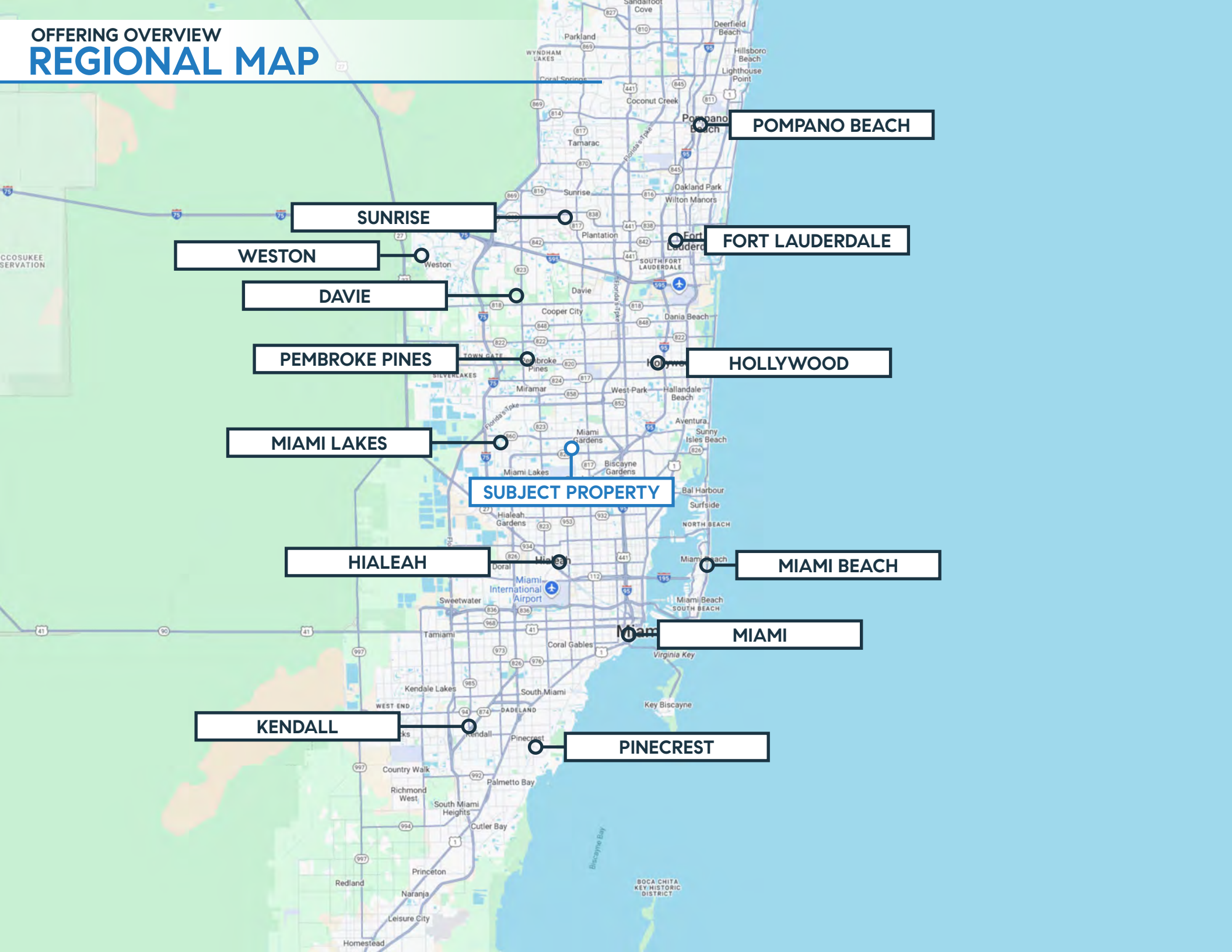


- **Land Size:** 49,180 SF (1.13 acres)
- **Zoning:** NC – PCD (Planned Corridor Development District)
 - Supports retail, office, residential, and mixed-use projects
 - Encourages flexible design and urban revitalization
- **Current Use:** Automotive dealership (income-producing with adaptive reuse potential)
- **Prime Location:** Right off the Palmetto Expressway (SR-826) exit
- **Traffic Counts:**
 - SR-826 (Palmetto Expressway): 132,000 vehicles per day
 - NW 37 Ave: 26,000 vehicles per day
- **Visibility & Access:** Excellent frontage with strong regional and local exposure
- **Connectivity:** Minutes to I-95, I-75, and Miami-Opa Locka Executive Airport
- **Development Potential:** Ideal for retail center, medical office, multifamily, mixed-use, or continued automotive use
- **High-Growth Area:** Surrounded by dense residential communities and expanding commercial corridors

A detailed regional map of Miami, Florida, and its surrounding areas. The map shows major highways (Interstates 75, 95, 111, and State Routes 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912

OFFERING OVERVIEW

REGIONAL MAP



POMPANO BEACH

SUNRISE

WESTON

FORT LAUDERDALE

DAVIE

PEMBROKE PINES

HOLLYWOOD

MIAMI LAKES

SUBJECT PROPERTY

HIALEAH

MIAMI BEACH

MIAMI

KENDALL

PINECREST

**By Right:**

- Multifamily Residential
- Retail, Office, And General Commercial Uses
- Certain Recreation/Entertainment Uses
- Mixed Residential + Commercial Projects
- Institutional/Public Uses
- Places Of Assembly

Development Standards (Base):

- Up To **2 Stories**

16 Dwelling Units/Acre

- Far **0.5**

With Incentives (Bonuses):

- Up To **6 Stories**

55 Dwelling Units/Acre

- Far **1.5**

Incentives Earned By Including: Mixed-Use Design, Workforce Housing, Transit Features, Sustainability, Or Enhanced Architecture

Bottom Line: PCD Zoning Is Highly Flexible, Letting You Build Retail, Office, Multifamily, Or A Mixed-Use Project — With The Chance To Go Denser And Taller If You Meet Design And Community Incentive Requirements.

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02 PHOTOGRAPHY



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PHOTOGRAPHY
BUILDING

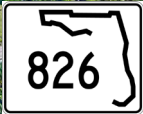
Public
Storage

2004
YEAR
BUILT





Miami-Opa locka
Executive
Airport



132,000 VEHICLE PER DAY

SUBJECT PROPERTY

NW 37TH AVE



GOLDEN BEACH



AVENTURA



SUNNY ISLES



NORTH MIAMI



BUNCHE PARK



MIAMI GARDENS



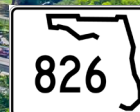
NW 169TH ST

PALMETTO EXPWY
NW 167TH ST

NW 37TH AVE



Public
Storage



SUBJECT PROPERTY

NW 37TH AVE

16855 NW 37 AVE

Miami Gardens, FL 33056

LOCATION & MARKET CONTEXT

The Golden Glades Interchange (GGI) Enhancement Project is a transformative infrastructure initiative in Miami-Dade County, Florida, aimed at improving one of South Florida's most critical transportation hubs. This project addresses the intersection of major highways, including I-95, SR 826 (Palmetto Expressway), Florida's Turnpike, SR 9, and SR 7/US 441, which collectively handle over 400,000 vehicles daily.

Scope & Objectives

The project encompasses the construction of 32 new bridges, including a direct flyover ramp from eastbound SR 826 to northbound I-95, a connection that previously required circuitous routing. Additional enhancements include widening I-95, improving drainage systems, installing wrong-way vehicle detection systems, and upgrading lighting and traffic monitoring infrastructure.

Timeline & Budget

Initiated in March 2024, the project is slated for completion by fall 2031. With a budget of approximately \$908 million, it stands as the largest design-bid-build project in Florida's history. An infusion of \$150 million from the state's "Moving Florida Forward" initiative accelerated the project's commencement.

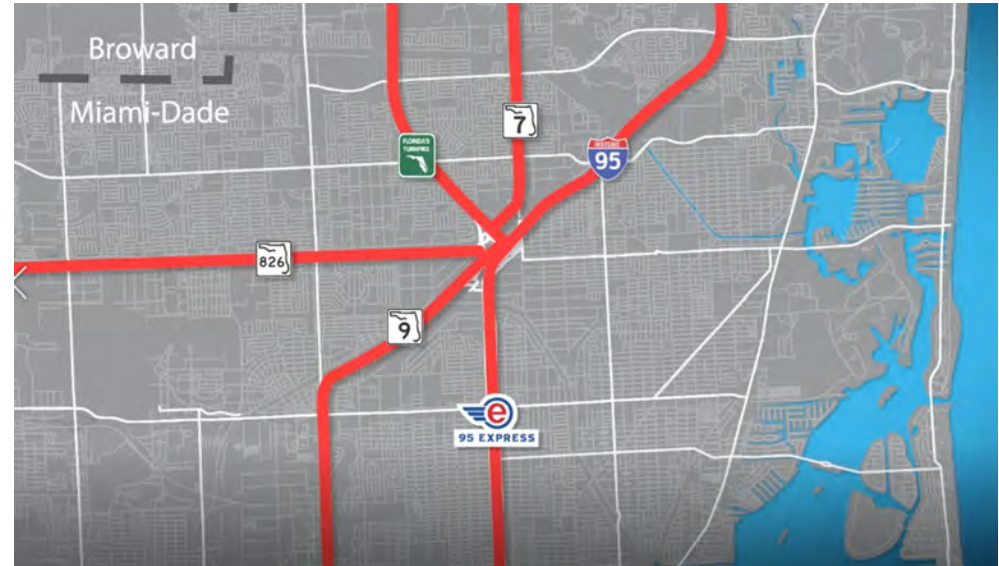
Multimodal Transportation Facility

A key component of the GGI project is the Golden Glades Multimodal Transportation Facility (GGMTF), which opened in January 2022. This state-of-the-art hub integrates various transportation modes, including Metrobus, Broward County Transit, Tri-Rail, and services like Uber.

-14 sawtooth bus bays and 4 intercity bus bays
-Bicycle storage and repair stations

-A six-level parking garage with 2,150 spaces
-Electric vehicle charging stations

-Air-conditioned waiting areas
-Advanced security and information systems, including CCTV and Wi-Fi



Aventura is an upscale, bustling city in northeastern Miami-Dade County known for its luxury lifestyle and modern amenities. It is located close to both residential areas and commercial hubs, making it an ideal location for both businesses and families. Its proximity to beaches and major highways further enhances its appeal.



Rental Demand

Aventura's luxury apartment market sees high rental demand, particularly from young professionals, families, and retirees seeking a high-end lifestyle with easy access to the beach, shopping, and dining. Large employers include corporate offices, retail businesses, and hospitality firms that thrive due to the city's appeal as a commercial hub.

Arts, Culture, and Shopping

Aventura boasts one of the largest malls in the United States, the Aventura Mall, offering a wide range of shopping, dining, and entertainment. This includes luxury brands, department stores, and unique boutiques. The city is also home to public art installations and events at Aventura ParkSquare, which features cultural performances and outdoor spaces.



Dining

Dining in Aventura is diverse and vibrant. For fine dining, places like The Capital Grille and Seasons 52 offer elegant American cuisine. Casual diners can enjoy Bubba Gump Shrimp Co. or Café Nero, with options that cater to international tastes and seafood lovers. The dining scene thrives, with choices ranging from fast-casual to upscale eateries.

Sunny Isles Beach is an affluent beachfront community known for its luxurious high-rise condos and beautiful coastline. It has evolved into a prime destination for those seeking resort-style living while being close to the urban amenities of Miami and Fort Lauderdale.



Rental Demand

Given its luxury real estate market, Sunny Isles Beach sees high rental demand, especially for high-rise condos with ocean views. The area's appeal to wealthy individuals, retirees, and seasonal visitors contributes to the strong rental market. Major employers include hotels, retail businesses, and service industries catering to tourists and residents alike.

Arts, Culture, and Shopping

While Sunny Isles Beach is not heavily known for cultural landmarks, it offers access to nearby cultural sites such as The Perez Art Museum Miami and the Miami Design District. For shopping, residents and visitors can explore Bal Harbour Shops, an upscale mall known for luxury retailers, or browse the shops at Sunny Isles Beach Mall for a more relaxed experience.



Dining

The dining scene in Sunny Isles Beach is diverse, with beachfront restaurants offering spectacular ocean views. Timo serves Mediterranean-inspired dishes, while Il Ponte Vecchio offers Italian cuisine. More casual options include Bubba Gump Shrimp Co. for seafood and Siam Square for Thai food. Whether seeking fine dining or laid-back eateries, Sunny Isles Beach has something to offer.

Pembroke Pines is a family-oriented city that blends suburban charm with a growing retail and entertainment sector. Its central location, good schools, and abundant parks make it an ideal location for families and young professionals.



Rental Demand

Pembroke Pines sees strong rental demand, especially from families looking for suburban living with access to city amenities. The city's affordability compared to nearby Miami makes it a popular choice for renters. Large employers in the area include Memorial Hospital West and various retail businesses.

Arts, Cultures, and Shopping

Pembroke Pines offers various cultural events, especially in the form of festivals and live performances at the Pembroke Pines City Center. Shopping is convenient with malls like Pembroke Lakes Mall offering both chain stores and local boutiques. The city also has a number of family-friendly attractions, including parks and recreational centers.



Dining

The dining scene in Pembroke Pines is diverse, with options ranging from casual dining at Mellow Mushroom to Italian favorites at Sofia's Italian Restaurant. Other options include The Cheese Course for gourmet sandwiches and Hooters for classic American food. Pembroke Pines offers a range of family-friendly and casual eateries.

Miami Lakes is a picturesque suburban community known for its scenic lakes, green spaces, and family-friendly atmosphere. The town offers a quieter, more peaceful environment while still being close to Miami's urban core.



Rental Demand

Miami Lakes has strong rental demand, particularly from families and retirees attracted to its suburban setting and proximity to Miami. The area is known for its excellent schools and green spaces, which contribute to its appeal. Large employers include Lennar Corporation, one of the nation's largest homebuilders, as well as various retail and service-oriented businesses.

Arts, Culture, and Shopping

Miami Lakes is home to the Miami Lakes Town Center, an open-air shopping district that blends shopping with community events. The town also hosts various cultural activities, including local art shows and outdoor performances. While shopping options are more local, residents enjoy unique boutiques and chain stores in the area.



Dining

Dining in Miami Lakes includes both casual and more refined options. Fleming's Prime Steakhouse & Wine Bar offers an upscale dining experience, while The Royal Biscuit serves comfort food in a relaxed atmosphere. The town also offers international cuisine with restaurants like Sushi Sake and Amore Mia.

Hollywood is a coastal city known for its charming historic district, vibrant arts scene, and expansive beaches. Its relaxed atmosphere and central location between Miami and Fort Lauderdale make it a popular choice for both residents and visitors.



Retnal Demand

Hollywood has a high demand for both vacation rentals and long-term rentals, especially in its beachfront condos and residential areas. The city's proximity to both Miami and Fort Lauderdale makes it attractive to people in the entertainment, hospitality, and retail industries. Major employers include the Hollywood Beach Resort and local service-based businesses.

Arts, Culture, and Shopping

Hollywood offers a lively arts and culture scene, including concerts, festivals, and public art installations at Hollywood ArtsPark at Young Circle. Shopping is a breeze with options like the Hollywood Beach Resort Mall for local finds or The Shops at Pembroke Gardens for larger retail experiences. The city hosts many cultural events throughout the year, enhancing its appeal.



Dining

The dining scene in Hollywood is varied, with beachfront dining at places like Le Tub Saloon, offering seafood in a relaxed environment, and upscale spots like Trio on the Bay serving Mediterranean-inspired dishes. Hollywood offers an eclectic mix of food options catering to diverse tastes.



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