

# 3 AC RETAIL SITE | FOR SALE

---

## RED ROAD FRONTAGE

14499 NW 57th Avenue, Miami, FL 33054



## PROPERTY SUMMARY

Casal Group is pleased to offer this retail property with superior frontage on NW 57th Avenue | Red Road and a centralized location in Miami, Florida. The property neighbors the busy AVE Aviation & Commerce Center and The Town of Miami Lakes, and is accessed by many other neighboring businesses and residents.

The property offers a 2,500 SF retail building surrounded by 3 acres of paved parking, perfect for a vehicle dealership, rental fleet business, restaurant, hotel, or retail development.

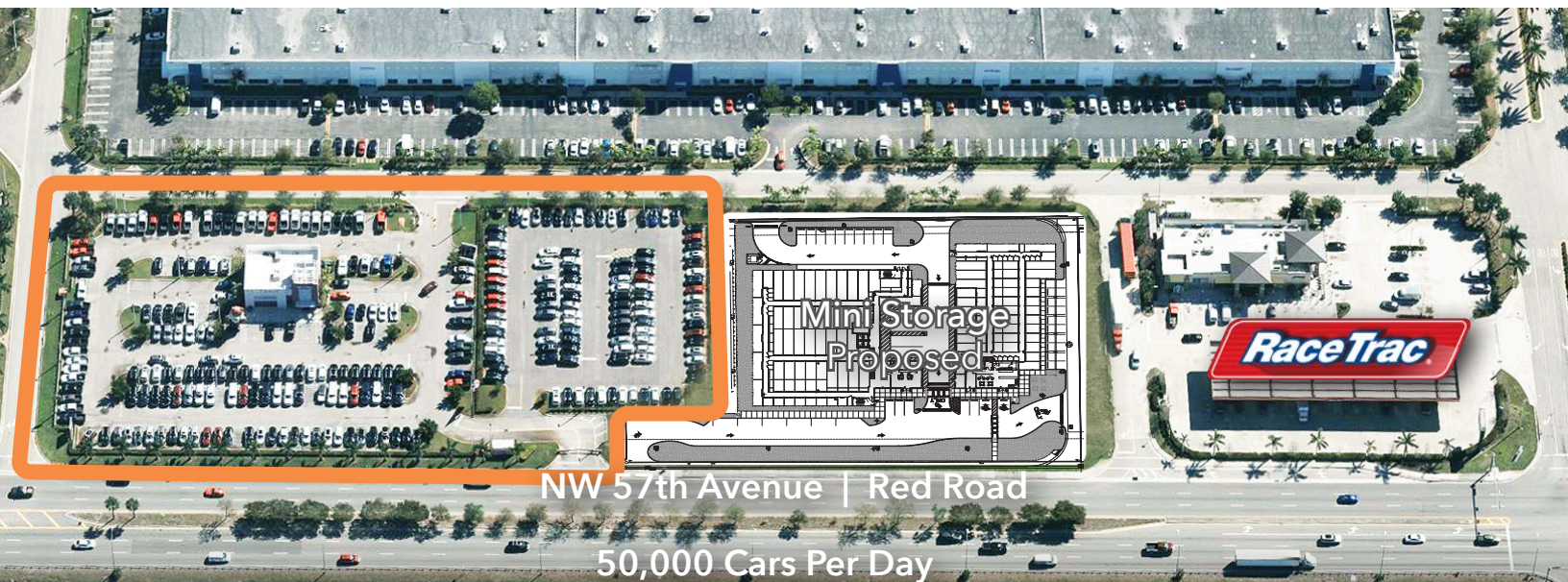
Sharing the block with this retail property is a RaceTrac gasoline station located at the opposite corner and a proposed 3-story mini-storage facility next door.

## MASTER GROUND LEASE

This master leasehold, sale offering is located within AVE Aviation & Commerce Center (AVE), a 178 acre master planned business park. AVE maintains a long-term leasehold interest in the land, leased from Miami-Dade County via the Miami Dade Aviation Department. The parcel offered is to be delivered with a master leasehold interest. The master lease has an expiration date of April 30, 2084.

## PROPERTY DETAILS

Land Area	3 Acres (126,324 SF)
Building Size	2,500 SF
Zoning	GP (Miami-Dade)
Parking	291 Spaces
Sale Price	\$7,500,000.00

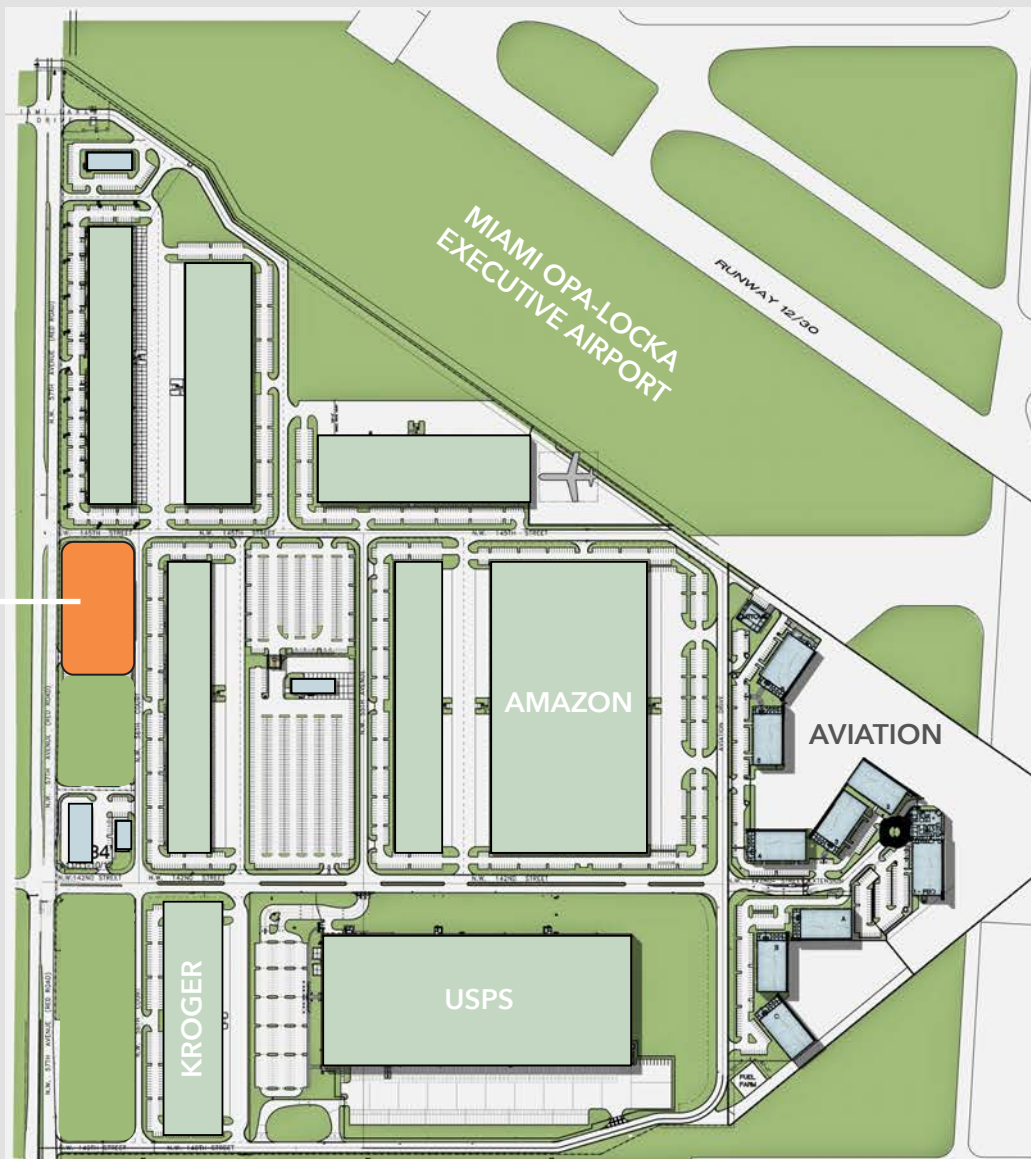


## AVE AVIATION & COMMERCE CENTER

AVE Aviation & Commerce Center is a premier master planned 2.5 million square foot, mixed use business park situated on 178 meticulously landscaped acres, located next to the Town of Miami Lakes. AVE is home to quality tenants such as the United States Postal Service, Smart USA Corp, Goodyear, Inc., PWG Florida, Inc., and more. AVE maintains a long-term leasehold interest in the land with a master lease expiration date of April 30, 2084.



## AVE MASTER SITE PLAN



## AVE HIGHLIGHTS



2.5m SF / 178 AC  
Business Park



3,500 Daytime  
Employee Base



50,000 Cars/Day  
Exposure



Central Location  
Convenient Access



Countless  
Nearby Amenities

## LOCATION INFORMATION

This retail frontage site is located in Central Miami-Dade County in the Town of Miami Lakes. It has the ideal retail location, with immediate freeway access and Red Road Frontage with exposure to about 50,000 cars per day.

The Town of Miami Lakes has been celebrated for its scenic beauty, vibrant cultural environment, and for its low crime rate, being named an All-America City finalist, and honored as one of 100 Best Communities for Young People, among other recognitions.

With its centralized location nestled in an established and growing business park, and celebrated neighborhood this retail and land investment opportunity will thrive for the long term.

## SELECT RETAIL BUSINESSES FRONTING RED ROAD

ExxonMobil

REGIONS

THE HOME DEPOT

Chick-fil-A

Advance Auto Parts

Office DEPOT



DUNKIN' DONUTS

Hertz

TD Bank



BIG LOTS!



Wendy's



Ernesto Casal  
Principal  
ecasal@casal.com  
305.591.3606

CASAL.COM  
305.591.3606