



**10737 SW 40TH ST**  
MIAMI, FL



**\$10,000/NNN**  
ASKING



**13,900 SF**  
LOT SIZE



**1,320 SF**  
BUILDING SIZE



**45,693**  
FDOT

10737 SW 40th St presents a 13,900 SF lot with a 1,320 SF building, situated on Miami's heavily trafficked Bird Road (SW 40th St), which sees an average of 45,693 vehicles per day. This prime location offers excellent exposure and is suitable for various commercial uses, including drive-thru operations. The property features ample on-site parking and is strategically positioned near major thoroughfares, providing easy access to the Palmetto Expressway (SR 826) and the Florida Turnpike. Its central location in a dense residential and commercial area makes it an ideal choice for businesses seeking high visibility and accessibility.

## PROPERTY HIGHLIGHTS

- 13,900 Sf Lot With A 1,320 Sf Building
- Located On Bird Road (Sw 40th St) With Avg. Daily Traffic Of 45,693 Vehicles
- Ideal For Drive-Thru Or Quick-Service Retail
- Zoned For Most Commercial Uses
- Ample On-Site Parking
- Prime Frontage And Visibility
- Minutes From The Palmetto Expressway (SR826) And Florida Turnpike
- Surrounded By Dense Residential And Commercial Population



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