

NW 7TH AVENUE CORRIDOR

BUSINESS ANALYSIS

Miami-Dade County
Department of Planning and Zoning,
Research Section,
111 NW 1st Street, Miami, FL 33128

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HIGHLIGHTS

- The NW 7th Avenue Business Corridor provides approximately six percent of the jobs in Miami-Dade County.
- The Corridor has a total of 646 business establishments that provide over 5,700 jobs.
- Over 50 percent of these jobs are in the broad Service sector, while 24 percent are in retail trade. Some of these establishments serve areas beyond the local market area.
- The remaining jobs are primarily in the Construction, Manufacturing, and Wholesale Trade sectors that serve a broad market area.
- There are 35 acres of vacant land use that could generate new jobs.
- This creates a potential for 330 additional jobs.

INTRODUCTION

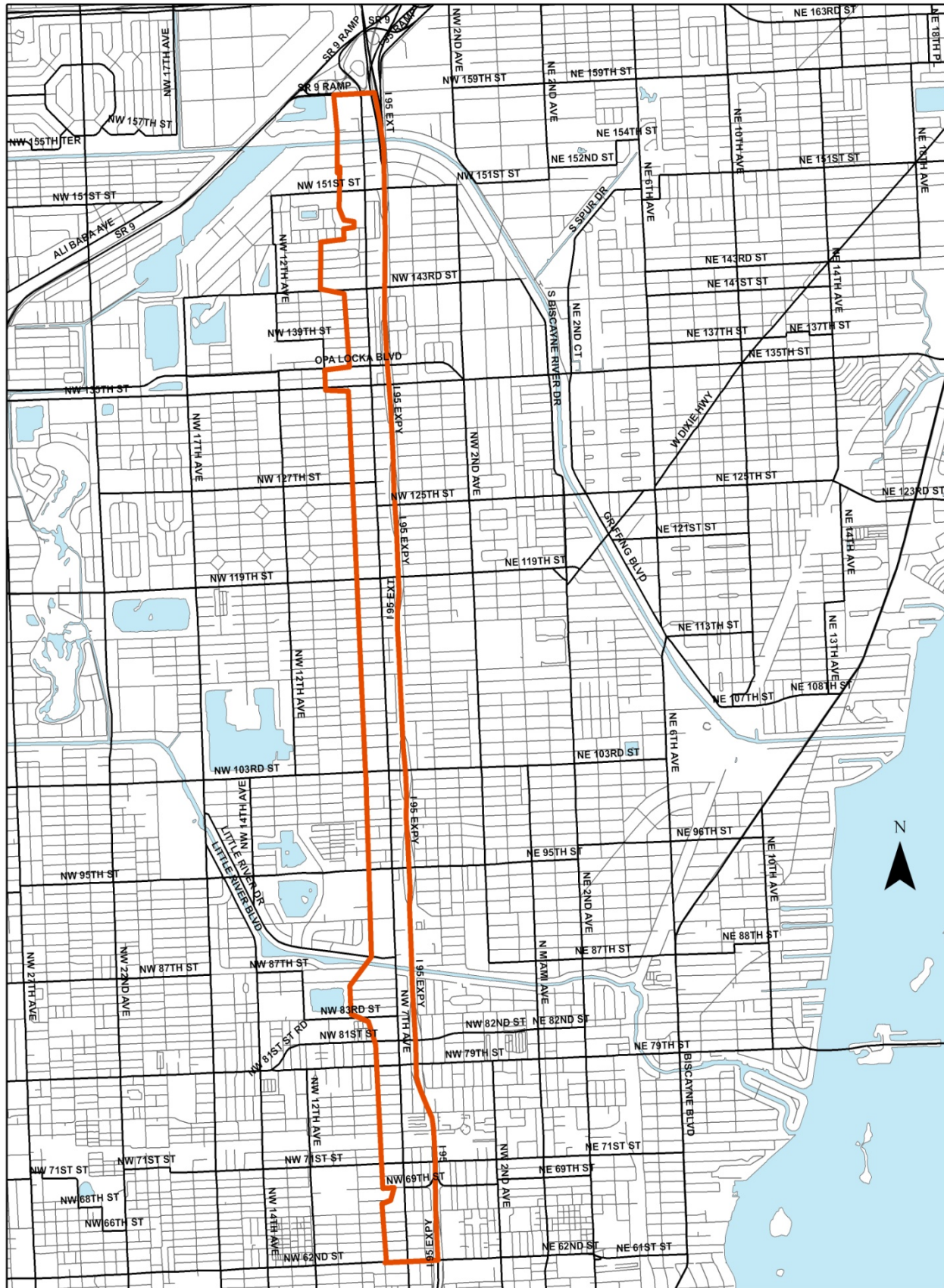
This report presents an analysis of the employment impact of businesses along NW 7th Avenue Corridor from NW 62nd Street to the Golden Glades Interchange. The purpose is to present an overall view of the Corridor and to present relevant information in order to understand it's economic significance. The report focuses on existing business and employment as well as the potential for growth.

AREA CHARACTERISTICS

LOCATION

Geographically, the NW 7th Avenue Corridor runs along NW 7th Avenue from NW 62nd Street north to the Golden Glades Interchange. It is approximately 6 miles in length and characterized primarily by a mixture of business and residential uses (see Map 1). The NW 7th Avenue business corridor is situated in the North Central part of Miami-Dade County. The southern end is located within five miles of downtown Miami, Miami International Airport, and the City of Hialeah. The NW 7th Avenue corridor is located adjacent to I-95. This gives many businesses on the east side of NW 7th Avenue an exposure to capture the attention of motorists heading south on I-95. Many of these businesses essentially front the highway in terms both of signage and building orientation. This provides a competitive advantage to businesses that serve a broader regional market.

Map 1 NW 7th Avenue Corridor



The NW 7th Avenue Business Corridor is characterized primarily by a mixture of business and residential uses (see Map 2). The map on the right hand depicts the Corridor from NW 62nd Street to NW 103rd Street, while the other map covers the rest of the area up to the Golden Glades Interchange.

The largest existing land use category in the Corridor is Residential with 258 acres representing 42.4 percent of the total area. The residential is almost exclusively located to the west of NW 7th Avenue itself. Commercial and Office land use encompasses 31.4 percent of all land uses in the corridor. Other important land uses are industrial and institutional that represent about eight and seven percent of the total, respectively. Finally there are 41.2 acres of vacant land, of which 15.5 may be used for commercial purposes. However, government and institutionally owned vacant land may be used for future development that is employment generating.

TABLE 1.
NW 7th Avenue Corridor
Land Use Inventory

Land Use Type	Acres	Percent
Commercial and Office	191.0	31.4
Commercial-Entertainment	0.0	0.0
Residential	258.3	42.4
Industrial	49.8	8.2
Vacant	41.2	6.8
Institutional	45.3	7.4
Transportation, Communications & Utilities*	12.8	2.1
Transient residential (Hotels, Motels, others)	0.7	0.1
Inland water	4.5	0.7
Parks	5.3	0.9
TOTAL	608.9	100.0

* This table excludes the road area.

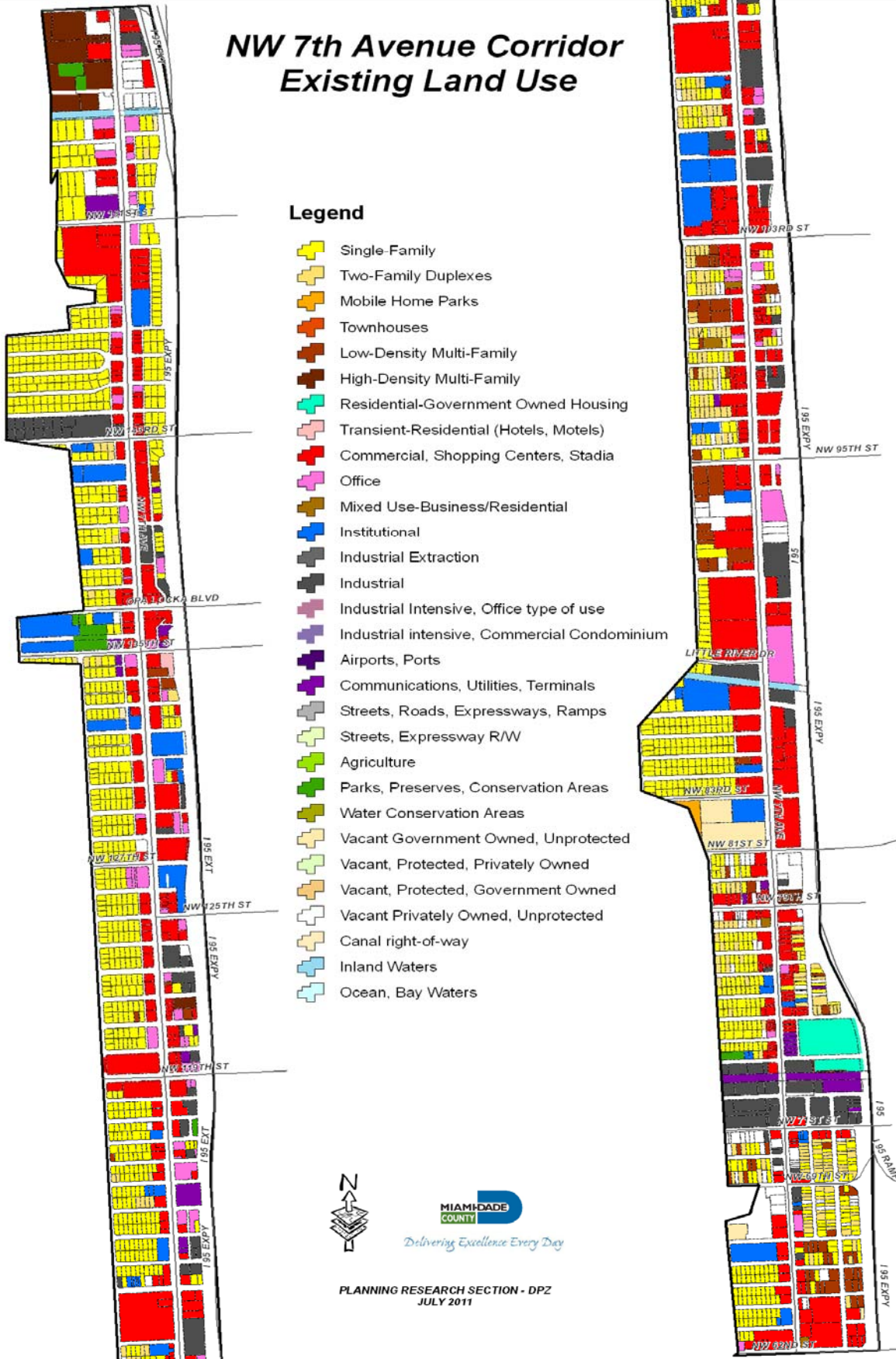
Source: Miami-Dade County, Department of Planning and Zoning, Planning Research Section, July 2011.

Map 2

NW 7th Avenue Corridor Existing Land Use

Legend

- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Townhouses
- Low-Density Multi-Family
- High-Density Multi-Family
- Residential-Government Owned Housing
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadia
- Office
- Mixed Use-Business/Residential
- Institutional
- Industrial Extraction
- Industrial
- Industrial Intensive, Office type of use
- Industrial intensive, Commercial Condominium
- Airports, Ports
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Agriculture
- Parks, Preserves, Conservation Areas
- Water Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant, Protected, Privately Owned
- Vacant, Protected, Government Owned
- Vacant Privately Owned, Unprotected
- Canal right-of-way
- Inland Waters
- Ocean, Bay Waters



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PROPERTY OWNERSHIP PATTERNS

The NW 7th Avenue Corridor is 608.9 acres and has a highly fragmented ownership pattern. Typically, the parcels in the Corridor are small. About 84 percent of the lots in the Corridor are less than a half acre in size.

Various agencies of Miami-Dade County own the largest number of parcels; they account for the most acreage, nearly 36 acres in total. In addition, about 43 acres are owned by various religious institutions. (See Table 2).

TABLE 2.
Top 20 Property Owners in NW 7th Avenue Corridor

Owner	Number of Parcels	Total Acreage
MIAMI-DADE COUNTY	31	35.80
11010 LAND COMPANY LLC	2	8.01
NORTHWEST BAPTIST CHURCH	5	7.87
NORTHWAY INVESTMENTS LLC	1	7.41
CENTRE LAKE APARTMENTS III LTD	3	7.36
EVANGEL TEMPLE OF MIAMI INC	1	7.13
L P A A ENTERPRISES	1	5.79
FRANK SOAR & W PATRICIA	2	5.39
EDISON MARKETPLACE GROUP LLC	3	4.96
HOLMAN LINCOLN-MERCURY CO INC	3	4.83
TL MIAMI INVESTCO LLC	1	4.40
NGP V MIAMI LLC	1	4.26
NEW JERUSALEM PRIMITIVE BAPTIST CHURCH	2	4.25
FLA POWER & LIGHT CO	1	4.12
DAVID FRIEDMAN TR	1	3.90
GENTILE & STEELE LTD PARTNERSHIP	5	3.89
NEW SHILOH MISSIONARY BAPTIST CHURCH INC	2	3.63
Y D B SHOPRITE LC	1	3.29
9101 NW 7 AVE LLC	2	3.23

Source: Miami-Dade County Property Appraiser, 2011.

In regard to vacant land, there are over 200 parcels summing to 41.2 acres. About two-thirds of which are privately owned. The largest parcels under private ownership are listed in Table 3.

TABLE 3.
Privately-Owned Vacant Land 1/2 Acre or Larger in NW 7th Avenue Corridor

Owner	Number of Parcels	Total Acreage
EDISON MARKETPLACE GROUP LLC	2	2.65
C & S FLA FLOOD CONTROL DIST	1	2.18
NEW SHILOH MISSIONARY BAPTIST CHURCH INC	1	1.92
ANGELO NAPOLITANO TR	4	1.68
VP PROPERTIES	2	1.49
MODEL CITY PLAZA LLC	8	1.48
MV ACQUISITIONS V LLC	1	1.30
NORTHWEST BAPTIST CHURCH	1	0.89
RONALD RASOOL MALIK & W GUANA	2	0.88
FRANCHISE REALTY INTER CORP	1	0.84
JPMORGAN CHASE BANK NATL ASSOC	1	0.83
MARMUR INC	2	0.78
TIBOR HOLLO	1	0.65
7TH AVENUE TERMINAL INC	2	0.60
BARRY UNIVERSITY INC	1	0.59
JORGE F MARTINEZ	1	0.58
MIAMI APPLIANCE PARTS INC	5	0.58
SONYA L PIANA	1	0.58
BURTON S KAHN	1	0.56
REVUELTA INVESTMENTS INC	4	0.56
MCDONALDS CORP 009/0564	2	0.50

Source: Miami-Dade County Property Appraiser, 2011.

ESTABLISHMENTS AND EMPLOYMENT

Currently, 646 establishments conduct business along the NW 7th Avenue providing employment to 5,726 persons. This represents about six percent of all jobs in Miami-Dade County. Looking at the general categories of economic activities, the NW 7th Avenue is an active business corridor with businesses in the Retail sector accounting for 24.3 percent of the establishments; this is followed by Other Services (other than public administration) at 18.3 percent. Construction, Manufacturing, Wholesale Trade, Finance and Insurance, Professional, Scientific and Technical Services, Health Care and Social assistance, and Accommodation and Food Services each account for at least five percent of the total establishments. The most common establishment types within these sectors are: restaurants (40), religious organizations (33), auto repair shops and tire dealers (24), beauty salons (22), used car dealers (19), durable goods wholesalers (14), gas stations (12), convenience stores (12), child care services (10). (See Table 4).

Table 4.
NW 7th Ave Corridor
Establishments and Jobs by Major Industry

NAICS	Industry/Sector	Establishments		Jobs	
		Number	Percent of Total	Number	Percent of Total
22	Utilities	2	0.3%	7	0.1%
23	Construction	37	5.7%	418	7.3%
31-33	Manufacturing	47	7.3%	399	7.0%
42	Wholesale Trade	36	5.6%	430	7.5%
44-45	Retail Trade	157	24.3%	1,351	23.6%
48-49	Transportation and Warehousing	9	1.4%	60	1.0%
51	Information	16	2.5%	79	1.4%
52	Finance and Insurance	33	5.1%	131	2.3%
53	Real Estate and Rental and Leasing	21	3.3%	81	1.4%
54	Professional, Scientific, and Technical Services	38	5.9%	171	3.0%
56	Administrative and Support and Waste Management and Remediation Services	18	2.8%	543	9.5%
61	Educational Services	12	1.9%	145	2.5%
62	Health Care and Social Assistance	33	5.1%	702	12.3%
71	Arts, Entertainment, and Recreation	2	0.3%	3	0.1%
72	Accommodation and Food Services	55	8.5%	663	11.6%
81	Other Services (except Public Administration)	118	18.3%	456	8.0%
92	Public Administration	7	1.1%	72	1.3%
99	Unclassified	5	0.8%	15	0.3%
Total		646	100.0%	5,726	100.0%

Source: Info USA Business Survey, November 2010. Produced by Miami-Dade County, Department of Planning and Zoning, Research Section 2011.

The distribution of jobs by sector, in many cases, does not correspond to the percent of firms. Retailers account for about the same percentage of establishments (24.3 percent) as jobs (23.6 percent), while Health Care and Social Assistance provides 12.3 percent of the jobs with only 5.1 percent of the establishments. On the other hand, Other Services (except Public Administration) provides only 8.0 percent of jobs while accounting for 18.2 of the establishments. Among establishments with 100 or more employees we find medical facilities, supermarkets, car dealerships, schools, various service contractors and wholesalers of durable goods.

As it was previously mentioned, there are about 41 acres of vacant land, of which 35 are suitable for employment producing development. Given the ratio of employees to acreage that support total employment in the Corridor, it is estimated that in the future there could be an additional 330 jobs created in the Corridor.

CONCLUSION

The NW 7th Avenue Business Corridor, with over 5,700 jobs and capacity for more, is a significant contributor to the total number of jobs in Miami-Dade County. It is important for the economic health of the County to maintain the desirability of the Corridor as a place to do business now and into the future.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
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