

Self Storage Development Opportunity



Tamiami Airport Self-Storage Development Site

15194 SW 137th Street
Miami, FL 33186

Presented by:

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LIST PRICE: Unpriced

Call for Offers Due: Wednesday, December 10, 2025

INVESTMENT HIGHLIGHTS

- Premier Self-Storage Development Opportunity located in the high-demand Kendall suburb of Miami, FL
- Fully Site plan approved 6-story, 122,994 GSF Class A climate-controlled self-storage facility
- Strategically positioned between a busy U-Haul truck rental center and a new Subaru car dealership coming soon by Zinn Motors
- Excellent visibility from SW 136th Street, which carries over 17,200 vehicles per day
- Favorable market fundamentals with a low SF/capita within a 3-mile radius and strong achieved rates
- Robust demographics in the surrounding area, with a population of 123,933 and an average household income of \$126,797 within 3 miles
- Within one mile of the City Park master-planned community, featuring 7,800+ new residential units and 1.9 million square feet of office, retail, and entertainment space.
- New SR-836 Expressway expansion currently in planning, extending directly to SW 136th Street, enhancing regional access and visibility
- Convenient proximity to major retail and service centers including Publix, Walgreens, Starbucks, and multiple auto dealerships (Toyota/Lexus, Dodge/Jeep/Chrysler)
- Month-to-month tenant in place, providing revenue during the planning/development process



