

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 28 acres of vacant land use that could generate new jobs.
- This creates a potential for 650 additional jobs.
- The surrounding area has a median household income that is 20 percent lower than the County's figure and an unemployment rate that is 40 percent higher.

INTRODUCTION

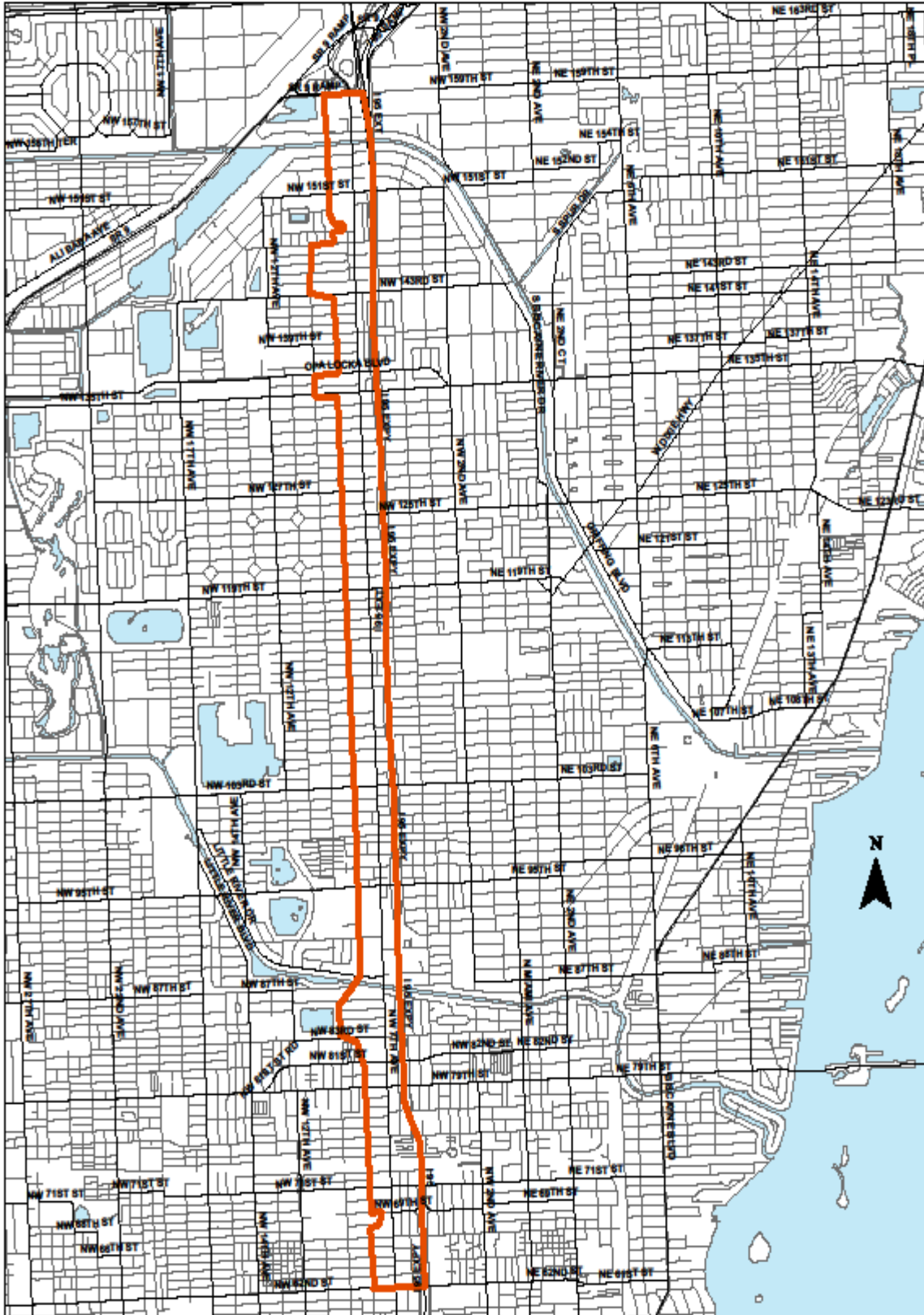
This report presents an analysis of the employment impact of businesses along NW 7th Avenue Corridor from NW 62nd Street to the Golden Glades Interchange. The purpose is to present an overall view of the Corridor and to present relevant information in order to understand its economic significance. The report focuses on existing business and employment as well as the potential for growth. It also provides a socio-economic profile of the surrounding area.

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 to exposure 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 server 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. There are currently 7.2 acres of vacant land owned by Miami-Dade County that are either under construction or are the subject of planned development. The remaining vacant land owned by the County amounts to less than one acre.

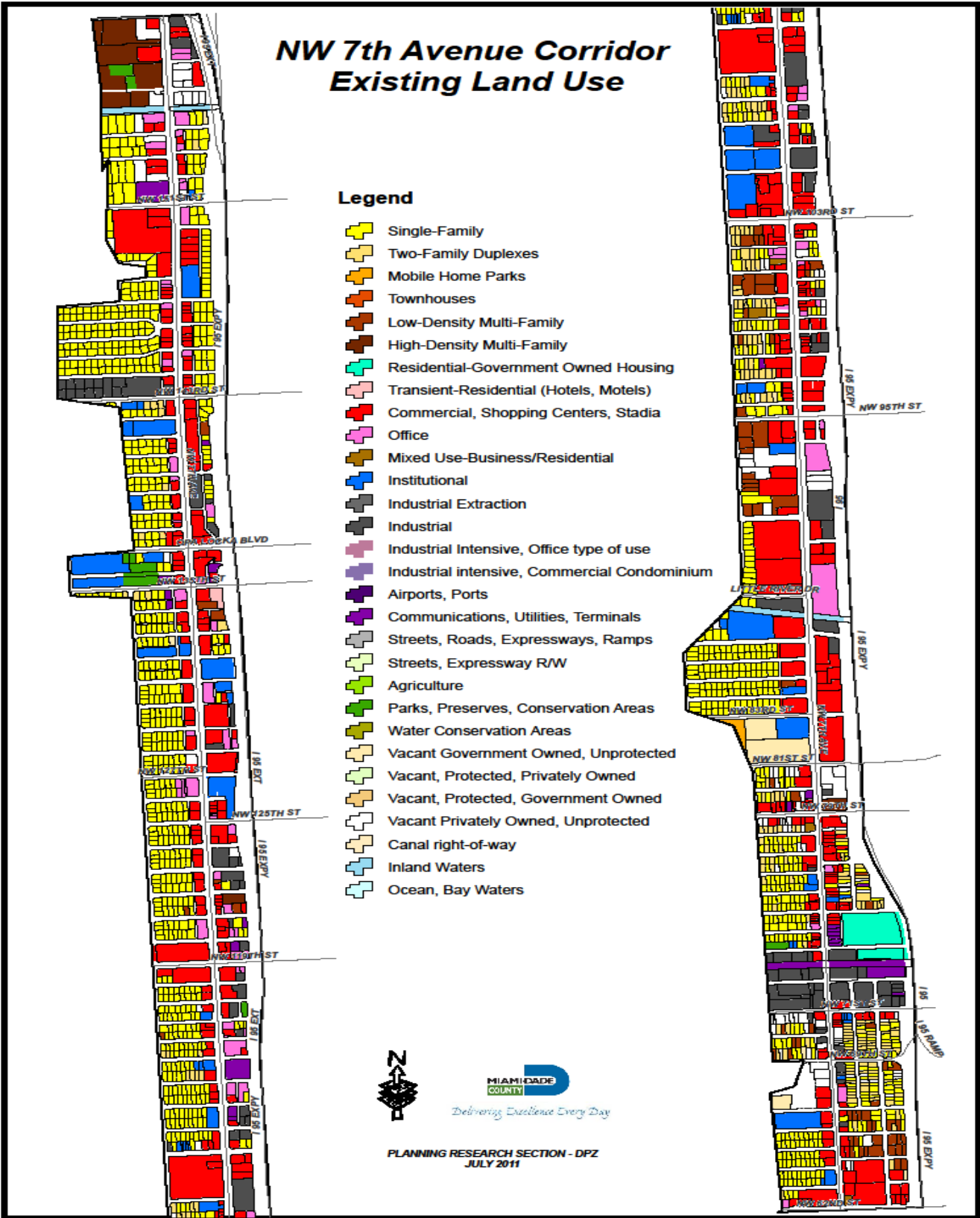
TABLE 1:
NW 7th Avenue Corridor
Land Use Inventory

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 figure excludes the road area.

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

Map 2



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 typically 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

Row Labels	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 was previously mentioned, there are about 41 acres of vacant land, of which 28 are suitable for employment producing development. Given the ratio of employees to acreage that support total employment in the Corridor, by type of vacant parcel, it is estimated that in the future there could be an additional 650 jobs created in the Corridor.

SOCIAL AND ECONOMIC PROFILE

For the purpose of this brief socio-economic analysis the NW 7 Avenue Corridor includes the area bounded by the census tract to the east and the one to the west of NW 7th Avenue from NW 62nd Street to the Golden Glades Interchange. ¹

Perhaps the single most telling characteristic for the area is educational attainment. In this corridor 31.3 percent of persons 25 years and above have less than a high school education. This compares to the 23.5 percent figure for the County. At the other end of the educational attainment spectrum, the County with 25.9 percent of the population with a Bachelor's degree or above. This is in sharp contrast to the corridor where only 12.5 percent have this degree. In turn, this gives rise to a significantly different occupational structure than is found in the County. In the County 29.8 percent of employed persons are in the management and professional category. This figure drops to 18.7 percent of persons in the corridor. Since salaries in this category tend to be higher, this is one factor that leads to lower incomes in the corridor. The median household income in the corridor is \$34,559 compared to the \$42,969 figure for the County. The other factor that leads to this lower income level is the unemployment rate. The rate in the corridor is 11.6 percent, whereas this figure is considerably lower at 8.2 percent in the County. In sum, this is an area that would significantly benefit from growth in employment.

Tables 5-10 provide detailed social and economic data for the area.

¹ The following 2000 Census Tracts are included. 3.01; 3.02; 3.04; 4.01; 4.05; 4.06; 4.07; 4.08; 10.02; 10.04; 10.05; 10.06; 11.01; 11.02; 11.03; 14.01; 19.01 and 20.01.

**Table 5. Population Characteristics
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

	<u>Corridor Area</u>
	2010
Total Persons	97,224
Males	46,676
Females	50,548
Race	
White	18,313
Black	71,717
Amer. Indian & Alaska Native	255
Asian	775
Hawaiian & Other Pac. Islander	37
Other Race	3203
Two or More Races	2,924
Hispanic Origin	20,872
Not Hispanic Origin	76,352

Source: U.S. Census Bureau, Census 2010 (Public Law 94-171) Summary File 1, Miami-Dade County Department of Planning and Zoning, Planning Research Section, September 2011.

**Table 6. Educational Attainment
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

	<u>Corridor Area</u>
	2005-2009
Educational Attainment for Persons 25 Years +	
Persons 25+	65,706
--Not High School Graduate	20,587
--High School Graduate	21,732
--Some College	15,179
--B.A. or More	8,208
High School Graduation Rate	68.7%

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

**Table 7. Households and Housing Units
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

<u>Corridor Area</u>	
2010	
Total Households	29,483
1-Person Household	6,559
Family Households	21,188
----Married-Couple Family	9,894
----Other Family	11,294
-----Male Hhldr, No Wife	2,680
-----Female Hhldr, No Husb.	8,614
--Nonfamily Households	8,295
Total Housing Units	32,645
Occupied Housing Units	29,483
--Owner Occupied	15,126
--Renter Occupied	14,357
Vacant Units	3,162
Persons Per Household	3.2

Source: U.S. Census Bureau, Census 2010 (Public Law 94-171) Summary File 1, Miami-Dade County Department of Planning and Zoning, Planning Research Section, September 2011.

**Table 8. Economic Characteristics
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

	<u>Corridor Area</u>
	2005-2009
Median Household Income	\$34,559
Total Households	32,082
----Percent Poor	26.6
Total Families	22,696
----Percent Poor	22.3
Families With Children	13,437
----Percent Poor	28.8
Female Hhldrs With Children	5,931
----Percent Poor	39.2
Total Persons	105,484
----Percent Poor	25.4

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

**Table 9. Employment Status for the Population 16 Years
and Over
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

	<u>Corridor Area</u> 2005-2009
Total:	81,930
In labor force:	49,904
In Armed Forces	60
Civilian:	49,844
Employed	44,039
Unemployed	5,805
Not in labor force	32,026
 Male:	 36,286
In labor force:	23,473
In Armed Forces	50
Civilian:	23,423
Employed	20,587
Unemployed	2,836
Not in labor force	12,813
 Female:	 45,644
In labor force:	26,431
In Armed Forces	10
Civilian:	26,421
Employed	23,452
Unemployed	2,969
Not in labor force	19,213

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

**Table 10. Occupation For the Civilian Employed Population 16 Years and Over
NW 7th Avenue Corridor
2005-2009 5-Year Estimates**

	<u>Corridor Area</u>
	2005-2009
Total:	44,039
Management, professional, and related occupations:	8,234
Management, business, and financial occupations:	2,370
Management occupations	1,614
Business and financial operations occupations	756
Professional and related occupations:	5,864
Computer and mathematical occupations	257
Architecture and engineering occupations	144
Life, physical, and social science occupations	137
Community and social services occupations	758
Legal occupations	221
Education, training, and library occupations	1,802
Arts, design, entertainment, sports, and media occupations	482
Healthcare practitioner and technical occupations:	2,063
Health diagnosing and treating practitioners and other technical occupations	1,104
Health technologists and technicians	959
Service occupations:	13,519
Healthcare support occupations	1,695
Protective service occupations:	2,770
Fire fighting and prevention, and other protective service workers including supervisors	2,243
Law enforcement workers including supervisors	527
Food preparation and serving related occupations	3,196
Building and grounds cleaning and maintenance occupations	4,555
Personal care and service occupations	1,303
Sales and office occupations:	10,829
Sales and related occupations	3,713
Office and administrative support occupations	7,116
Farming, fishing, and forestry occupations	10
Construction, extraction, maintenance, and repair occupations:	4,771
Construction and extraction occupations	3,505
Installation, maintenance, and repair occupations	1,266
Production, transportation, and material moving occupations:	6,676
Production occupations	2,681
Transportation and material moving occupations:	3,995

Supervisors, transportation and material moving workers, and other transportation workers except motor vehicle operators	372
Motor vehicle operators	2,214
Material moving workers	1,409

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

CONCLUSION

The NW 7th Avenue Business Corridor, with over 5,700 jobs and capacity for 650 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 enhance the desirability through investing in improvements to the Corridor as a place to do business now and into the future. Improvements to the roadway and landscaping will make the Corridor a more attractive place for business development and, as a corollary, would help maximize its job creation potential. In addition, it would increase the possibilities of further leveraging its proximity to I-95 so that its value as a regional draw would be augmented. Finally, it should be clear that based on the above social and economic profile that residents of the surrounding area would benefit from further business development.

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http://www.miamidade.gov/planzone/planning_research.asp