

FOR SALE

NW 54 STREET REDEVELOPMENT OPPORTUNITY

MIAMI, FL

Wynwood

Downtown Miami



Highlights

- .90 Acres ripe for redevelopment into multiple uses including retail, multi-family or office
- Opportunity to adaptively re-use current buildings
- Opportunity to up-zone back parcel
- Qualified Opportunity Zone location
- Mixed-Use Zoning within Miami-Dade County
- Scarcity of inventory in Miami-Dade Marketplace
- Hard Corner with optimal frontage across from national tenants
- Access on major major east-west roadway
- Central location in Miami-Dade County
- Minutes to Interstate 95 and Miami amenities

Pricing

\$1,395,000

Contact us:

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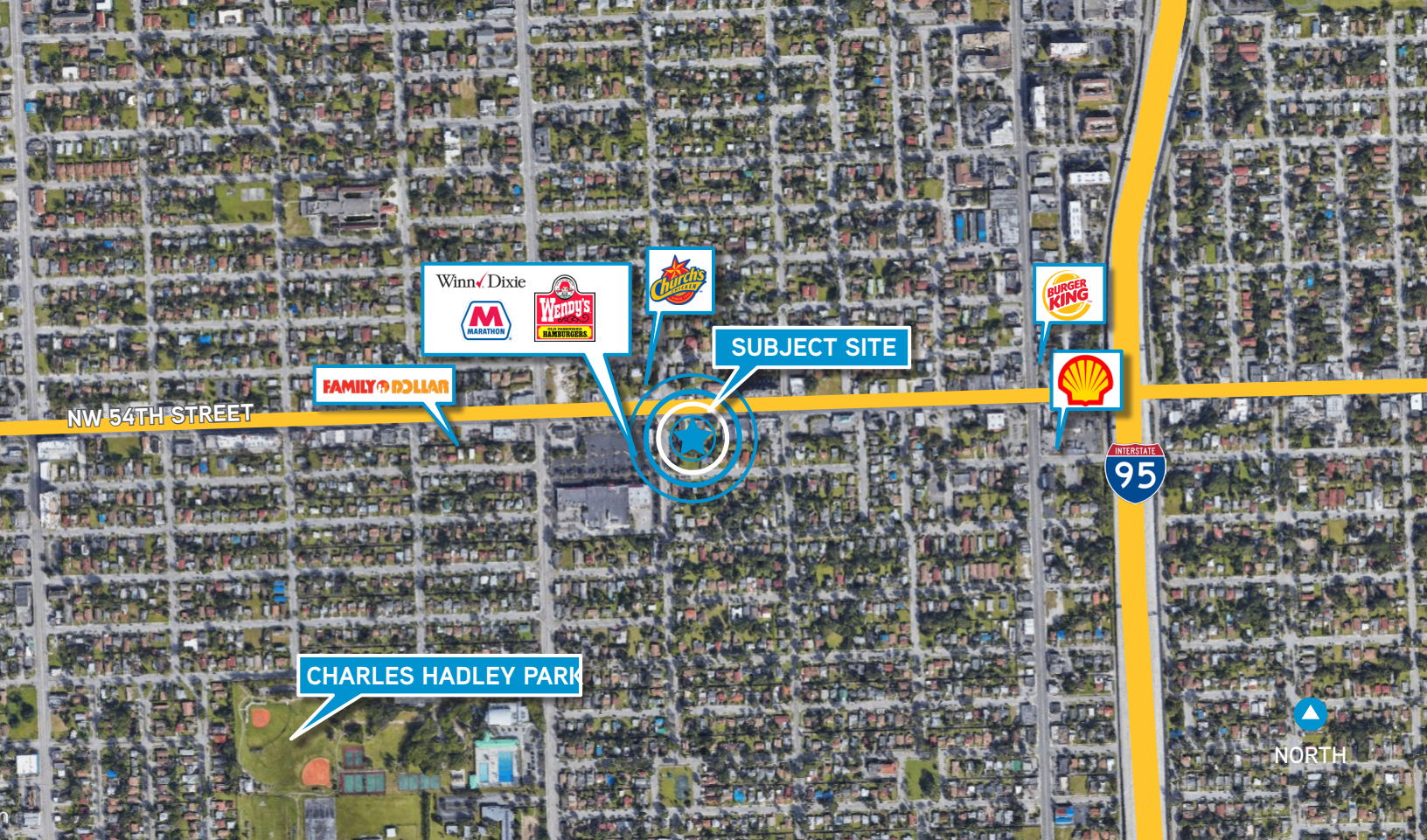
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Specifications

Property Address	1090-1096 NW 54 ST; 5301 NW 11 Ave; 1075 NW 53 St Miami, FL 33150
Parcel Numbers	01-3123-006-1170 (15,720 SF) 01-3123-006-1150 (6,681 SF) 01-3123-006-1141 (6,455 SF) 01-3123-006-1140 (10,400 SF)
Total Land Size	±39,256 SF (per property appraiser)
Current Building (Gross) Size(s)	±5,872 SF ±2,000 SF - Two vacant retail spaces fronting main street with two residential units up top ±2,000 SF Fourplex directly behind (1090 NW 54 St) ±700 SF Warehouse operating as a residential unit ±1,000 SF Three-bedroom, two-bathroom single family home (1055 NW 62nd Street)
Zoning	Consists of a higher density mixed-use building type, that accommodates retail and office uses with apartments. 29 units allowed per right 16,855 SF is zoned T5-O (65 units per acre) 22,401 SF is zoned T3-L (9 units per acre)
County	Miami-Dade
Possible Uses	Multi-Family, Retail, Office

Area Demographics - 5 Mile Radius



Median Household Income (2020)
\$39,292



Population (2020)
619,992



Average Household Size (2020)
2.63



Median Age (2020)
40.3



Projected annual population growth (2020)
1.35%

Winn-Dixie

Wendy's
HAMBURGERS

NW 53RD STREET

NW 11TH AVENUE

BUS STOP

NW 54TH STREET

NORTH BAY VILLAGE

LITTLE HAITI

MIAMI BEACH

BISCAYNE BAY

INTERSTATE 195

DOWNTOWN MIAMI

DESIGN DISTRICT

INTERSTATE 95

NW 54TH STREET

SUBJECT PROPERTY

BUS STOP

NW 53RD STREET

NW 11TH AVENUE

Wendy's
HAMBURGERS

Wendy's
QUALITY IS OUR RECIPE

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Accelerating success.

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