

OFFERING MEMORANDUM

1081 NW. 21st St.
Miami, FL 33127

NO
OUTLET

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Exclusively Marketed by:

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ballard+fuentes

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	1031 NW. 21st St. Miami FL 33127
COUNTY	Miami-Dade
MARKET	Allapattah
BUILDING SF	8,173 SF
LAND ACRES	.4563
LAND SF	19,880 SF
YEAR BUILT	Multiple

FINANCIAL SUMMARY

PRICE	\$5,200,000
PRICE PSF	\$636.24

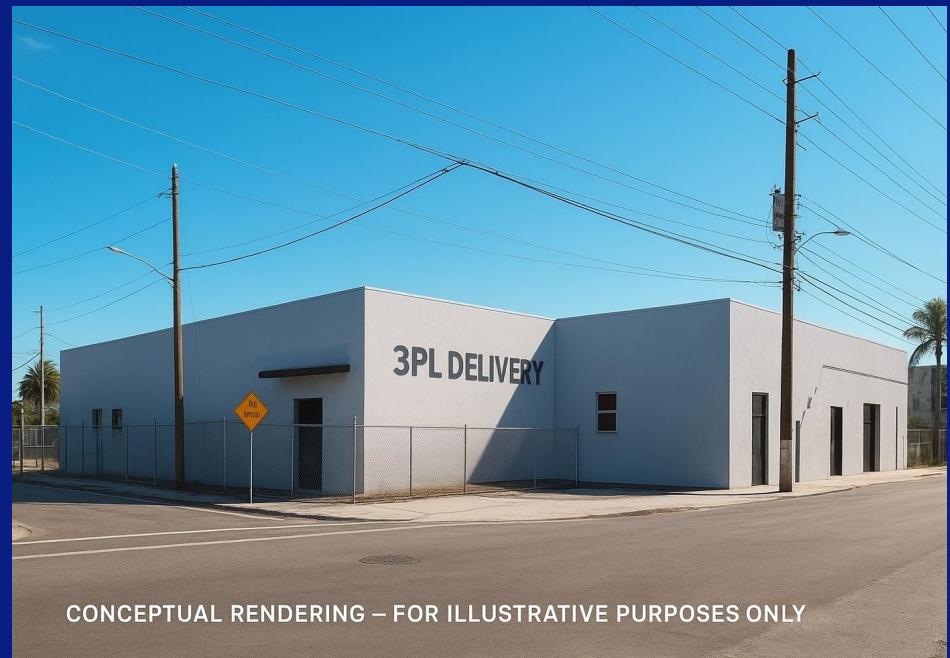
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	34,582	342,626	604,971
2025 Median HH Income	\$41,126	\$64,524	\$66,908
2025 Average HH Income	\$56,661	\$106,700	\$112,125

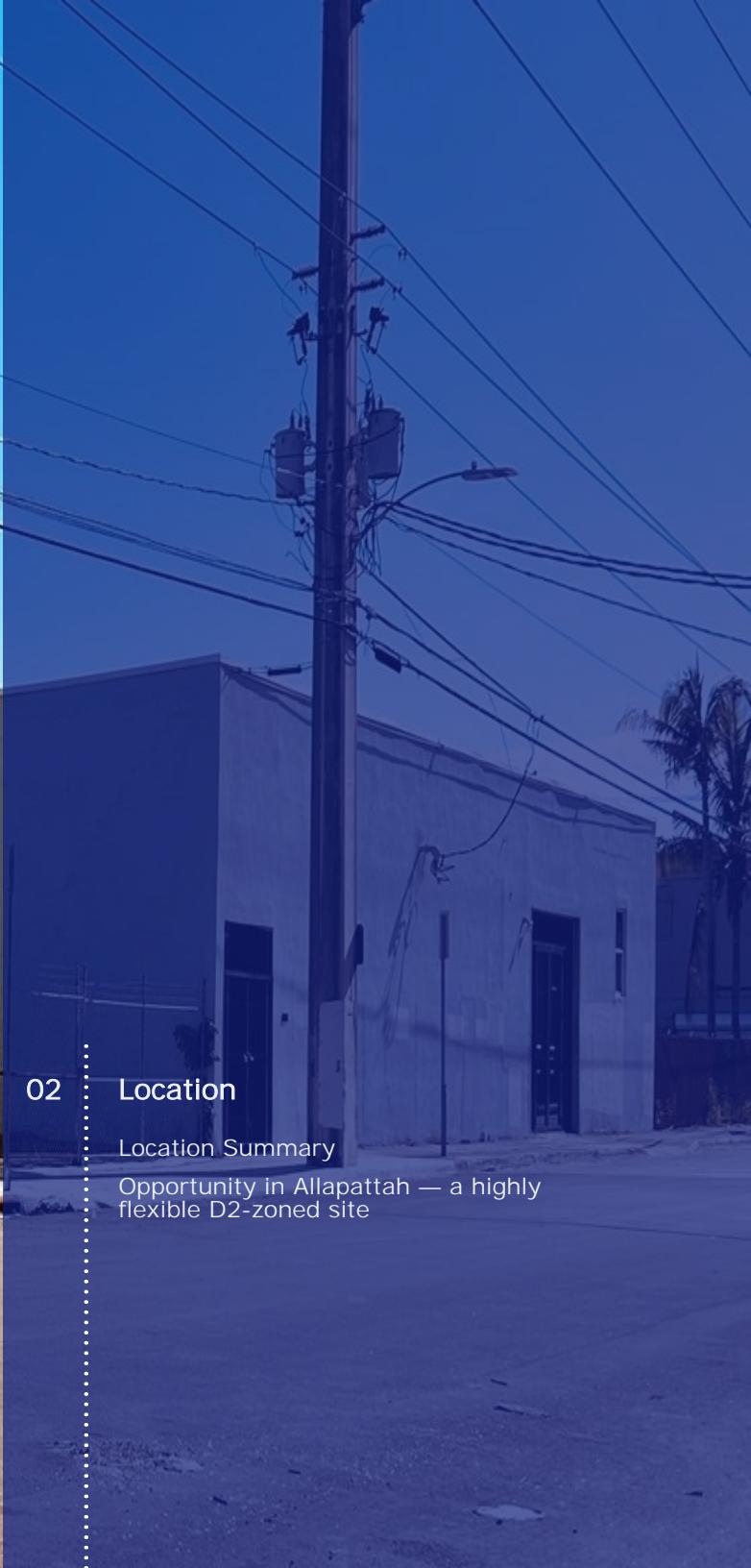
Flexibility:

- D2 is highly permissive for industrial/warehouse reuse — great for marketing to 3PLs, last-mile users, light manufacturers, and investor buyers.

Development upside:

- High FAR (8.0) and 90% lot coverage mean strong redevelopment potential if buyer pursues higher density.





02

Location

Location Summary

Opportunity in Allapattah — a highly flexible D2-zoned site

- Premium small-format industrial/warehouse opportunity in Allapattah — a highly flexible D2-zoned site with immediate marketing appeal to last-mile distribution, light manufacturing, 3PL and investor buyers.

Strategic Industrial Node:

- Allapattah sits between core Miami employment centers and major logistics nodes — attractive for last-mile distribution and light industrial occupiers.

Market Depth & Demand:

- Strong demand for well-located small-format warehouses from 3PLs, e-commerce, contractors and owner-users. D2 zoning.

Incentive & Redevelopment Tailwinds:

- Property is within the Allapattah / Omni CRA area — potential access to local redevelopment incentives and programs (does not change base zoning).

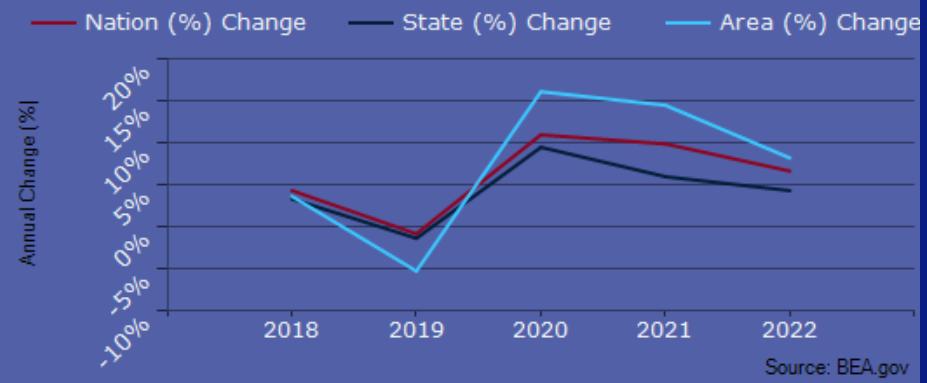
Labor & Transportation Access:

- Readily available local industrial workforce and straightforward connectivity to regional highways, airport and seaport (high occupier convenience without peripheral commute).

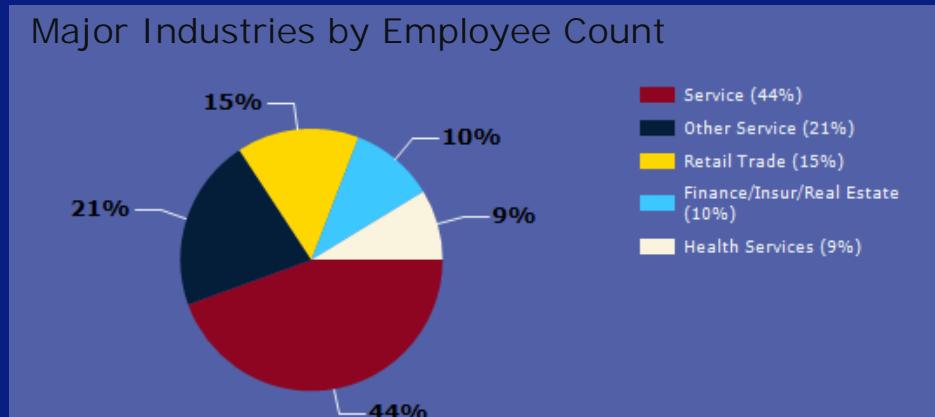
Largest Employers

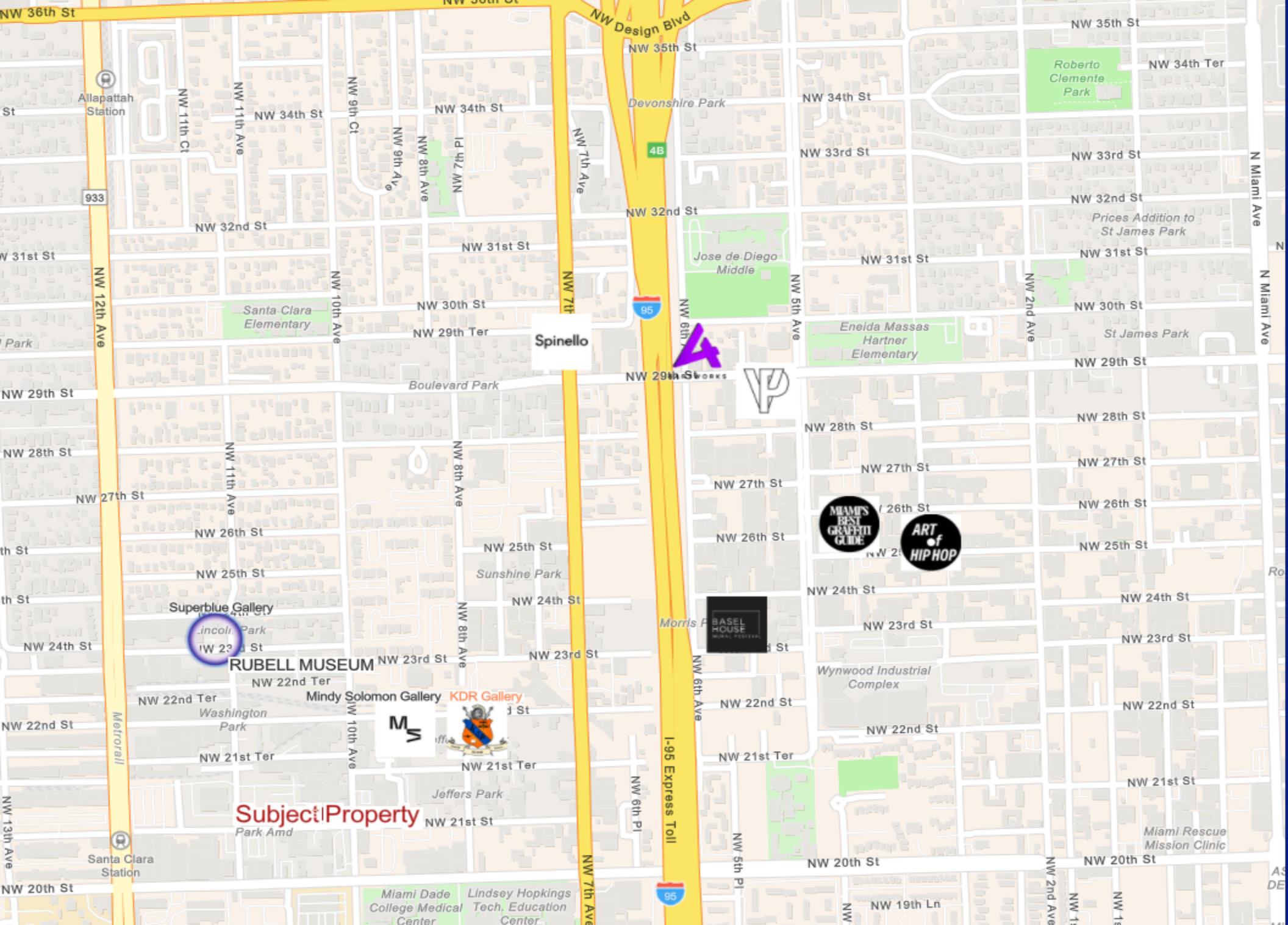
Miami-Dade County Public Schools	33,477
Miami-Dade County	25,502
U.S. federal government	19,200
Florida state government	17,100
Jackson Health System	12,000
Baptist Health South Florida	11,353
American Airlines	11,031
Carnival Cruise Line	3,500

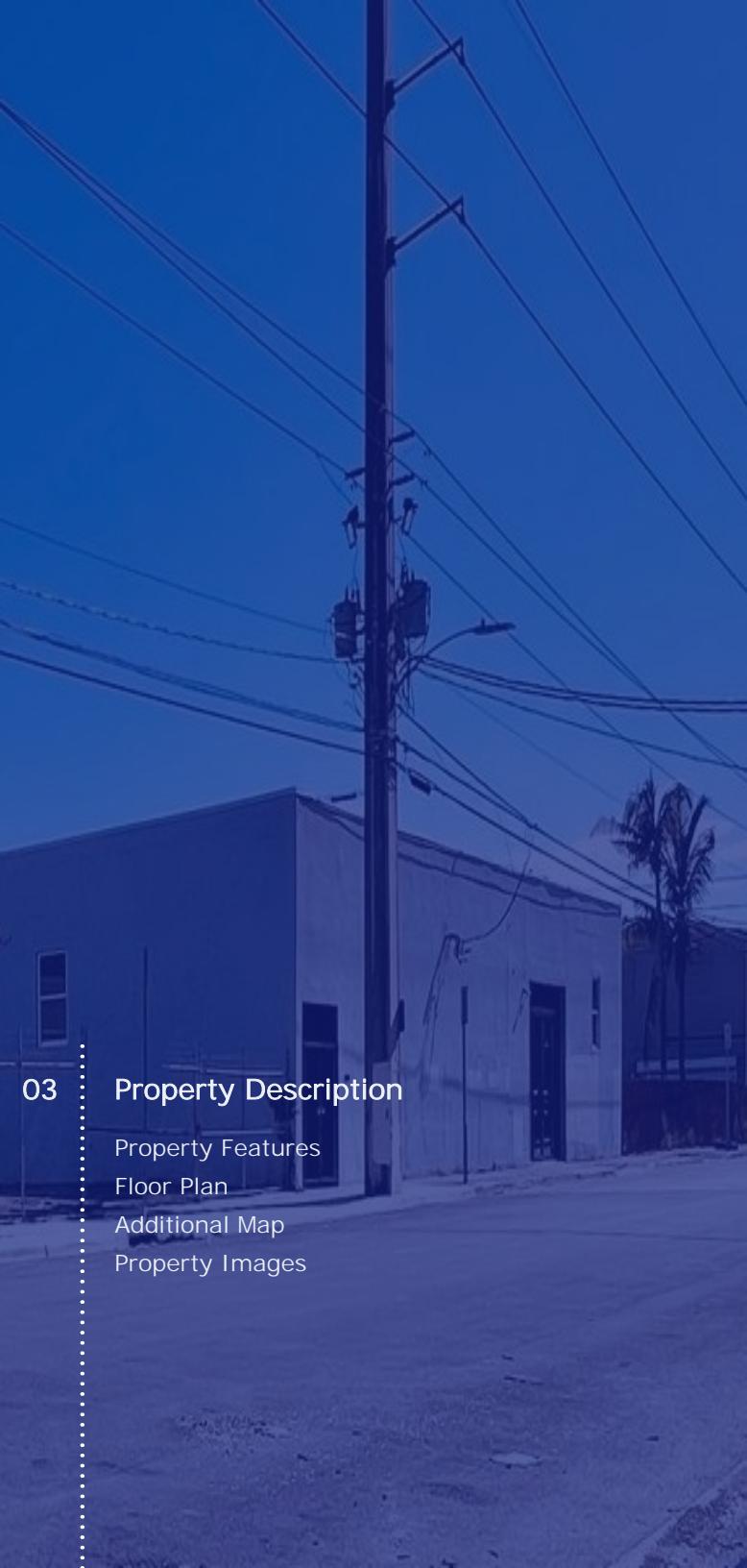
Miami-Dade County GDP Trend



Major Industries by Employee Count







03

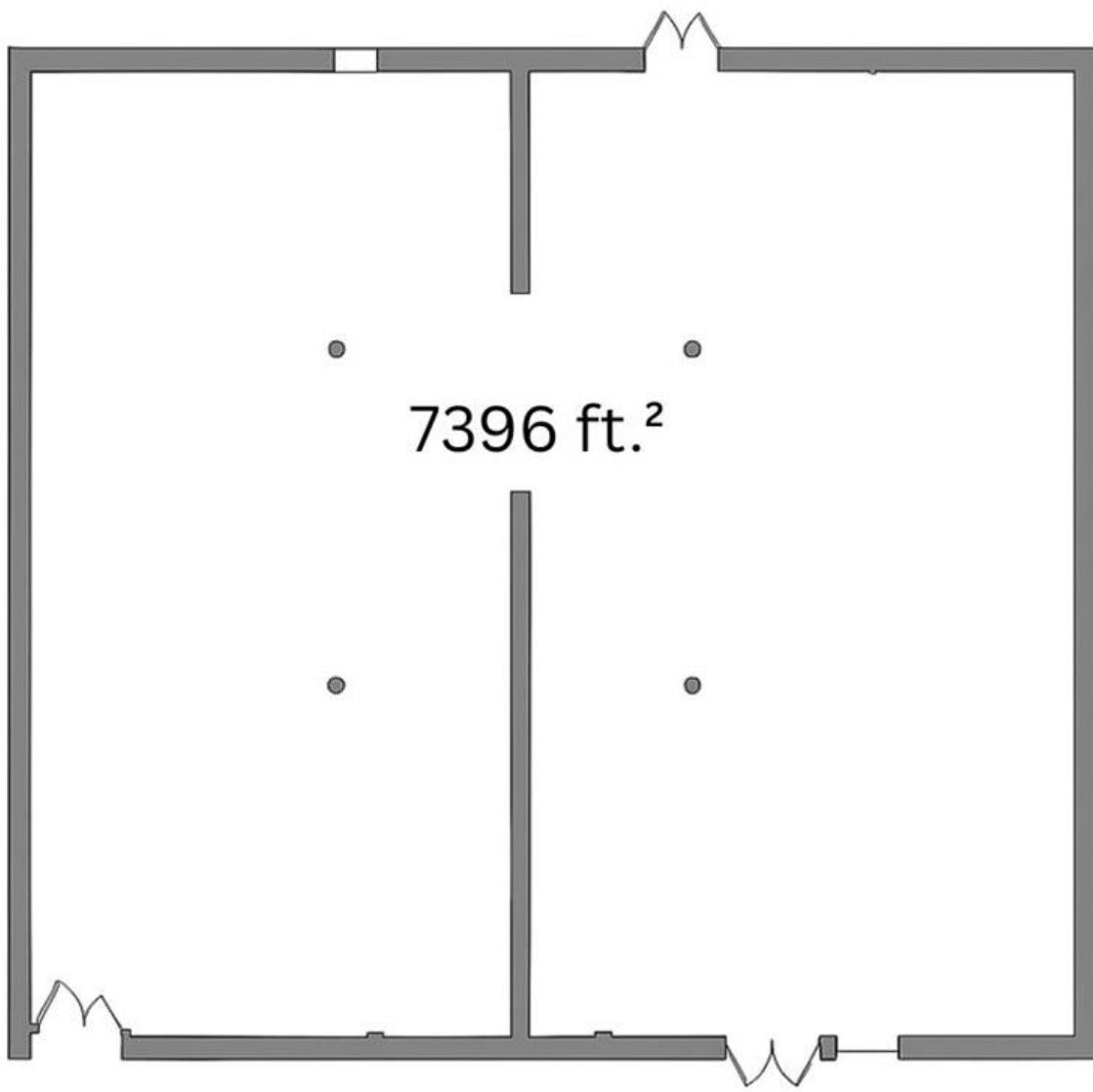
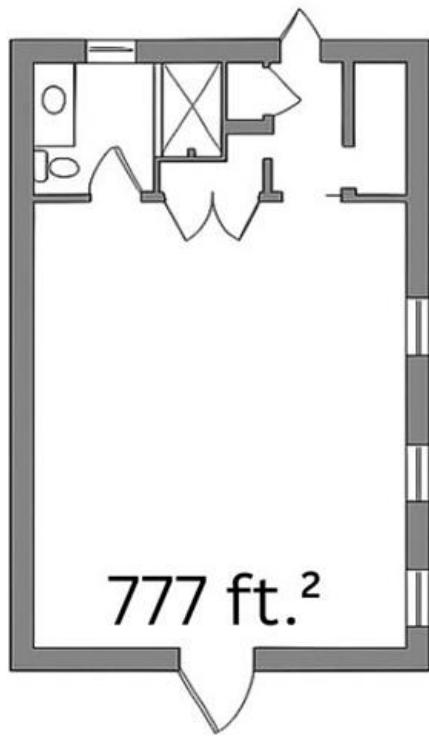
Property Description

[Property Features](#)
[Floor Plan](#)
[Additional Map](#)
[Property Images](#)

GLOBAL

BUILDING SF	8,173
LAND SF	19,880
LAND ACRES	.4563
YEAR BUILT	Multiple
ZONING TYPE	D2 – Industrial District Zone
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1





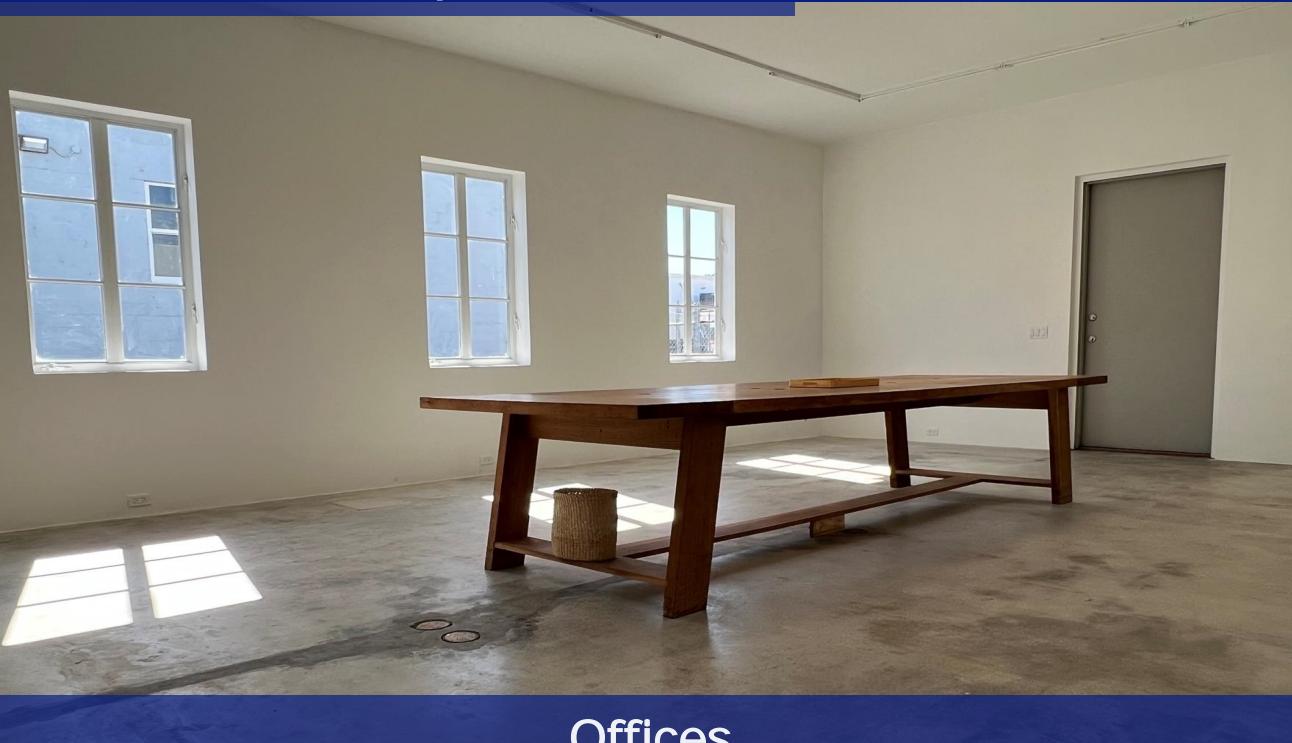




Showrooms, light industrial with retail component



Research facilities, educational uses



Offices





Warehousing / distribution / storage



Manufacturing, processing



Galleries



CONCEPTUAL RENDERING FOR ILLUSTRATIVE PURPOSES ONLY
Third-party logistics

DEMOGRAPHICS

04

Demographics

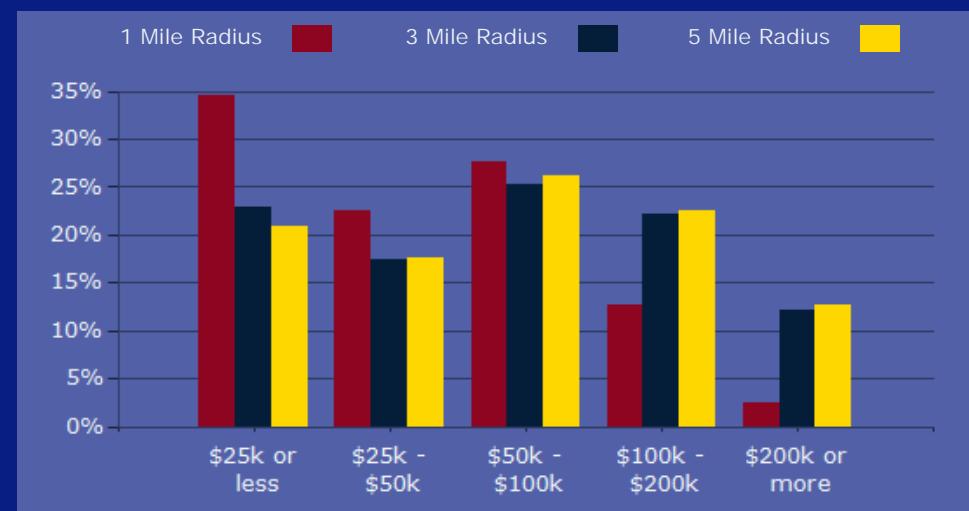
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,054	254,954	499,805
2010 Population	30,144	283,681	538,771
2025 Population	34,582	342,626	604,971
2030 Population	38,567	377,340	645,255
2025 African American	7,721	53,727	89,753
2025 American Indian	254	1,987	2,774
2025 Asian	360	5,319	8,597
2025 Hispanic	24,841	231,946	407,963
2025 Other Race	6,900	52,569	82,080
2025 White	7,392	98,546	181,463
2025 Multiracial	11,945	130,394	240,166
2025-2030: Population: Growth Rate	11.05%	9.75%	6.50%

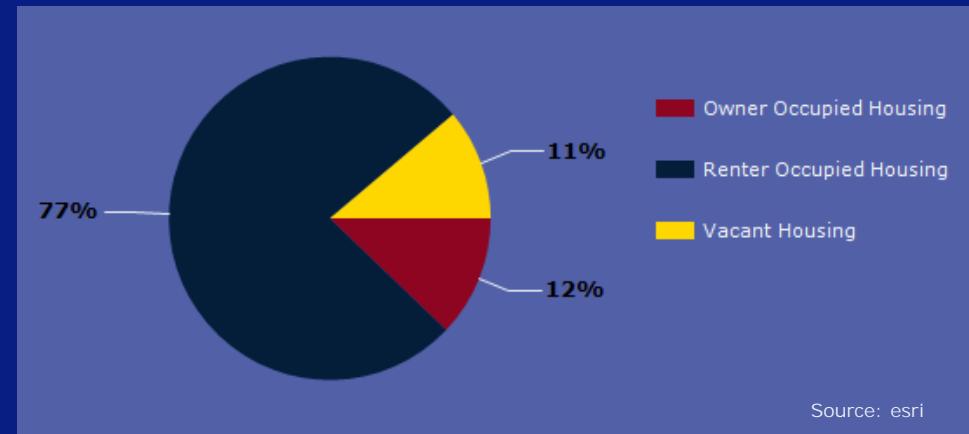
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,236	22,402	34,405
\$15,000-\$24,999	1,300	12,200	20,592
\$25,000-\$34,999	1,302	10,973	18,914
\$35,000-\$49,999	1,653	15,425	27,438
\$50,000-\$74,999	2,331	23,771	41,644
\$75,000-\$99,999	1,280	14,587	26,982
\$100,000-\$149,999	1,409	22,574	38,888
\$150,000-\$199,999	259	11,080	20,178
\$200,000 or greater	336	18,283	33,519
Median HH Income	\$41,126	\$64,524	\$66,908
Average HH Income	\$56,661	\$106,700	\$112,125



2025 Household Income



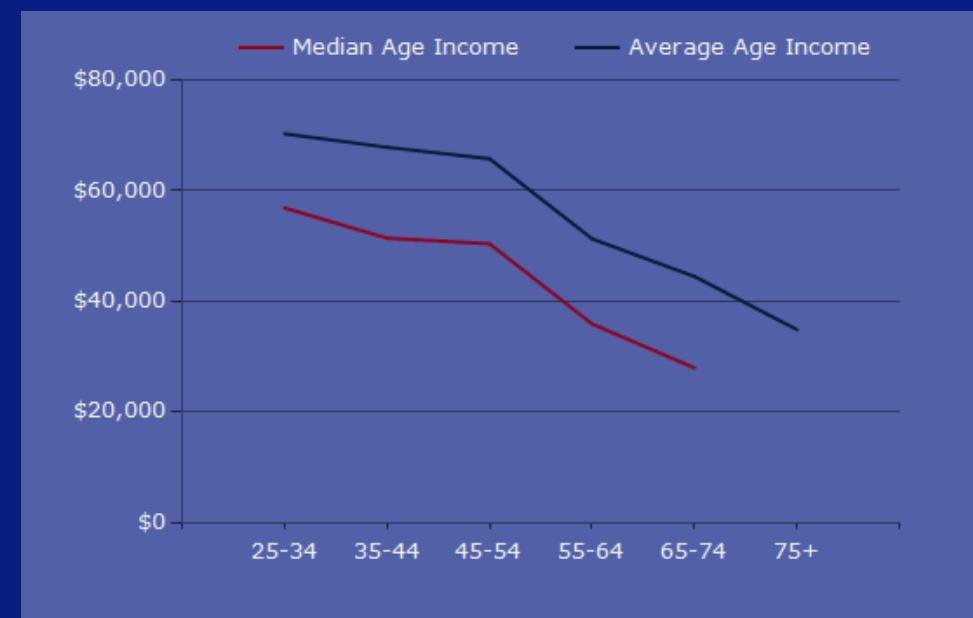
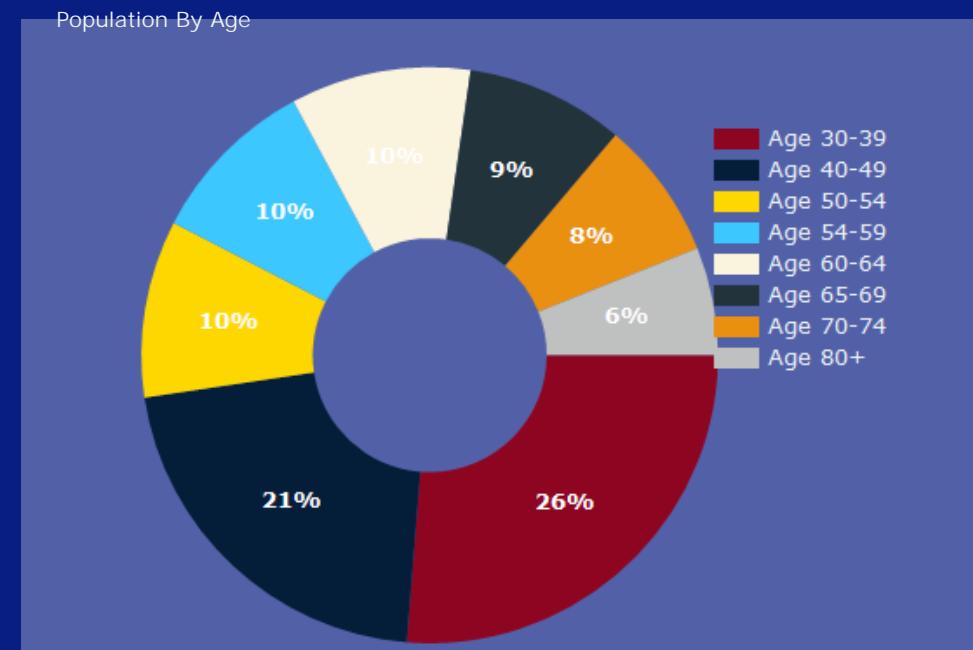
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,730	33,674	52,604
2025 Population Age 35-39	2,596	29,843	49,975
2025 Population Age 40-44	2,359	25,832	44,675
2025 Population Age 45-49	1,973	22,019	39,745
2025 Population Age 50-54	2,017	21,201	40,250
2025 Population Age 55-59	1,941	19,698	38,052
2025 Population Age 60-64	2,047	19,745	38,133
2025 Population Age 65-69	1,801	16,519	31,434
2025 Population Age 70-74	1,579	13,853	26,558
2025 Population Age 75-79	1,228	10,493	21,080
2025 Population Age 80-84	797	7,241	14,530
2025 Population Age 85+	761	7,034	14,719
2025 Population Age 18+	27,493	285,550	505,153
2025 Median Age	39	39	41
2030 Median Age	39	39	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,911	\$85,390	\$82,010
Average Household Income 25-34	\$70,329	\$123,681	\$120,483
Median Household Income 35-44	\$51,438	\$81,934	\$83,658
Average Household Income 35-44	\$67,888	\$131,776	\$135,046
Median Household Income 45-54	\$50,424	\$75,641	\$82,549
Average Household Income 45-54	\$65,806	\$124,526	\$133,979
Median Household Income 55-64	\$35,924	\$57,007	\$65,472
Average Household Income 55-64	\$51,324	\$103,632	\$116,744
Median Household Income 65-74	\$27,941	\$38,005	\$45,241
Average Household Income 65-74	\$44,502	\$74,948	\$87,115
Average Household Income 75+	\$34,885	\$54,145	\$66,019



05 **Company Profile**
Company Bio

BIO

Proficient in conducting comprehensive research and analysis within the realm of commercial real estate, Possess in-depth expertise in real estate finance, adept at negotiating development-phase deals, facilitating 1031 Exchanges, and endorsed by numerous clients for a keen understanding and excellence in navigating the intricacies of the real estate investment market.

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