

1341 NW 20TH ST

1341 NW 20th St  
Miami, FL 33142



OFFERING MEMORANDUM

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**CALUM WINSOR**

Broker Associate

Mobile: (310) 402-1983

[cwinsor@cc-reg.com](mailto:cwinsor@cc-reg.com)

License #: 3366506



**CURRENT CAPITAL**  
REAL ESTATE GROUP

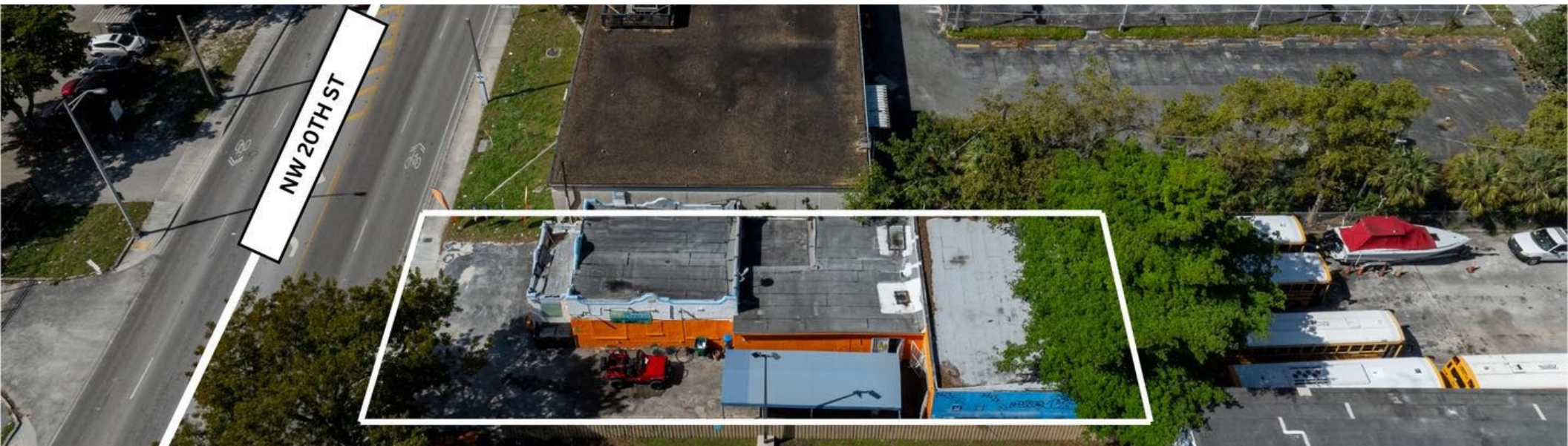
## Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

[www.currentcapitalgroup.com](http://www.currentcapitalgroup.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)



NW 20TH ST



BEAUTY CARE

MAIL GENERAL

BEAUTY SUPPLY

540-5002

# INVESTMENT SUMMARY

Current Capital Realty is pleased to offer 1341 NW 20th St in Miami, FL. The property is a 3,441-square-foot Stand-alone building on 20th St, Miami FL. This property is leased on an M2M basis to a local car wash tenant, with significant value-add/redevelopment potential, that offers an investor the rare opportunity to acquire a long-standing property along the NW 20th St corridor.

The Property is well-located on NW 20th St Corridor on the parcel west of 12th Ave with proximity to the Miami Health District which runs from 14th St up to 20th St.

Miami Health District included tenants and operators such as Jackson Memorial Hospital, The University of Miami Health System and Miami VA Medical Center.



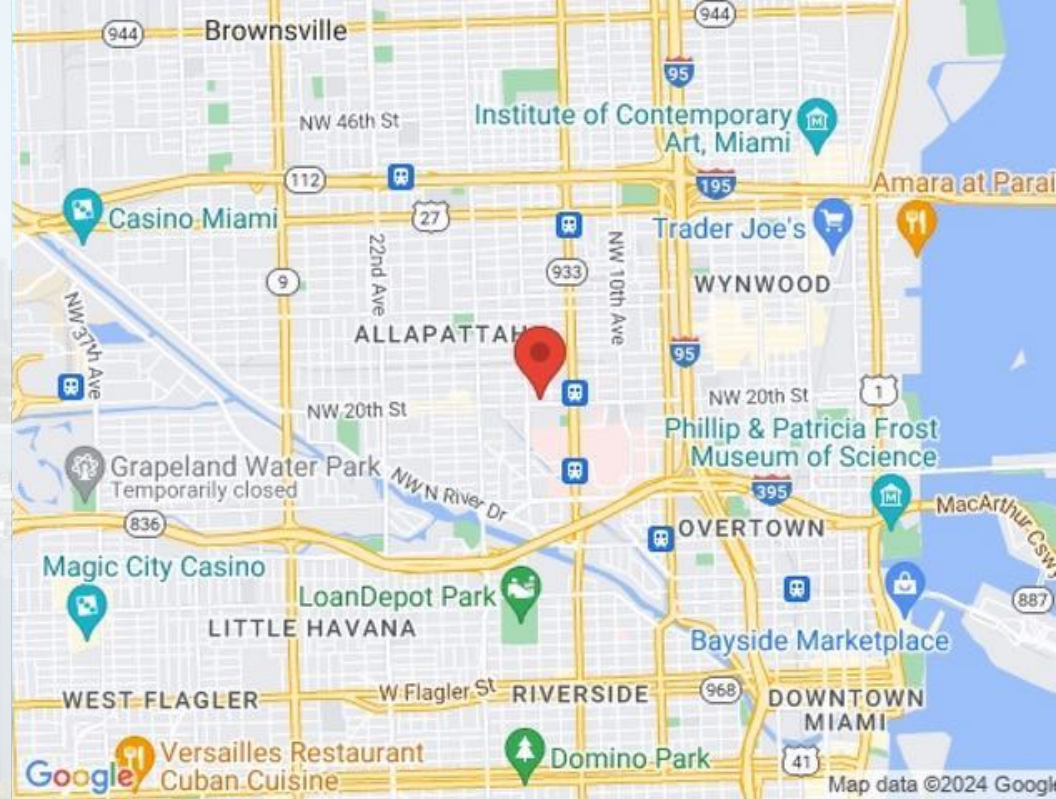
# PROPERTY SUMMARY

Offering Price	\$1,588,000.00
Building SqFt	3,441 SqFt
Year Built	1926
Lot Size (acres)	0.17
Parcel ID	01-3126-047-0200
Zoning Type	T6-8-O (General Commercial)
Property Type	Retail
County	Miami-Dade
Frontage	53 Ft



# PROPERTY HIGHLIGHTS

- The property is strategically located in the Miami Health District with direct frontage on 20th St The opportunity is being offered for \$1,588,000.00.
- Value Add stand alone Opportunity
- Below Market Rents.
- Excellent market, traffic & retail fundamentals.
- T6-8-O Zoning  
Significant redevelopment potential
- Family-Focused Tenants: The property is strategically leased to tenants who cater to local businesses and families.

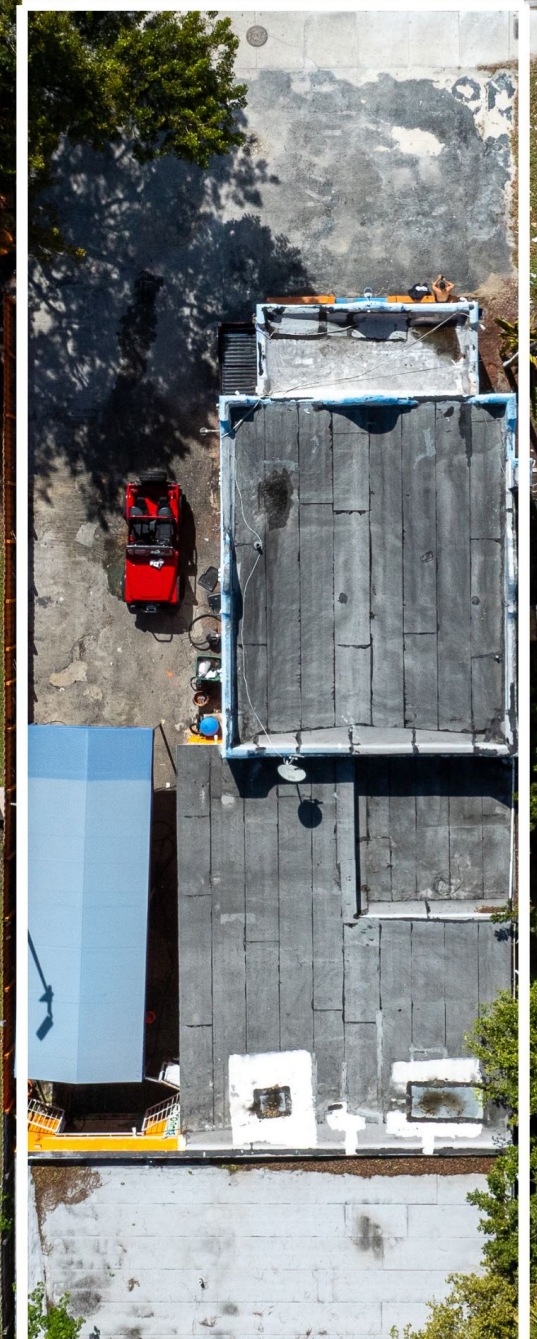




# LOCATION HIGHLIGHTS

- Excellent Visibility from 20th St and Surrounding Businesses in the Miami/Allapattah area.
- Located on 20th St, a major thoroughfare and premier location in the submarket.
- Located in a busy retail area, surrounded by national retail brands including Burger King, Popeyes, AT&T, Truist Bank and many others.
- Located just west of the major intersection of NW 20th St and 12th Ave with over 45,000 Cars Per Day through the intersection.
- One of the fastest growing areas within Miami.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Close proximity to major new proposed developments. galleries and museums and the Health District.
- Proximal location to Miami Dade College - Medical Campus along NW 20th St.

NW 20TH ST





# Types of T6 Zones

The complexity of the T6 zone is not only achieved by regulating uses, there are also multiple regulations on the capacity (stories & square footage) of the buildings. To achieve this, there are various transect sub-zones within the T6 range (see chart below).

## Regulation of capacity in T6

The number located after each T6 is the number of stories that can be built in that transect zone by right.

- ▶ **T6-8** max. eight (8) stories
- ▶ **T6-12** max. twelve (12) stories
- ▶ **T6-24** max. twenty four (24) stories
- ▶ **T6-36** max. thirty six (36) stories
- ▶ **T6-48** max. forty-eight (48) stories
- ▶ **T6-60** max. of sixty (60) stories
- ▶ **T6-80** max. of eighty (80) stories

## Regulation of Use in a T6 zone

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development. The T6 zone has the greatest number and variety of uses.

**Restricted (R)** Single family, multifamily residences. Small lodging permitted by exception.

**Limited (L)** single family, multifamily residences, Hotels, Bed & Breakfasts, and Inns, Office space permitted in a limited capacity

**Open (O)** same as above without limitations



Illustration of T6-12 waterfront drive



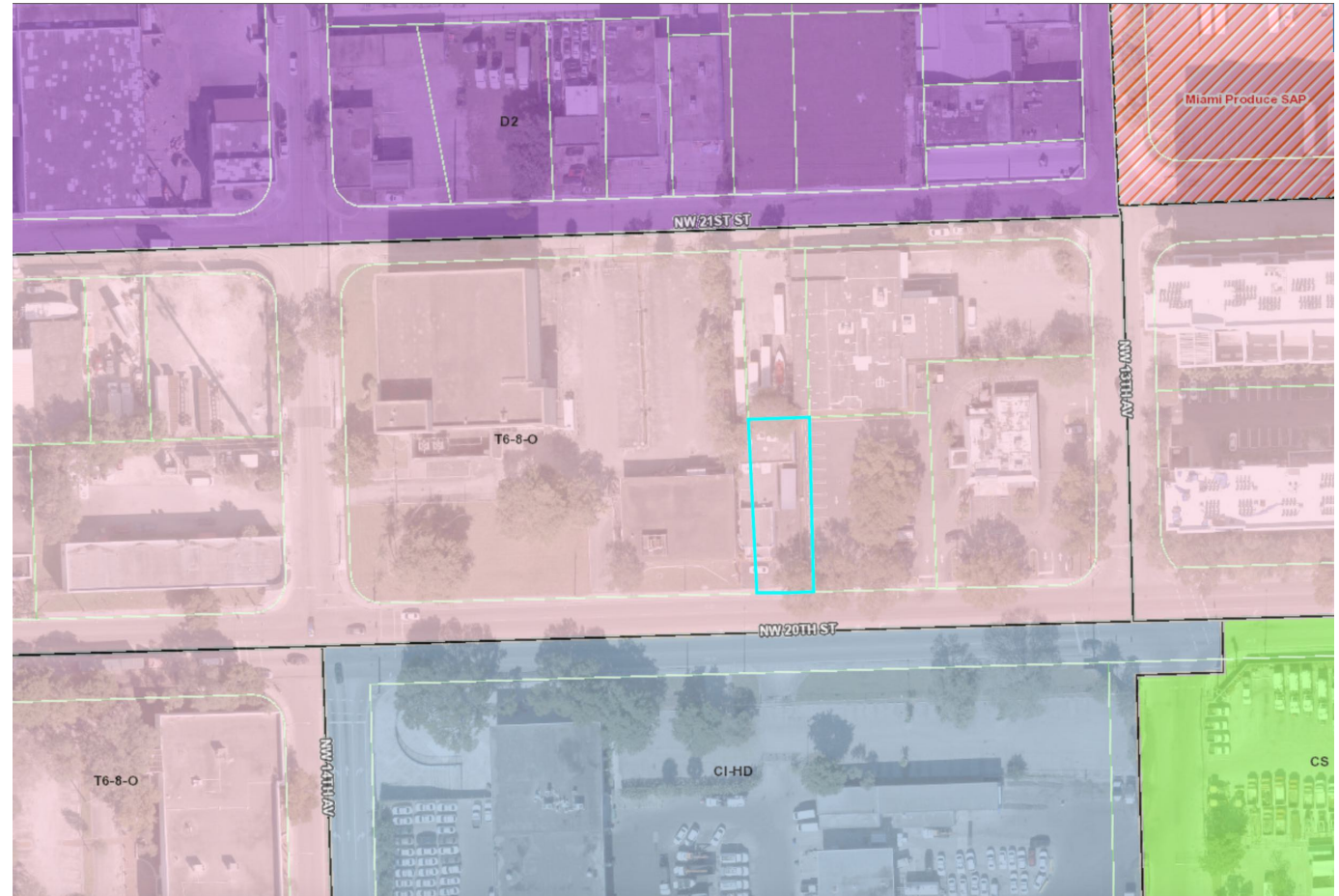
Illustration of T6-8 Transit Corridor  
Courtesy of: Dover Kohl Town Planners



<b>REGULATION OF USES</b>	<b>R</b>	<b>L</b>	<b>O</b>
<b>Residential</b>			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live - Work		R	R
Work - Live			
<b>Lodging</b>			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
<b>Office</b>			
Office		R	R
<b>Commercial</b>			
Auto Related		W	W
Entertainment Establishment		R	R
Entertainment Establishment - Adult			
Food Service Establishment	W	R	R
Alcohol Service Establishment		E	E
General Commercial	W	R	R
Marine Retail		W	W
Open Air Retail		W	W
Place of Assembly	E	R	R
Recreational Establishment		R	R
<b>Civic</b>			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
Regional Activity Complex			E
<b>Civil Support</b>			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking	E	W	W
Rescue Mission			
Transit Facilities	E	W	W
<b>Educational</b>			
Childcare	W	W	W
College / University		W	W
Elementary School	E	W	W
Learning Center		R	R
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility		R	R
Special Training / Vocational		W	W

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

**R = the use is permitted by Right**  
**W = the use is permitted by Warrant**  
**E = the use is permitted by Exception**



## BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

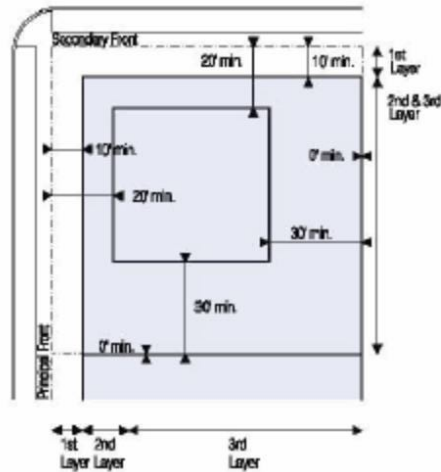
## T6-8 ZONE BUILDING DISPOSITION

### LOT OCCUPATION

- |                              |  |
|------------------------------|--|
| a. Lot Area                  | 5000 sq.ft. min.;<br>40,000 sq ft. max   |
| b. Lot Width                 | 50 ft. min   |
| c. Lot Coverage              | 80% max.<br>15,000 sq. ft. max.<br>floor plate for Residential & Lodging<br>30,000 sq. ft. max.<br>floor plate for Office & Commercial |
| 1-8 stories                  |  |
| Above 8 story                |  |
| d. Floor Lot Ratio (FLR)     | 5/ 25% additional<br>Public Benefit  |
| e. Frontage at front setback | 70% min.   |
| f. Open space Requirements   | 10% lot area min.  |
| g. Density                   | 150 du/acre max.   |

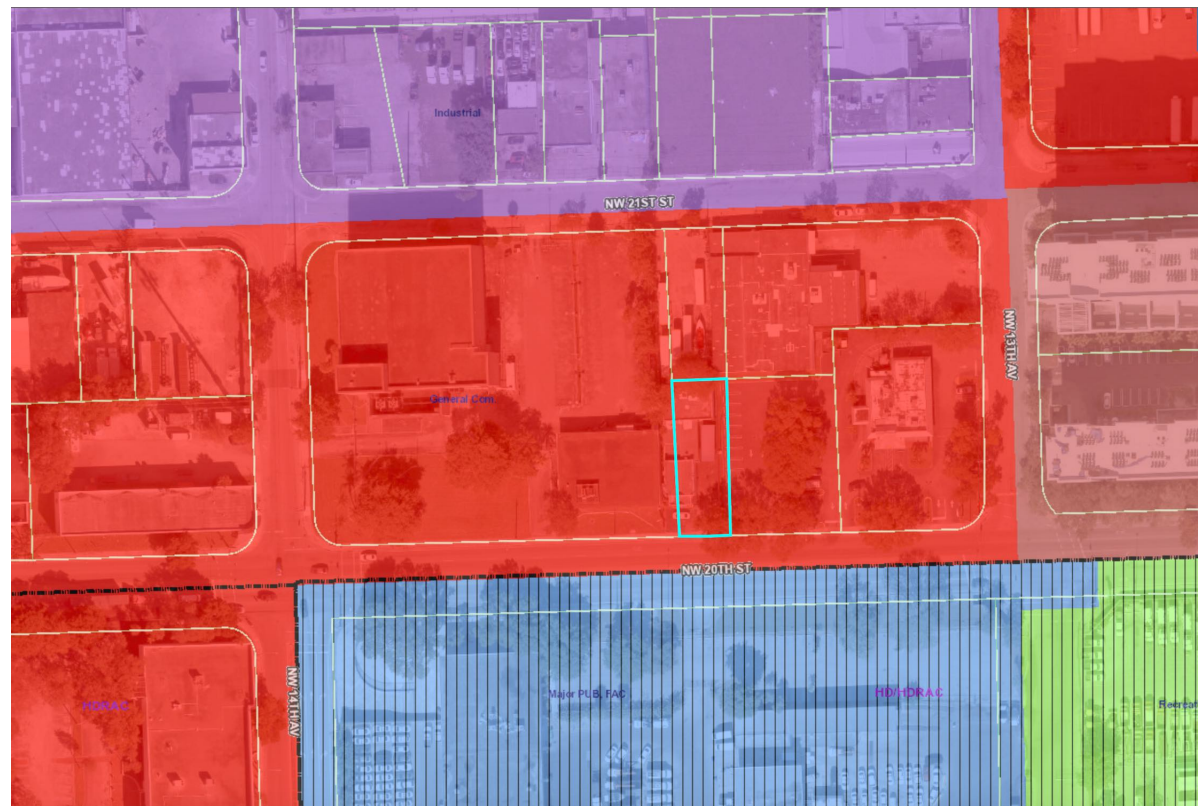
**Note: This Building Placement applies to all T6 Zones.**

### BUILDING PLACEMENT



### BUILDING SETBACK

- |                          |   |
|--------------------------|---|
| a. Principal Front       | 10 ft. min.   |
| b. Secondary Front       | 10 ft. min.   |
| c. Side                  | 0 ft. or 30 ft. min.<br>above 8th story   |
| d. Rear                  | 0 ft. or 30 ft. min.<br>above 8th story   |
| e. Abutting T5           | 0 ft. min. 1st through<br>5th story<br>10 ft. min. 6th through<br>8th story<br>30 ft. min. above 8th<br>story |
| Abutting T4              | 6 ft. min. 1st through<br>5th story<br>26 ft. min. above 5th<br>story   |
| Abutting T3              | 6 ft. min. 1st through<br>3rd story<br>26 ft. min. 4th through<br>5th story<br>46 ft. min. above 5th<br>story |
| f. Across street from T3 | 10 ft. 1st through 3rd<br>story<br>20 ft. min. above 3rd<br>story   |





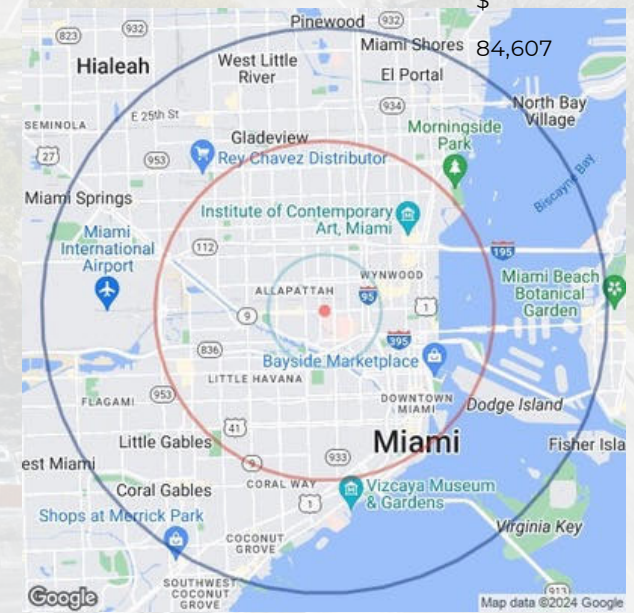
NW 20TH ST



# DEMOGRAPHICS

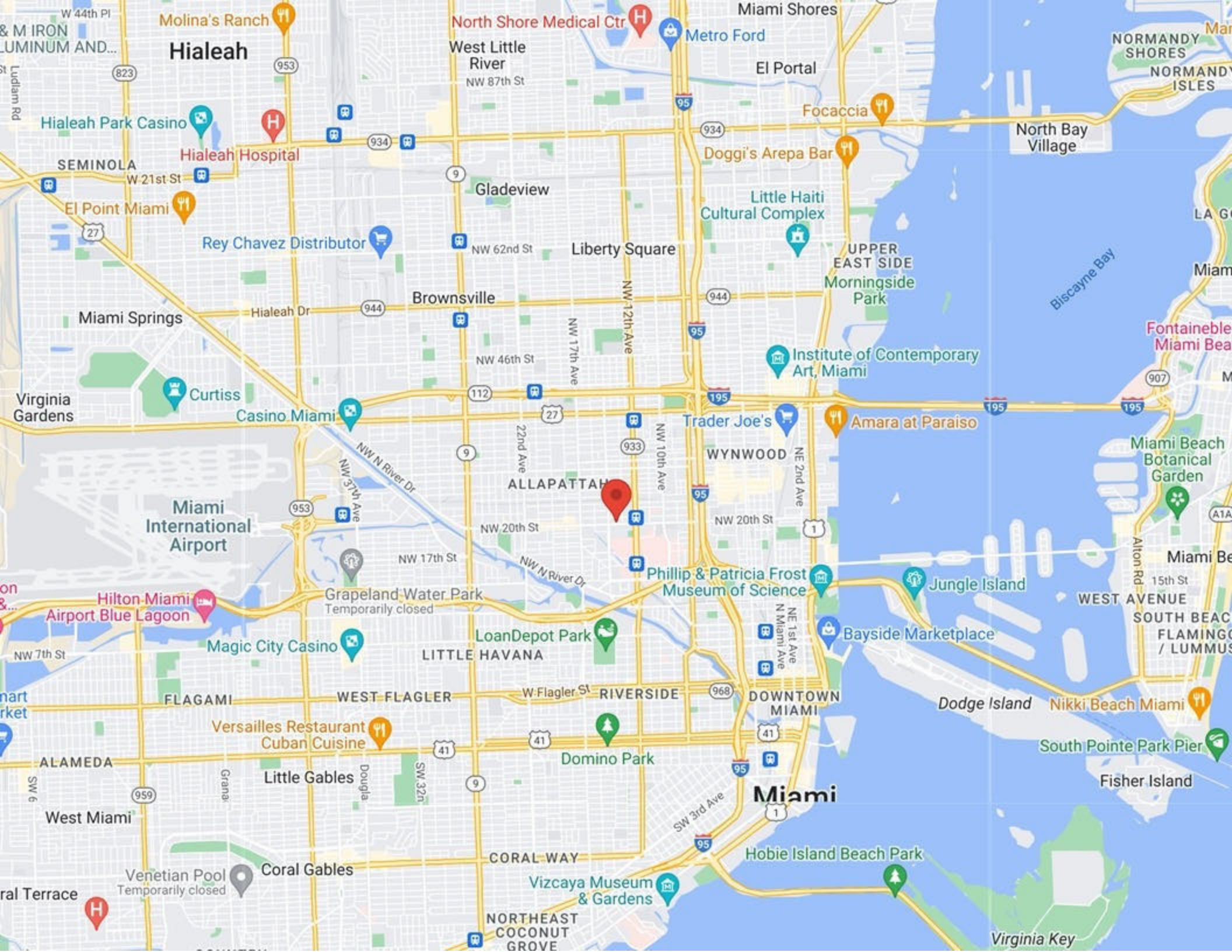
POPULATION	1 MILE	3 MILE	5 MILE	2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Population	30,949	262,077	501,970	less than \$15000	4,534	27,096	42,215
2010 Population	34,025	290,556	541,687	\$15000-24999	1,774	16,056	26,902
2023 Population	36,528	341,866	601,158	\$25000-34999	1,541	13,267	22,412
2028 Population	37,831	373,438	635,832	\$35000-49999	1,878	16,465	29,299
2023-2028 Growth Rate	0.7 %	1.78 %	1.13 %	\$50000-74999	2,170	22,707	39,510
2023 Daytime Population	66,539	412,317	727,398	\$75000-99999	1,176	14,635	26,540
				\$100000-149999	833	16,616	29,484
				\$150000-199999	121	8,672	15,435
				\$200000 or greater	290	11,340	22,000
				Median HH Income	\$ 29,834	\$	\$ 52,760
				Average HH Income	\$ 48,043	50,409	\$ 89,302
					\$		

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	11,342	92,920	185,526
2010 Total Households	12,046	111,802	211,511
2023 Total Households	14,315	146,857	253,798
2028 Total Households	15,118	165,440	274,839
2023 Average Household Size	2.42	2.29	2.34
2023 Owner Occupied Housing	1,934	36,137	80,612
2028 Owner Occupied Housing	2,009	38,100	83,932
2023 Renter Occupied Housing	12,381	110,720	173,186
2028 Renter Occupied Housing	13,110	127,340	190,907
2023 Vacant Housing	1,184	21,233	33,690
2023 Total Housing	15,499	168,090	287,488





NW 20TH ST



# CITY OF MIAMI

COUNTY MIAMI-DADE  
INCORPORATED 7/27/1896

## AREA

CITY 56.1 SQ MI  
LAND 36 SQ MI  
WATER 20.1 SQ MI  
ELEVATION 6 FT

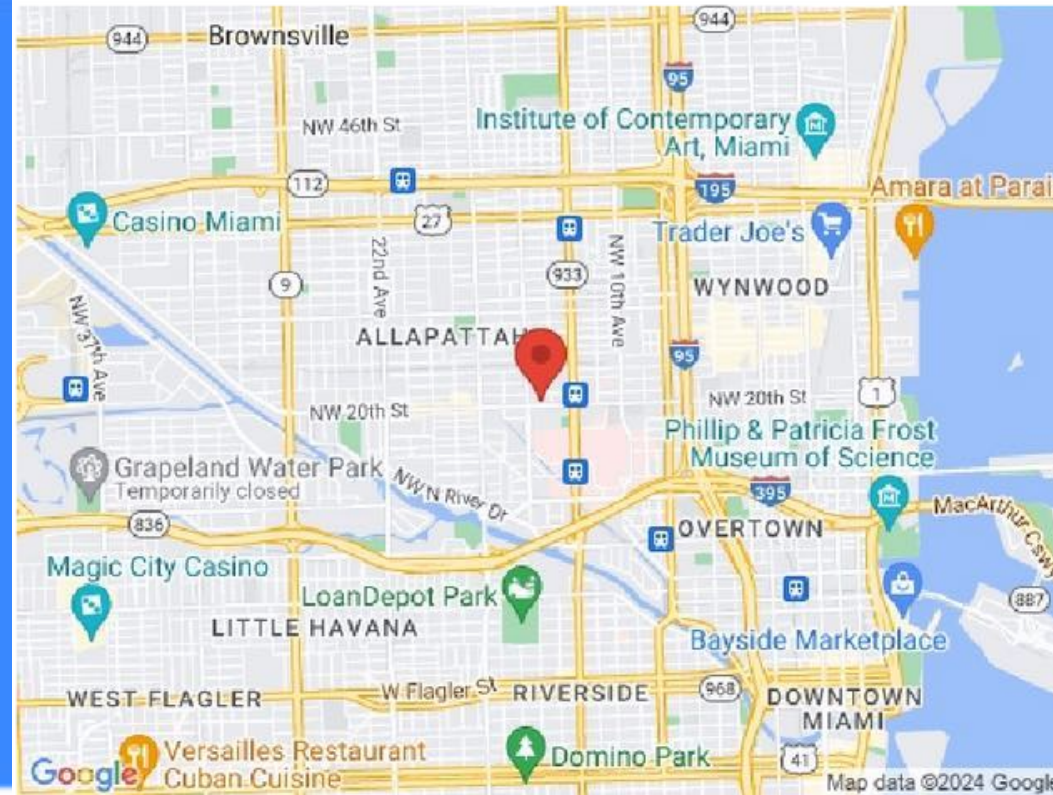
## POPULATION

ESTIMATE 449,514  
(NULL) RANK 44  
DENSITY 12,284.47 SQ MI  
URBAN 6,077,522



# ABOUT MIAMI

Miami (my-AM-ee), officially the City of Miami, is a coastal metropolis in the U.S. state of Florida and the seat of Miami-Dade County in South Florida. With a population of 442,241 as of the 2020 census, it is the second-most populous city in Florida after Jacksonville. It is the core of the much larger Miami metropolitan area, which, with a population of 6.14 million, is the second-largest metropolitan region in the Southeast and ninth-largest metropolitan region in the United States.





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE CURRENT CAPITAL GROUP ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



**CALUM WINSOR**

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506



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