

Aventura Prime Development Corner

18560 Biscayne Blvd. Aventura, FL 33180

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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The Keyes Company
Commercial Sales & Leasing
2121 SW 3rd Ave, 3rd floor
Miami, FL 33129

Executive Summary

18560 Biscayne Blvd, Aventura, FL



Offering Summary

Property Type:	Commercial Land
Investment Type:	Development
Proposed Use:	Office / Retail
Lot Size:	9,884 SF
Zoning:	B2
Zoning District:	Community Business
Market:	Miami-Dade
Sub-market:	Aventura
Corner Lot:	Yes
Traffic Count:	70,000 VPD

Property Overview

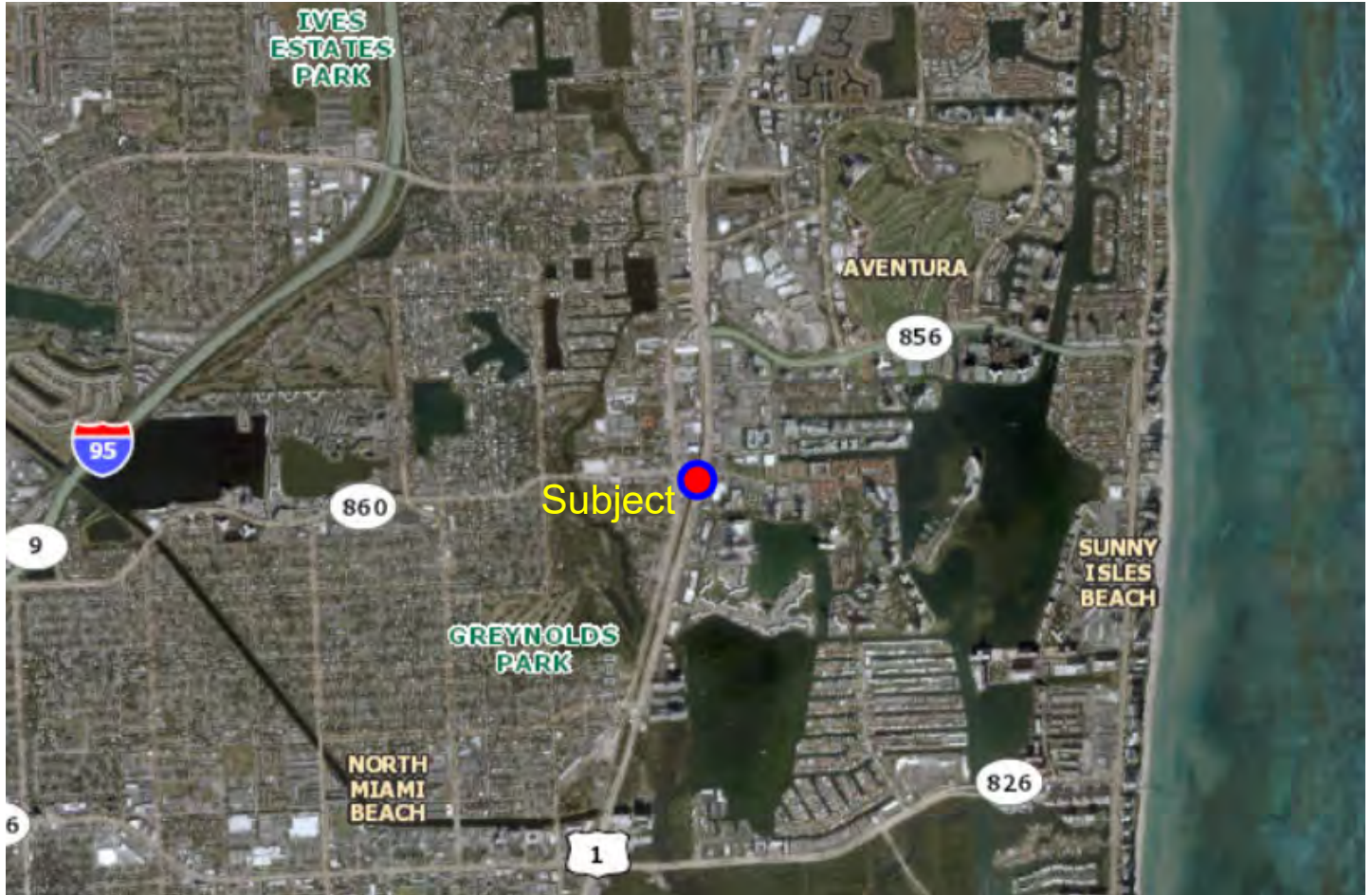
- Rarely available Vacant Land on Signalized Corner
- Located in the heart of Aventura, FL.
- High-visibility
- Excellent exposure in a high-traffic area
- Prime opportunities for prominent signage
- Frontage on Biscayne Boulevard
- Exceptional branding and advertising visibility to thousands of daily commuters.

Unique Opportunity to establish a Strong Presence in one of Miami's most sought-after Markets.

Offered Price \$3,750,000.00

Location Description

18560 Biscayne Blvd, Aventura, FL



Location Overview

Being in the heart of Aventura offers a unique combination of affluence, strategic location, and ongoing growth, making it a highly attractive place for business and investment.

Aventura is conveniently located between Miami and Fort Lauderdale, with quick access to I-95 and other major highways.

The property sits on the southwest corner of Biscayne Blvd. and Miami Gardens Dr. This prime commercial area is surrounded by retail, dining, and services, offering high visibility and foot traffic.

Location Highlights

- Desirable location in the City of Aventura, FL
- Just to the south of the Aventura Mall
- Minutes to Sunny Isles Beach
- Highly sought-after and prestigious submarket
- Excellent location for businesses with outstanding visibility
- High Visibility
- High Traffic on Strategic Corner

Street View

18560 Biscayne Blvd, Aventura, FL

THE *Keyes* CO.



Proposed Project Renderings

18560 Biscayne Blvd, Aventura, FL

Project Highlights

- City of Aventura supported building design & concept
- Approx. 3,623 SF of office or retail space
- Covered terrace on 3rd floor with amenities area
- 13 Ground Level Parking Spaces
- Equipped with an elevator
- Glass windows throughout the building
- Large TV screen on north facade

AREA CALCULATION		
LEVEL	GROSS	RENTABLE
LEVEL-1	529 SF	0 SF
LEVEL-2	3,748 SF	3,140 SF
LEVEL-3	925 SF	483 SF
TOTAL	5,202 SF	3,623 SF
EFFICIENCY		69.6 %

NOTE: COVERED PARKING NOT INCLUDED IN GROSS AREA



Suggested Uses

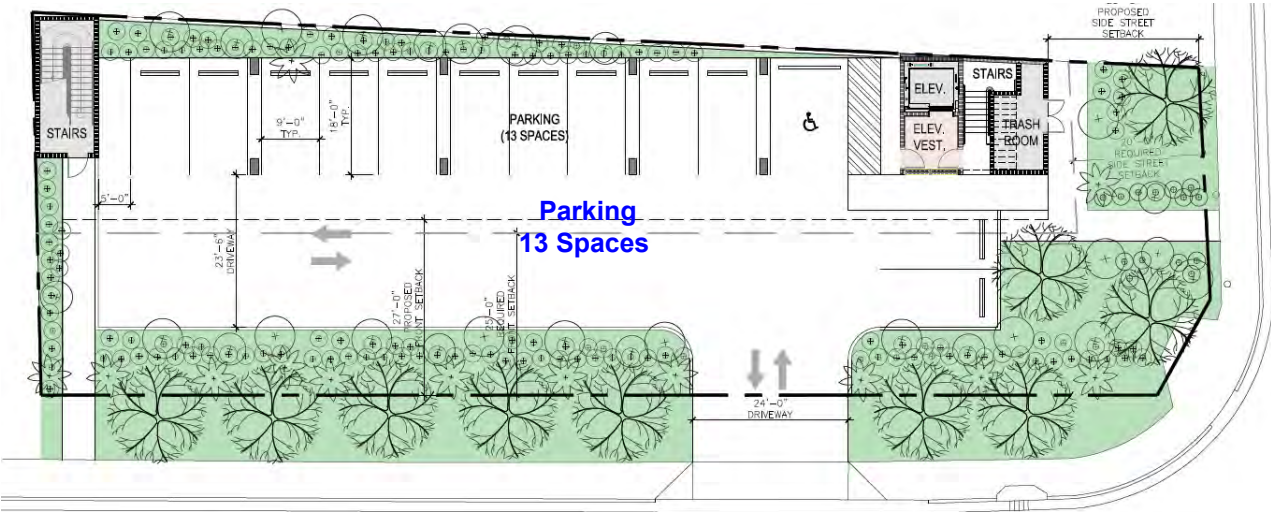
- National Tenant Flagship Store
- Fitness or Wellness Center
- Luxury Spa or Salon
- Real Estate Agency HQ
- Home Goods Store
- Art Gallery
- Professional Offices
- Designer Fashion Boutique
- Gold and Jewlery Exchange Shop
- Exotic Car Rentals
- Wallscape or Billboard Opportunity



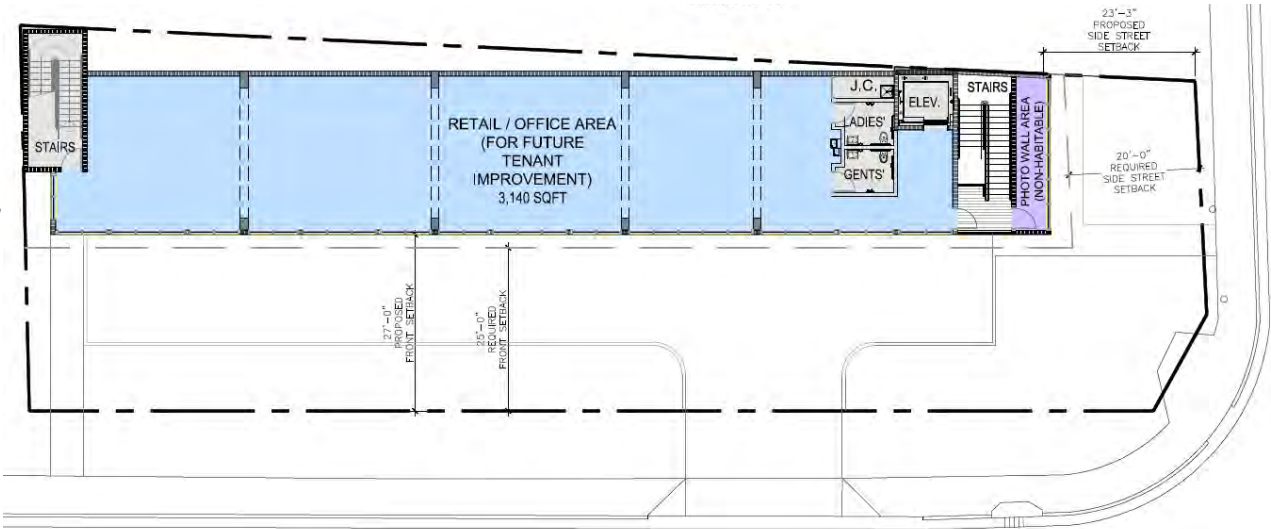
Proposed Building Floor Plans

18560 Biscayne Blvd, Aventura, FL

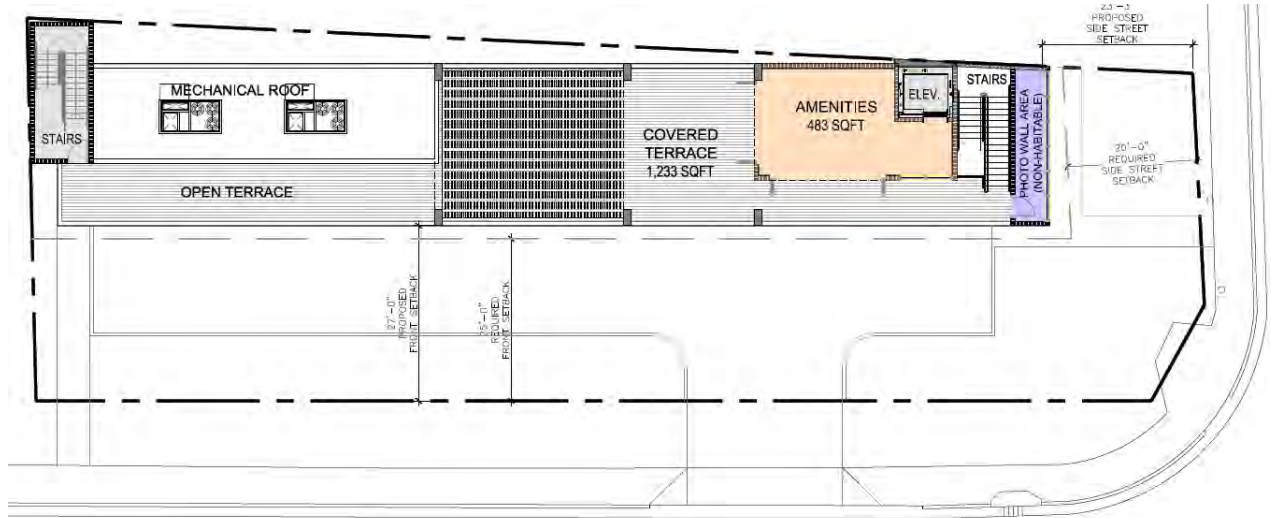
1st Floor



2nd Floor



3rd Floor



Development Perspective

18560 Biscayne Blvd, Aventura, FL

Highlights

- Located within a Community Business (B2) District
- Allows for a variety of commercial uses such as Retail, Office, Restaurant, Entertainment, Mixed-Use Development.

B2 - Land Development Guidelines (9,884 SF)

Floor Area Ratio (FAR)

- Base FAR is 0.40 for one story
- 40% of the lot (3,954 SF) building footprint
- For each additional story, the FAR increases by 0.11
 - 2 stories: FAR = 0.51
(approx. 5,041 SF of building area)
 - 3 stories: FAR = 0.62
(approx. 6,128 SF of building area)

Lot Coverage

The maximum lot coverage is 40%, meaning the building footprint cannot exceed 3,954 SF of the 9,884 SF lot.

Building Height

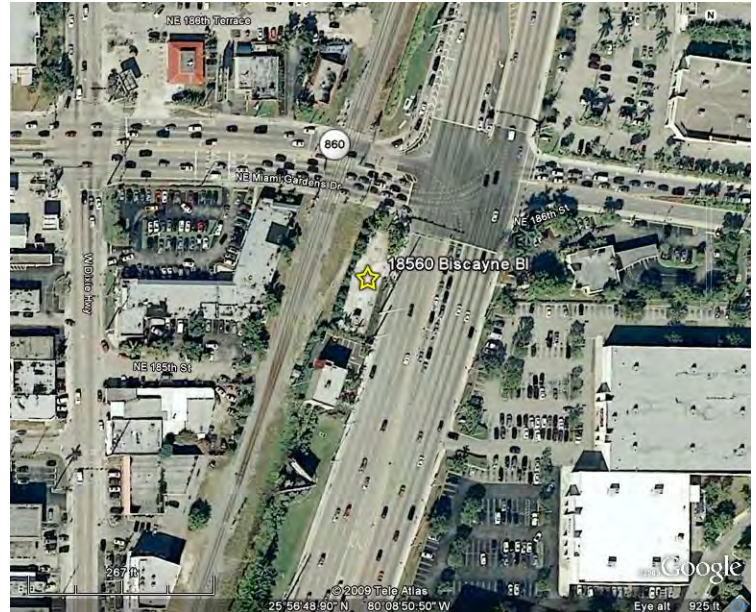
Maximum building height is 12 stories or 120 feet
Shopping centers limited to 5 stories.

Setbacks

- Front Yard: Minimum 25 feet.
- Street Side Yard: Minimum 20 feet.
- Side & Rear Yards: No side or rear yard setback is required.

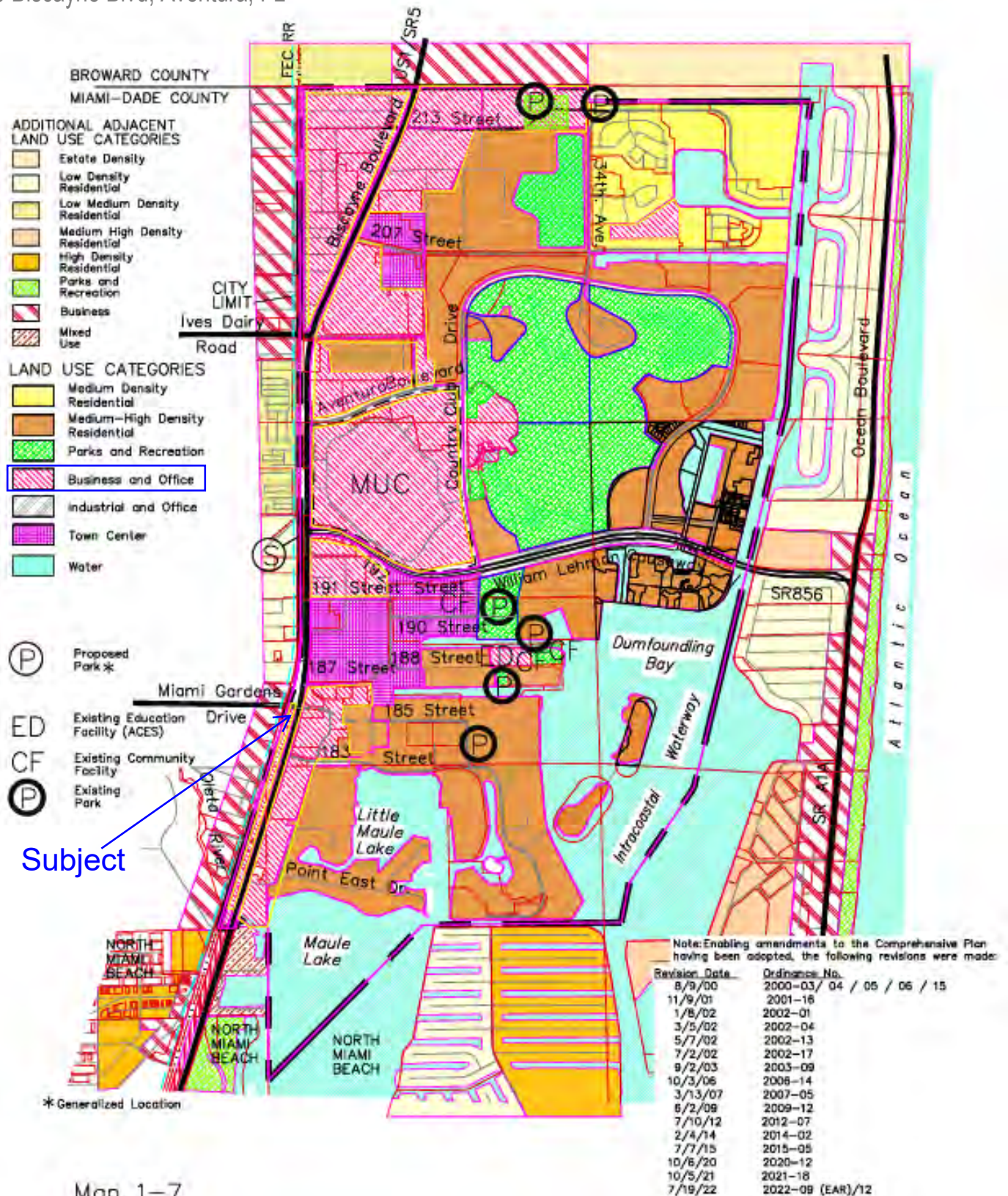
Parking

- Retail Parking Ratio:
1 parking space per 250 SF of gross floor area
- Office Parking Ratio:
1 parking space per 300 SF of gross floor area.



Future Land Use

18560 Biscayne Blvd, Aventura, FL



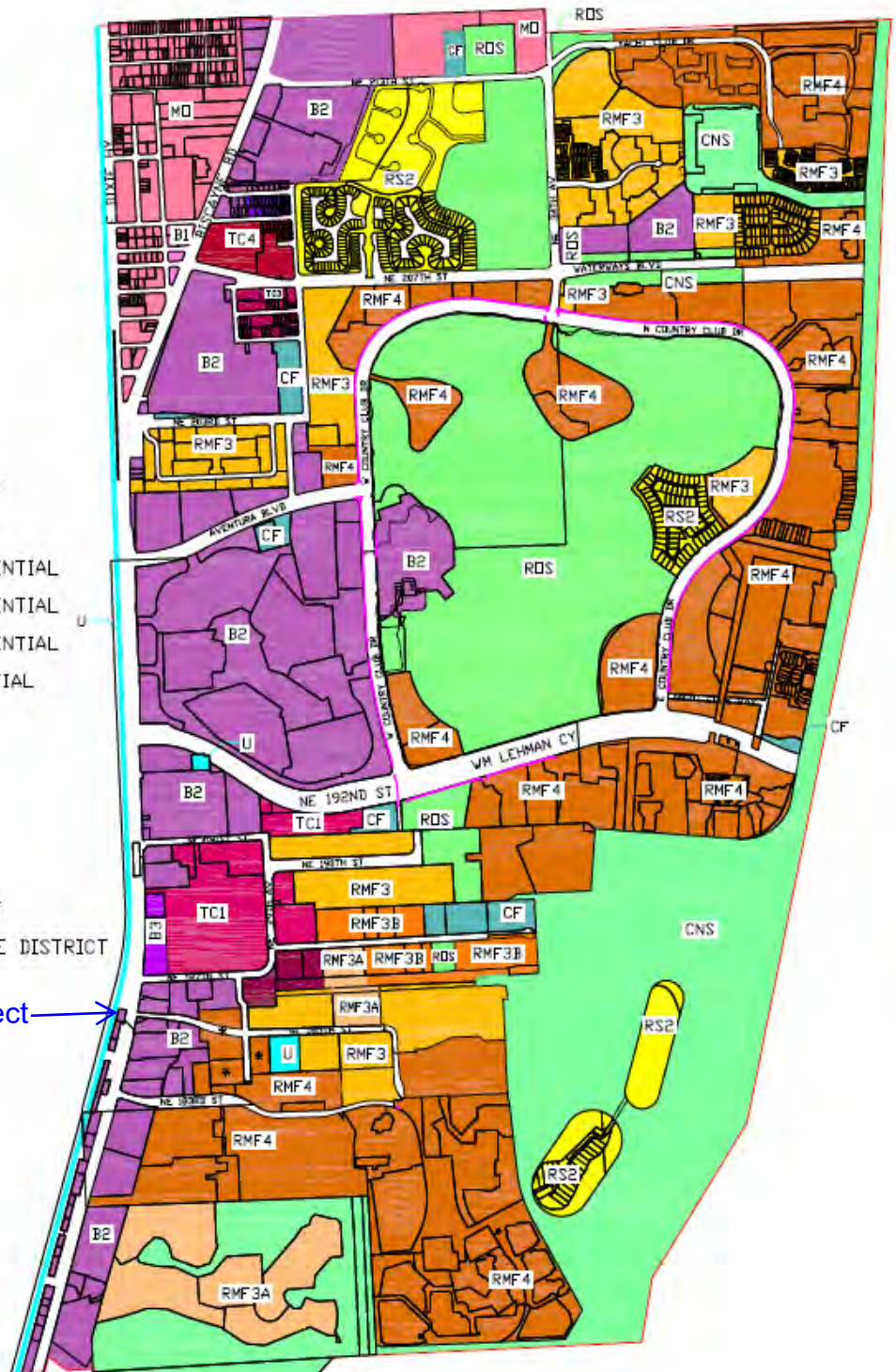
Aventura Zoning Map

18560 Biscayne Blvd, Aventura, FL



RS1	RESIDENTIAL SINGLE FAMILY DISTRICT
RS2	RESIDENTIAL SINGLE FAMILY DISTRICT
RMF3	MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
RMF3A	MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
RMF3B	MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
RMF4	MULTI-FAMILY HIGH DENSITY RESIDENTIAL
B1	NEIGHBORHOOD BUSINESS DISTRICT
B2	COMMUNITY BUSINESS DISTRICT
B3	HEAVY BUSINESS DISTRICT
TC1	TOWN CENTER DISTRICT
TC2	TOWN CENTER MARINE DISTRICT
TC3	TOWN CENTER NEIGHBORHOOD DISTRICT
TC4	TOWN CENTER OFFICE PARK MIXED USE DISTRICT
DP	OFFICE PARK DISTRICT
MO	MEDICAL OFFICE DISTRICT
M1	LIGHT INDUSTRIAL DISTRICT
CF	COMMUNITY FACILITIES DISTRICT
RDS	RECREATION OPEN SPACE
CNS	CONSERVATION DISTRICT
U	UTILITIES DISTRICT

Subject →



Representations regarding land use, zoning, and building rights are approximate and must be verified with a licensed Architect and or a Land Use Attorney prior to Purchase.

Developed Projects on Similar Lots

Positioned between Biscayne Boulevard & Rail Tracks in Aventura Area



18650 Biscayne Blvd Aventura, FL 33180

Property Type:	Retail
Bldg Size:	2,824 SF
Lot Size:	7,000 SF
Floors:	1
Year Built:	2004
Zoning:	B2

17700 Biscayne Blvd. Aventura, FL 33160

Property Type:	Retail
Bldg Size:	3,599 SF
Lot Size:	11,769 SF
Floors:	1
Year Built:	2001
Zoning:	B2



17800 Biscayne Blvd Aventura, FL 33160

Property Type:	Retail
Bldg Size:	5,086 SF
Lot Size:	13,450 SF
Floors:	1
Year Built:	2015
Zoning:	B2



Recent Retail Lease Comps NNN



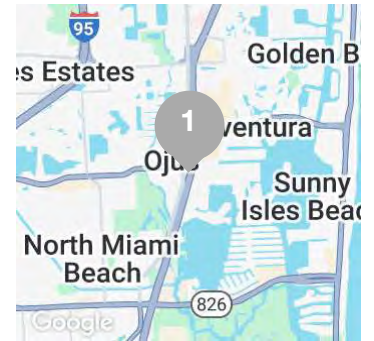
18650 BISCAYNE BLVD.

Aventura, FL 33180

Leased

Lease Rate: \$115.00 NNN

Space Size: 2,824 SF



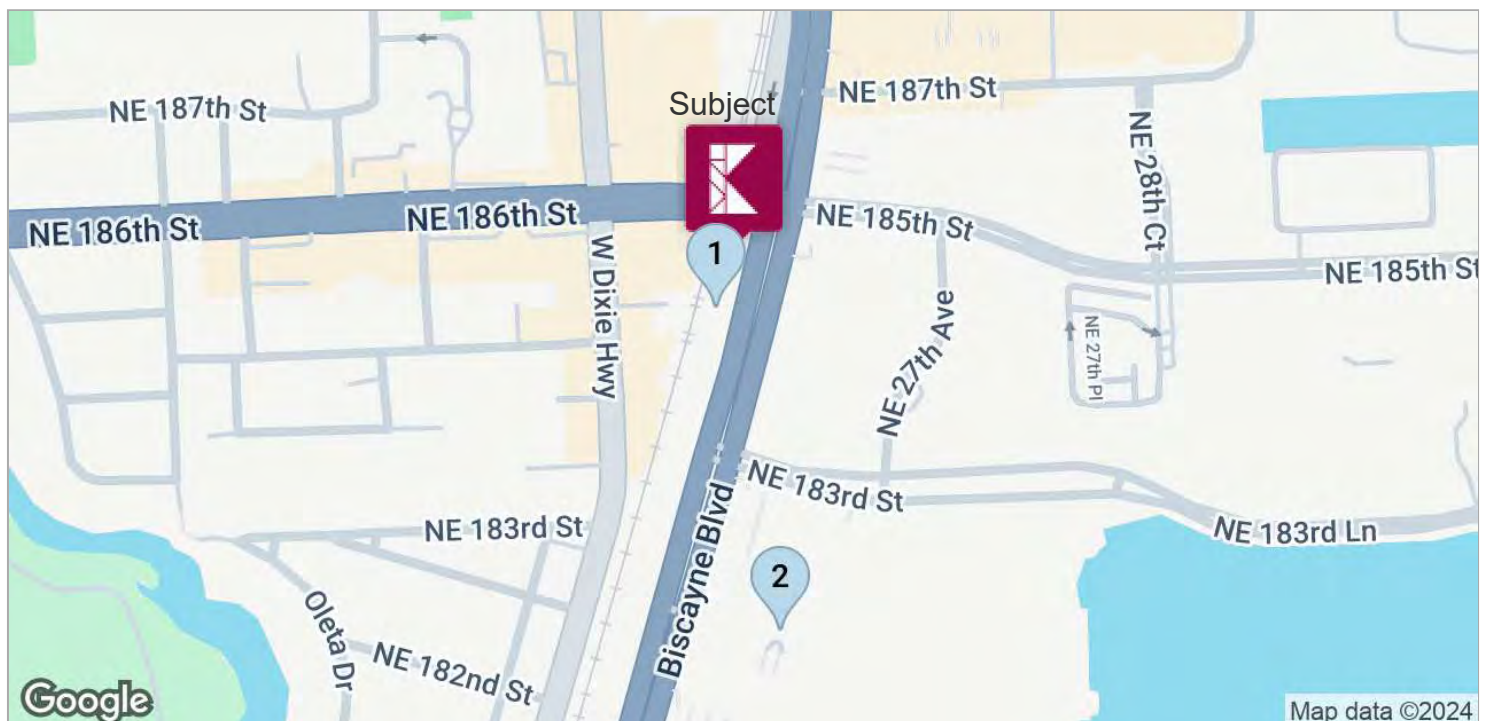
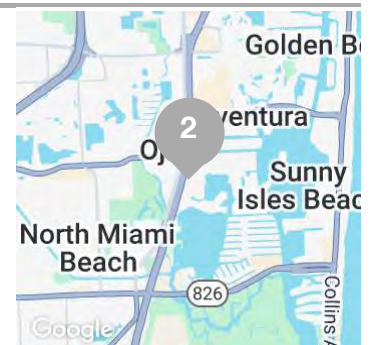
18205 BISCAYNE BLVD.

Aventura, FL 33160

Leased

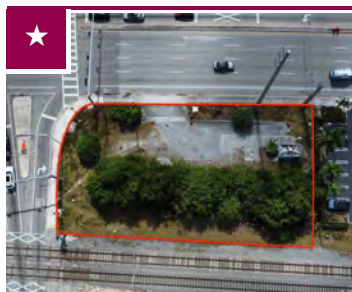
Lease Rate \$90.00 NNN

Space Size: 1,450 SF



Land Closed Sale Comps

18560 Biscayne Blvd. Aventura, FL

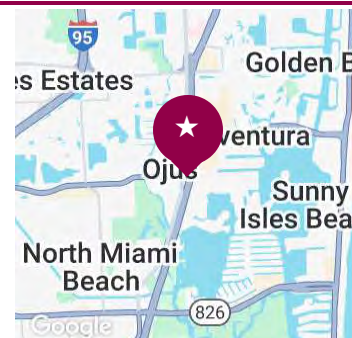


18560 BISCAYNE BLVD

Aventura, FL 33180

Subject Property

Price: \$3,750,000 Lot Size: 9,884 SF
Price/SF: \$379.40

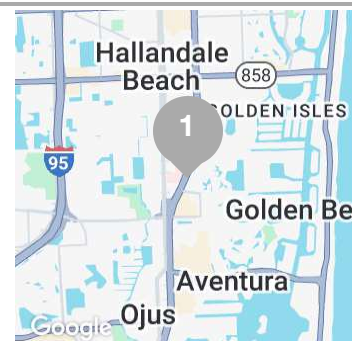


20999 BISCAYNE BLVD

Aventura, FL 33180

Sold 2/1/2023

Price: \$10,000,000 Lot Size: 46,173 SF
Price/SF: \$216.58

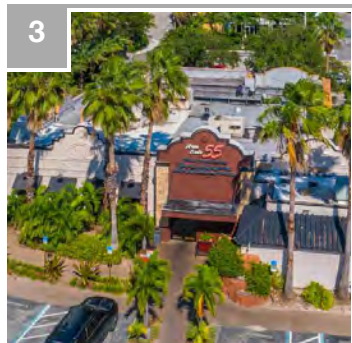
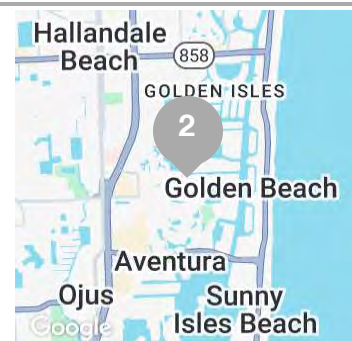


20605 NE 34TH AVE

Aventura, FL 33180

Sold 7/6/2023

Price: \$7,500,000 Lot Size: 22,216 SF
Price/SF: \$337.59

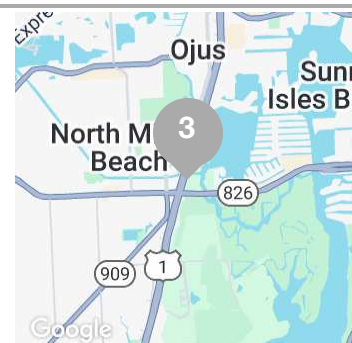


16375 BISCAYNE BLVD

North Miami Beach, FL 33160

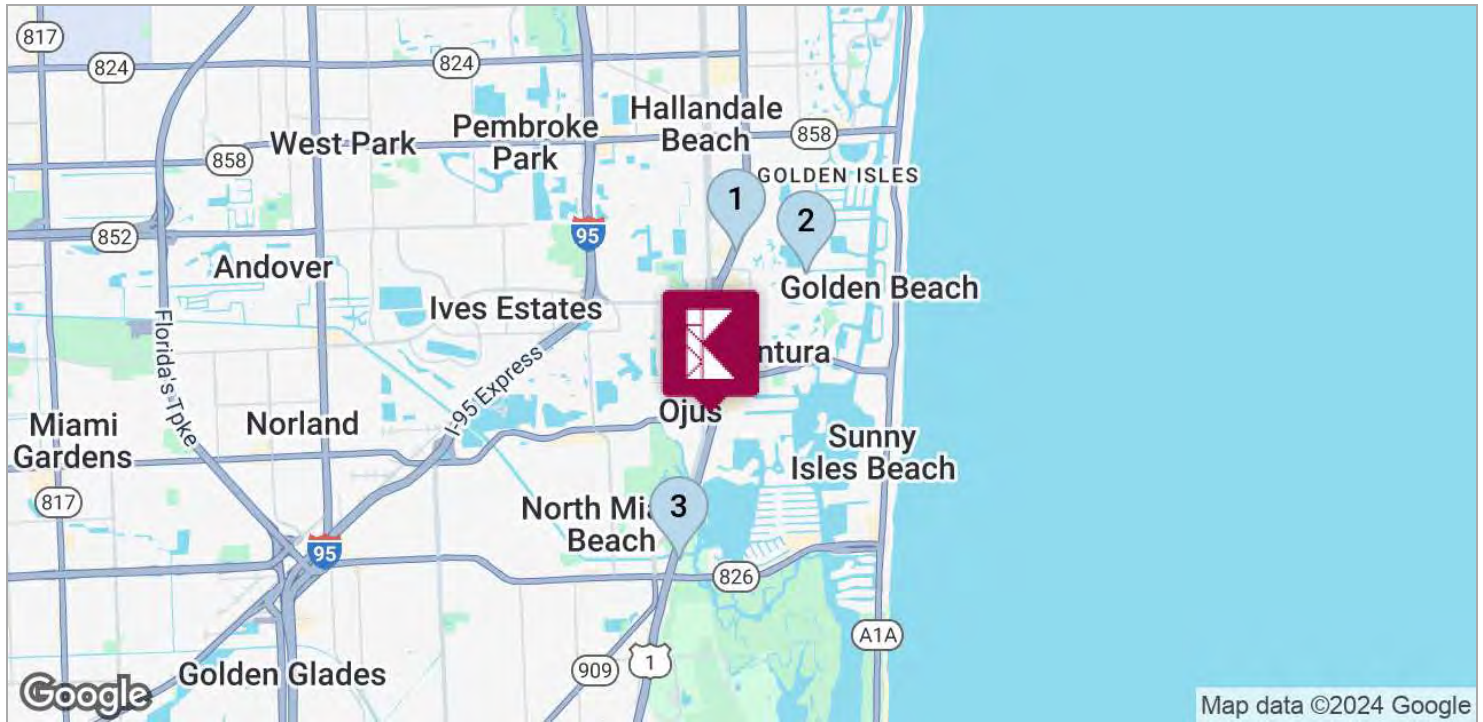
Sold 1/3/2022

Price: \$21,300,000 Lot Size: 93,968 SF
Price/SF: \$226.67



Land Closed Sale Comps Summary

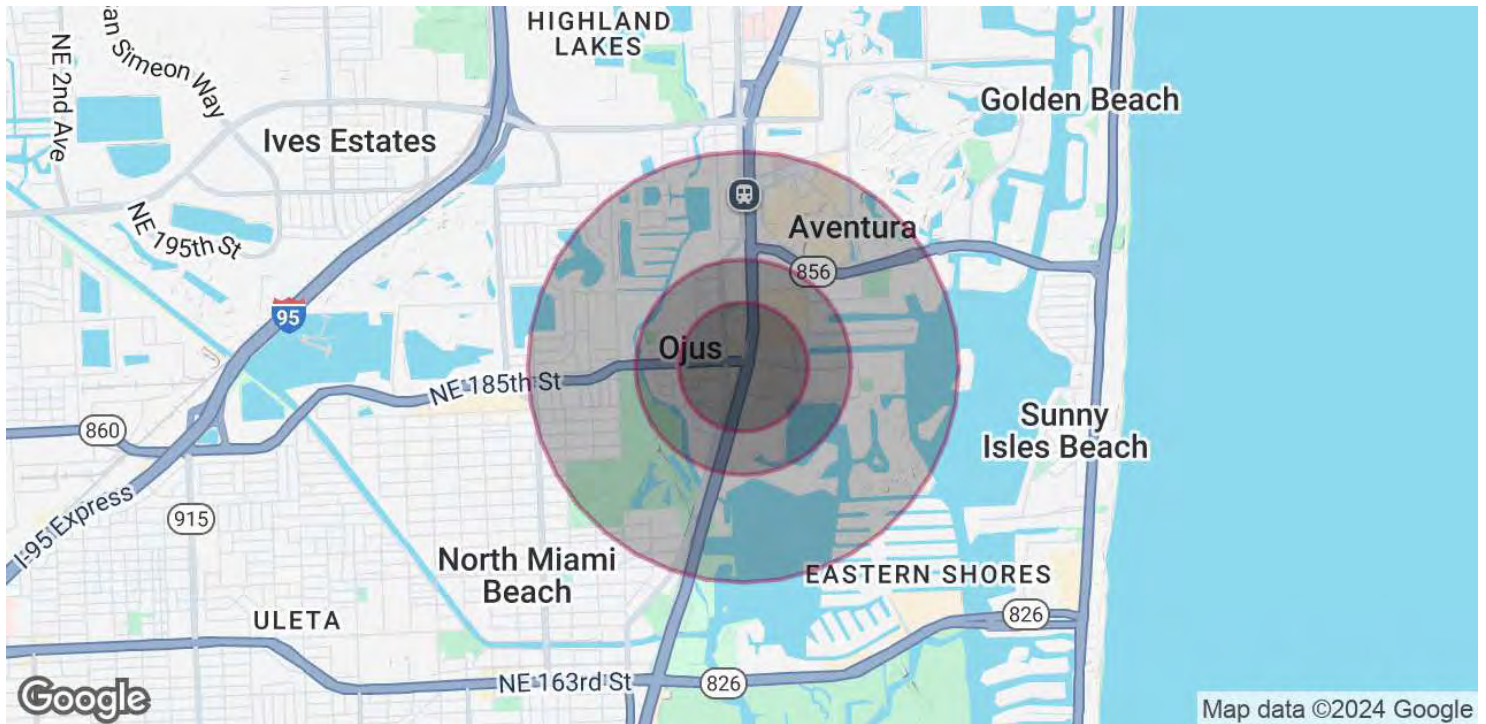
18560 Biscayne Blvd. Aventura, FL



	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	DEAL STATUS
★	18560 Biscayne Blvd Aventura, FL	\$3,750,000	9,884 SF	\$379.40	Subject Property
1	20999 Biscayne Blvd Aventura, FL	\$10,000,000	46,173 SF	\$216.58	Sold 2/1/2023
2	20605 NE 34th Ave Aventura, FL	\$7,500,000	22,216 SF	\$337.59	Sold 7/6/2023
3	16375 Biscayne Blvd North Miami Beach, FL	\$21,300,000	93,968 SF	\$226.67	Sold 1/3/2022

Demographics Map & Report

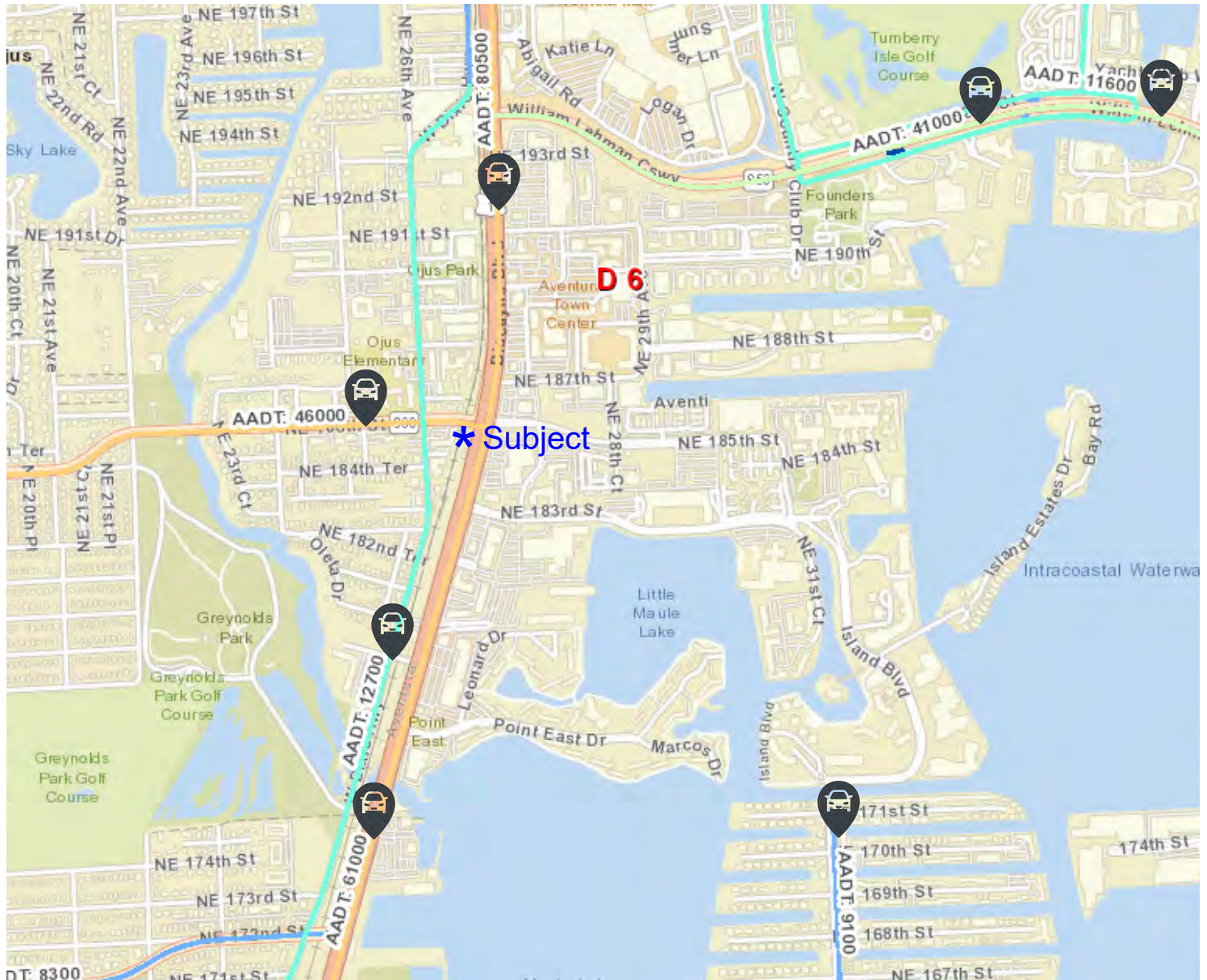
18560 Biscayne Blvd. Aventura, FL



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,748	8,681	27,830
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	46	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,717	3,931	12,271
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$98,112	\$106,001	\$117,220
Average House Value	\$471,685	\$510,950	\$598,337

Traffic Report

18560 Biscayne Blvd. Aventura, FL



18560 Biscayne Blvd, Aventura, FL

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