

# Riverbend at Palmer Lake Mixed-Use Development

2301 NW 33rd Avenue  
Miami, Florida

**Mixed-use development opportunity in Miami's  
developing Palmer Lake neighborhood**

**AVISON  
YOUNG**

*Conceptual rendering*





NW 33rd Ave

NW 24th St Rd

**Subject  
property  
±3.43 Acres**

**Phase I\***

**Phase III\***

Miami Canal

Miami River Tributary

Tamiami Canal





# The offering

Avison Young is pleased to exclusively offer for sale the **Riverbend at Palmer Lake mixed-use development, a ±3.43-acre multifamily development opportunity located in Palmer Lake**, one of Miami's highest-potential submarkets. With existing plans for a 14-story, 495-unit, two-tower multifamily project offering water views, **the Property represents a rapid path toward construction in one of the most promising submarkets of Miami**, itself the hottest real estate development market in the world.

## Property Stats

**Property Name:**

Riverbend at Palmer Lake

**Address:**

2301 NW 33rd Ave, Miami, FL 33142

**Land Area:**

±3.43 AC

**Planned Program:**

495 Residences, 22,000 SF Retail

**VIEW PROPERTY WEBSITE & EXECUTE CA**

**AVISON  
YOUNG**

# Investment highlights



## IMPRESSIVE SCALE

The Riverbend at Palmer Lake offers existing plans for a two-phase, two-tower, 495-unit development. Developers seeking additional density will be able to significantly enhance unit count by drawing on the current owner's pool of approved buildable units.



## STRATEGIC WATERFRONT LOCATION

Situated on the banks of the Miami River, with plans for an adjacent marina and boat slips, Riverbend at Palmer Lake's location is exceptional.



## DEVELOPMENT OF MIAMI FREEDOM PARK

The construction of the Miami Freedom Park, a 1MSF, \$1B+ mixed-use district centered on the new 25,000 seat Inter Miami stadium, is a game-changer for Palmer Lake.



## TREMENDOUS GROWTH PROSPECTS

The Palmer Lake neighborhood is poised for impressive growth, driven both by the development of the Miami Freedom Park and the ongoing expansion of Miami.



## SUNBELT MIGRATION

Florida added nearly 1,000 residents per day in 2023, with individuals and businesses flocking to its low-tax, business friendly environment, beautiful weather and high quality of life.

# If you would like more information on this offering, please get in touch.

## Michael T. Fay

Chairman, U.S. Capital Markets Executive Committee, Principal,  
Managing Director - Miami  
+1 305 447 7842  
michael.fay@avisonyoung.com

## John K. Crotty, CCIM

Principal  
+1 305 447 7865  
john.crotty@avisonyoung.com

## David Duckworth

Principal  
+1 954 938 1806  
david.duckworth@avisonyoung.com

## Brian C. de la Fé

Principal  
+1 305 476 7134  
brian.delafe@avisonyoung.com

For more information,  
please scan QR code.



Visit us online  
[avisonyoung.com](https://www.avisonyoung.com)

---

©2024 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

---

**AVISON  
YOUNG**

---