



EXCLUSIVE WATERFRONT
DEVELOPMENT OPPORTUNITY

3440 NW N River Drive
Miami, FL 33142

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Property
Overview



Property Overview

RelatedISG is proud to present 3440 NW N River Drive, a 49,800 SF waterfront gem located directly on Miami's iconic Miami River. This exceptional site offers 212 feet of direct river frontage in a deep-water marina area with no fixed bridges, making it a rare and highly valuable investment in South Florida's booming real estate market.



- Address
3440 NW N River Dr
Miami, FL 33142
- Total Lot Size
1.36 acres
- River Frontage
212 linear feet directly on
the Miami River
- Current Rent
\$26,000/month
- Lease Term
Month to month
- Current Zoning
7300 Industrial-Heavy MFG
- SB 102
Automatic change of
zoning to Multifamily



Unmatched Potential

This property offers exceptional flexibility, accommodating a variety of marine uses, including:

- Shipyard operations
- Charter services
- Repairs and storage
- Logistics and industrial uses

In addition, thanks to SB102, the property is now eligible for an automatic zoning change to multifamily development, allowing for the creation of over 135 residential units. This positions it as an ideal opportunity for developers seeking to capitalize on Miami's dynamic real estate market.

Immediate Income with Future Upside

Currently leased on a month-to-month basis, the property provides positive cash flow from day one. Buyers retain the flexibility to operate the site or renegotiate leases at higher rates, offering both short-term stability and long-term growth potential.

Unbeatable Location

Located in the heart of Miami, the property is just minutes from Brickell, Coral Gables, and Wynwood. The Miami River corridor has become a key driver of the city's development, with over 1,000 combined condo and multifamily units delivered in the past 24 months alone.

Miami's Explosive Real Estate Growth

Population Boom: Miami has experienced a significant influx of high-net-worth individuals, businesses, and tech firms, transforming it into a global hub for finance, technology, and tourism.

Luxury and Multifamily Demand: The city continues to see unprecedented demand for both luxury condos and multifamily housing, driven by international buyers, corporate relocations, and a flourishing remote workforce.

Infrastructure Investment: Ongoing improvements in transportation infrastructure, including the Brightline high-speed rail and the expansion of Miami International Airport, enhance the city's connectivity and appeal.

Limited Waterfront Supply: Waterfront properties remain among the most coveted assets in Miami, with land scarcity driving premium values. Opportunities like this, offering both marine and residential potential, are increasingly rare.

Why Now?

As Miami continues its rapid expansion, securing large waterfront sites is becoming increasingly difficult. This property represents a once-in-a-generation opportunity to own a prime asset in a thriving, high-growth market.

Don't miss the chance to secure your place on the Miami River and capitalize on this extraordinary investment. Contact us today to learn more and make the Miami River your next iconic project.



SB102 – The Live Local Act: A Game-Changer for Miami Real Estate Development

Introduction to SB102 – Live Local Act

Signed into law in March 2023, Florida's SB102 – Live Local Act is a transformative piece of legislation aimed at addressing the state's critical need for affordable housing. It creates significant opportunities for real estate developers by streamlining zoning, offering tax incentives, and allowing greater density for multifamily projects, particularly in areas like Miami where demand for housing continues to outpace supply.

Key Provisions and Benefits for Developers

Automatic Zoning Overrides: SB102 allows for automatic rezoning of certain properties, enabling multifamily development in areas traditionally zoned for commercial or industrial use. This is a critical advantage for properties like those on the Miami River, where zoning changes now permit residential development without the lengthy rezoning process.

Increased Density and Height Allowances: Developers can significantly increase the number of residential units and building heights beyond what local zoning codes previously allowed. This is particularly beneficial in urban areas like Miami, where land scarcity makes density a valuable asset. For instance, developers can now build over 135 units on previously non-residential sites in prime locations.

Expedited Permitting: The law mandates that local governments expedite the approval process for projects that fall under the Live Local Act, reducing the time it takes to obtain permits and begin construction. This cuts through red tape and accelerates the path to breaking ground on new developments.

Tax Incentives and Exemptions: SB102 provides attractive property tax exemptions for developments that include affordable or workforce housing units. Developers offering a percentage of their units at below-market rates can qualify for significant savings, enhancing the financial viability of their projects.

Workforce Housing Focus: The Act encourages the development of workforce housing by incentivizing developers to create units accessible to middle-income residents. This is particularly crucial in Miami, where rising housing costs have made it increasingly difficult for essential workers, such as teachers and healthcare professionals, to live near their workplaces.

Why SB102 is a Game-Changer for Miami

Unprecedented Growth Potential: Miami is experiencing a population and business boom, with increased demand for both luxury and affordable housing. SB102 allows developers to capitalize on this growth by transforming underutilized properties into high-density residential communities.

Addressing Land Scarcity:

With Miami's limited availability of waterfront and prime urban land, the ability to repurpose commercial or industrial sites for residential use is invaluable. SB102 effectively unlocks new opportunities for high-yield development where land was previously off-limits.

Streamlined Approval Process: Time is money in real estate development, and SB102's expedited permitting process ensures developers can move swiftly from concept to construction, outpacing competitors and mitigating risk.

Incentivized Profitability: By providing tax breaks and allowing increased density, the law makes it easier for developers to achieve higher returns on investment while contributing to the community's housing needs.

Enhanced Marketability: Projects developed under SB102 benefit from strong demand for centrally located, affordable housing. This increases the appeal to buyers and renters alike, ensuring robust occupancy rates and stable cash flow.



Property Pictures

South View

Little Havana

Coral Gables

Palmetto

NW N River Drive





West View

Miami International Airport

Doral

Miami Springs

Palmer Lake

NW N River Drive

East View

Miami Beach

Edgewater

Downtown Miami

Allapattah

Miami-Dade Transit
Central Bus Facility

NW N River Drive





DANIA BEACH

BAL HARBOUR

NW N RIVER DR

MIAMI RIVER





An aerial photograph of a city, likely Miami, showing a dense urban grid, a large highway interchange, and a body of water in the background. A semi-transparent blue box is overlaid on the center of the image, containing the text 'Area Overview'.

Area Overview

Miami River

Sebold Park

Wagner Creek



North Miami



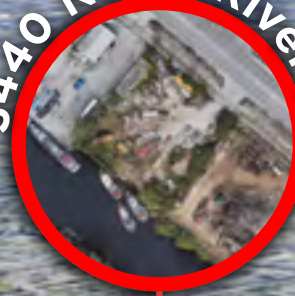
Wynwood



Miami Beach



3440 NW N River Dr



Miami Airport



Miami Freedom Park



Brickell City Centre



Coral Gables





NORTH BAY VILLAGE

SOUTH BEACH

WYNWOOD

BRICKELL

CORAL GABLES

LITTLE HAVANA

3440 NW N RIVER DR

MIAMI SPRINGS





Miami River District

The Miami River District is a vibrant area centered around the river that flows from the Miami Canal through Greater Downtown Miami. While undergoing a significant transformation, driven by residential and commercial developments, one of its highlights is the Miami Riverwalk, a scenic promenade that attracts both locals and visitors with its unique shopping, dining, and boutique experiences.

The district is also a hub for outdoor recreation, featuring nine major parks equipped with amenities like boat ramps, kayak and paddleboard launches, pools, playgrounds, and courts for basketball, tennis, and baseball. These spaces provide countless opportunities for residents to enjoy an active and fulfilling lifestyle.

A key development in the area is the Miami River Greenway project, which has already completed 6.8 miles of public pedestrian and bike-friendly pathways, with plans to add an additional 3.2 miles. The district is also seeing an influx of new residential buildings, major hotels, and retail spaces, further enhancing its appeal.

Beyond its urban charm, the Miami River serves as an international shipping route, nicknamed “Port Miami River.” Boasting 25 boatyards and marinas, along with more than a dozen international shipping terminals, making it a dynamic intersection of leisure and commerce.





 RIVER LANDING
SHOPS & RESIDENCES

Escape the hustle of everyday life. Relax on the river with the best shopping, dining, working, living, events and more. River Landing is your ultimate relaxation destination, consisting of 346,000 SF of retail and 150,000 SF of office space over 4 floors. Embrace simplicity on the water with dock access to 10 boat slips in the heart of it all.

Minutes away from downtown Miami and the popular Brickell Area on Biscayne Bay, the River Landing Shops and Residences is a 2.4 million-square-foot mixed-use development located along the Miami River in Miami's rapidly evolving Health and Civic District. It is built on 8.1 acres of riverfront land and is on Miami River's 5.5-mile-long waterway. The development features a seven-story, 488,000-square-foot retail and commercial space that will occupy national retailers and shops, 142,000 square feet Class A office space and two multi-family residential towers above a 12-story, 2,344-space parking garage. River Landing also provides boater access along the Miami River, a waterfront linear park, and a 25,500-square-foot restaurant row that accommodates up to seven fine dining to fast casual restaurants.





3440 NW N River Drive is located **only 5 blocks from the Miami Freedom Park! Future 2026 World Cup Venue.**

The New Home of Inter Miami CF: Miami Freedom Park will be home to Inter Miami CF's world-class providing 58 acres of public parks and green space, a tech hub, restaurants and shops, soccer fields for the community, a 25,000 stadium for Inter Miami, and many more features. It will become a recreation destination that all Miamians can enjoy.

Miami Freedom Park will deliver an array of benefits to the community, and will contribute more than \$40 million in annual tax revenue to the City of Miami, Miami-Dade County, State of Florida and Miami-Dade County Public Schools, and will create 15,000 direct and indirect jobs.

Technology Hub

A key component of Miami Freedom Park's office spaces is the Tech Hub that will attract established and emerging companies, enhancing Miami's status as a global innovative city.

Entertainment Facilities

A variety of local and national on-site shops, restaurants, and a 750-room hotel will serve surrounding residents and attract visitors year-round.





3440 NW N River Drive is located **only 3 blocks from the Miami International Airport.**

Miami International Airport (MIA), located on 3,230 acres of land near downtown Miami, is operated by the Miami-Dade Aviation Department and is the property of Miami-Dade County government. Founded in 1928, MIA is America's busiest airport for international freight and second busiest for international passengers, offers more flights to Latin America and the Caribbean than any other U.S. airport, and boasts a lineup of over 90 air carriers. MIA is also the leading economic engine for Miami-Dade County and the state of Florida, generating business revenue of \$118 billion annually and approximately 60 percent of all international visitors to Florida. MIA's vision is to grow from a recognized hemispheric hub to a global airport of choice that offers customers a world-class experience and an expanded route network with direct passenger and cargo access to all world regions.

The annual economic impact of Miami International Airport (MIA) and Miami-Dade County's general aviation airports is \$118 billion. MIA and related aviation industries contribute 700,000 direct, indirect, induced and related jobs to the local economy. That equates to one out of 4.6 jobs.





New Developments

Miami Signature Bridge

Signature Bridge Will Change the Miami Skyline and Reconnect a Neighborhood

The I-395/SR836/I-95 Design-Build Project will improve mobility at a major crossroads in downtown Miami and deliver a landmark that reconnects the community. The project area is the key corridor for traffic headed to the Port of Miami, MacArthur Causeway and Miami Beach.

Underdeck (Signature Bridge Park)

Under Development-“The Underdeck” will be a 33-acre public space that will be developed, under a reconstructed I-395, as a part of the “Signature Bridge” project.

The Underdeck originates in Overtown and extends to Biscayne Bay near the Perez Art Museum Miami. Upon completion, the space will have a significant amount of green space and will also contain community based programming such as a heritage trail, legacy wall, pedestrian bridge, water fountains, plazas, recreation spaces, installations and concessions, among other features.





Miami River District In The News

Babba Joshua Yesharim lists Miami River District dev site for \$26M

The River Line assemblage asks five times its cost



MAP: Development wave of over 10K resi units planned along Miami River

Projects, including those proposed and under construction, would change look of east and west riverbanks



Lease roundup: Consultancy moving HQ from Las Vegas to Miami, Northbridge Centre now 95% leased

Also, CP Group scored six new tenants at the Landing at MIA



Urban-X proposes 475-unit apartment tower at River Landing

28-story building on 2 acres planned for a property just north of completed mixed-use project



Gomez Development, Avenue 4 list Miami River assemblage for \$25M

1.8-acre dev site is approved for 40 luxury townhomes





Investment Highlights

Investment Highlights

- **Prime Redevelopment Opportunity:**

- Positioned in the heart of the Miami River District, an area witnessing a surge in new developments including Miami Riverwalk and Miami Freedom Park.
- The property offers flexibility for future growth, ideal for a multifamily development, industrial, or mixed-use projects.

- **Immediate Cash Flow:**

- The property provides an immediate rental income of **\$26,000/month**, offering financial stability while preparing for redevelopment.

- **Exceptional Location:**

212 linear feet on the Miami River - Located in one of Miami's most strategic districts, with direct access to major transportation routes and close proximity to downtown Miami and Miami Beach.

- **Zoning & Redevelopment Potential:**

- Under Florida's **SB102 Live Local Act**, this property qualifies for an **automatic change of use and zoning** to high-density multifamily. We are actively collaborating with top South Florida attorneys to implement these zoning changes on similar properties, which will enhance the site's future value.
- This presents a **major value-add** opportunity, as the area is poised for future growth and development.

Valuation Estimates

Our valuation method is based on a market value-add strategy combined with comparable sales analysis. This ensures a fair and data-driven estimate of the property's worth.

Scenario	Valuation
Low	\$5,250,000
Medium	\$5,600,000
High	\$6,350,000





RELATED ISG
REALTY



Team

Key Personnel



TOMAS SULICHIN

Commercial Division President | RelatedISG Realty

Tomas Sulichin is a driven professional with a decade-long career within South Florida's highly competitive commercial real estate market. Growing up in Miami, Sulichin witnessed the vast growth and change that the city dramatically underwent through the years. Growing up in a real estate household, he was organically drawn to the industry. Gaining this knowledge of the market firsthand provided Sulichin with a rare, growth-inclined perspective that led him into the commercial real estate world. He began his work as one of the founding partners of Rotsztain & Sulichin, a successful boutique commercial firm. After a few years of running his own company, he saw the value in working as a team and joined DCORUS Realty, where he took part in opening its commercial department within its 160- agent firm. Sulichin was brought in to launch the Commercial Division of RelatedISG Realty, a 400+ agent general and commercial real estate brokerage. As Division President, he works daily in his role to secure deals, and grow the division and provide mentorship to the agents. He collaborates with industry titans, Related Group and ISG World, co-founders of the firm. Tomas also provides the firm with the industry's latest insights to prepare each agent he oversees for success, as well as leverage the established strength of RelatedISG Realty in residential and new development. He also formed RelatedISG's Commercial Think Tank series, bringing top real estate minds and community leaders within South Florida to discuss the latest trends and developments across commercial real estate sectors. As the host of each monthly webinar, Sulichin aids in the selection of guests and asks questions that generate conversations around how commercial real estate agents can best offer value and strong returns to investors and clients through their developments and acquisitions across South Florida.

He has successfully closed deals with some of the biggest names in the industry, including AT&T Corporate, Honda, and Burger King, amongst others, as well as represented some of South Florida's most prominent developers. With a strong track record in some of South Florida's hottest areas like Wynwood, MiMo, Hollywood, Miami Beach, and North Miami Beach, he has stood out among his counterparts for his expertise in complex value-added deals and the repositioning of key asset classes.

"Miami has been my home since I came from Argentina as a young kid. I've seen areas grow and change dramatically through the years, with South Florida becoming one of the most competitive real estate markets in the country. Growing up here has given me a deep understanding and knowledge of this market, which is a much needed tool when the goal is to create added value for investors and clients."

Tomas@relatedisg.com | C. 305 788 2878

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

RELATED

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

ISG WORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing five offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

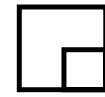
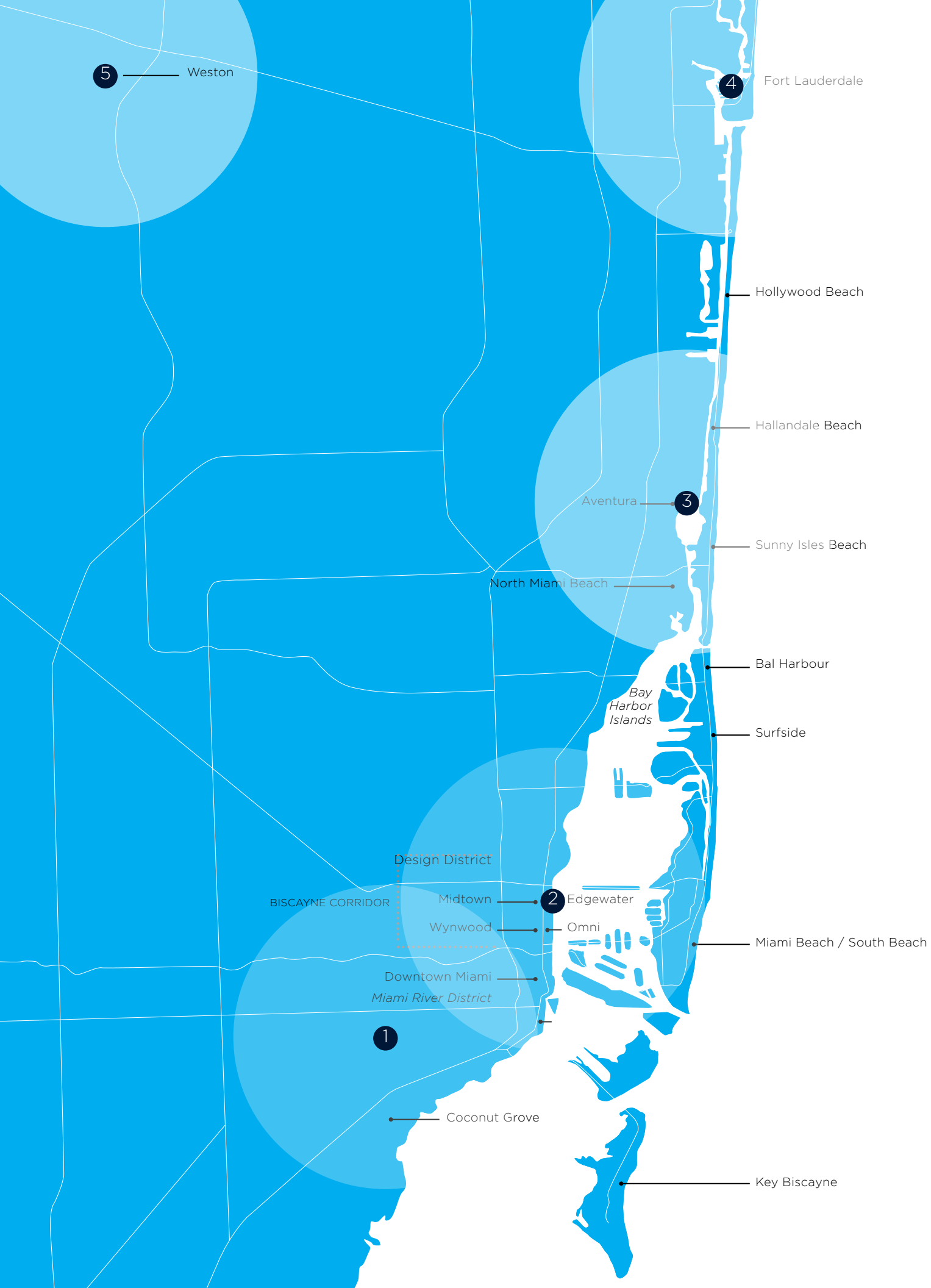
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

5

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains five offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables
2. Gran Paraiso / Edgewater
3. Aventura
4. Fort Lauderdale
5. Weston

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HEADQUARTERS

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OFFICES

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