

# PRIME MIAMI INFILL OPPORTUNITY FOR SALE

4585 W Flagler St., Miami, FL 33134t



FOR SALE | \$3,750,000

**INDEX**  
REAL ESTATE SERVICES

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# PROPERTY OVERVIEW

- **Prime Central Miami Location:** Strategically located on the bustling W Flagler corridor, providing easy access from Little Havana, Coral Gables, and the West Flagler area
- **Ideal for Adaptive Reuse:** This site offers a turn-key opportunity for a growing congregation, community-focused organization, school, daycare/learning center, medical clinic, or office and institutional users.
- **Prime Redevelopment Site:** Zoned T5-L on a 38,542 SF +/- hard corner, allowing for a 5-story mixed-use or multi-family project
- **Strategic Repositioning Opportunity:** Enhance the existing structure into a "Class A" hub, medical facility, or retail flagship
- **Hard-Corner Presence:** 0.88 AC footprint with 175' of prime frontage on W Flagler Street, offering prominent brand visibility at a signalized intersection



<b>PRICE</b>	\$3,750,000
<b>BUILDING SIZE</b>	9,114 SF +/-
<b>BUILDING TYPE</b>	Religious Facility /Institutional
<b>LAND AREA</b>	0.88 AC; Lot Size 38,542 SF
<b>FRONTAGE</b>	175'
<b>TRAFFIC COUNT</b>	31,500 ADT
<b>YEAR BUILT</b>	1947 (Actual)/1952 (Effective))
<b>PARKING SPACES</b>	39
<b>ZONING</b>	T5-L - Urban Center -Limited
<b>CURRENT LAND USE</b>	7100- Religious (Church)
<b>PARCEL ID</b>	01-4105-026-0010

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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Median Age	
1 Mile	38,578	1 Mile	\$82,851	1 Mile	44.7
3 Mile	227,217	3 Mile	\$93,451	3 Mile	44.8
5 Mile	587,453	5 Mile	\$96,892	5 Mile	42.7

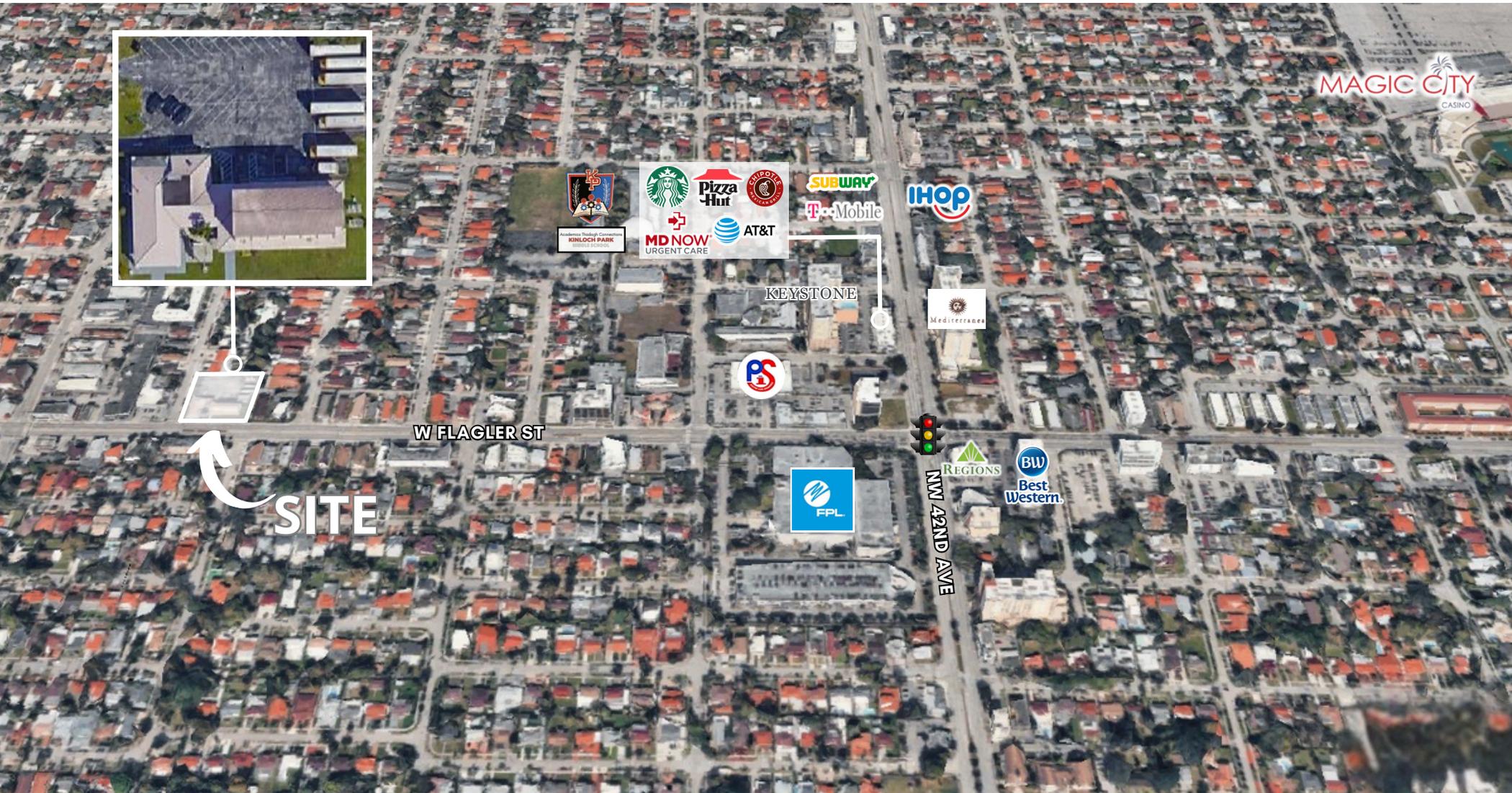
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	40,557	1 Mile	\$59,757	1 Mile	46.1
3 Mile	239,505	3 Mile	\$65,093	3 Mile	44.0
5 Mile	662,222	5 Mile	\$65,650	5 Mile	42.6



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# TRADE AREA MAP



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