



Prime Corner Redevelopment Site
For Sale

7101 Northwest 7th Avenue, Miami, FL 33150

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Property Summary

Prime Corner Redevelopment Site • For Sale



PROPERTY DESCRIPTION

This offering presents a rare urban infill redevelopment opportunity at the signalized northeast corner of NW 7th Avenue and NW 71st Street, delivering maximum visibility and dual frontage along two of Miami's high-traffic corridors.

The site consists of approximately 20,000 square feet of land and is ideally positioned for repositioning or ground-up development in a rapidly evolving submarket. NW 7th Avenue is a major north-south artery with consistent daily traffic and strong connectivity throughout Miami's urban core, while NW 71st Street provides additional access and neighborhood connectivity.

Located one block from Interstate 95, the property offers immediate regional accessibility to Downtown Miami, Wynwood, the Design District, and surrounding employment centers. The surrounding area continues to experience ongoing reinvestment, with increasing demand for residential, mixed-use, and neighborhood retail development.

The property falls under Miami 21 zoning, supporting a wide range of redevelopment strategies including mixed-use, multifamily, workforce housing, retail, and service-oriented uses. The site's corner positioning, frontage, and scale create a highly efficient development footprint in a corridor with limited remaining infill opportunities.

Offered as an REO asset priced to sell, this is a compelling opportunity to acquire a well-located site below replacement cost with significant upside potential in one of Miami's most active urban corridors.

CMV Commercial – The Martinez Team is exclusively representing the offering. Contact us for additional information.

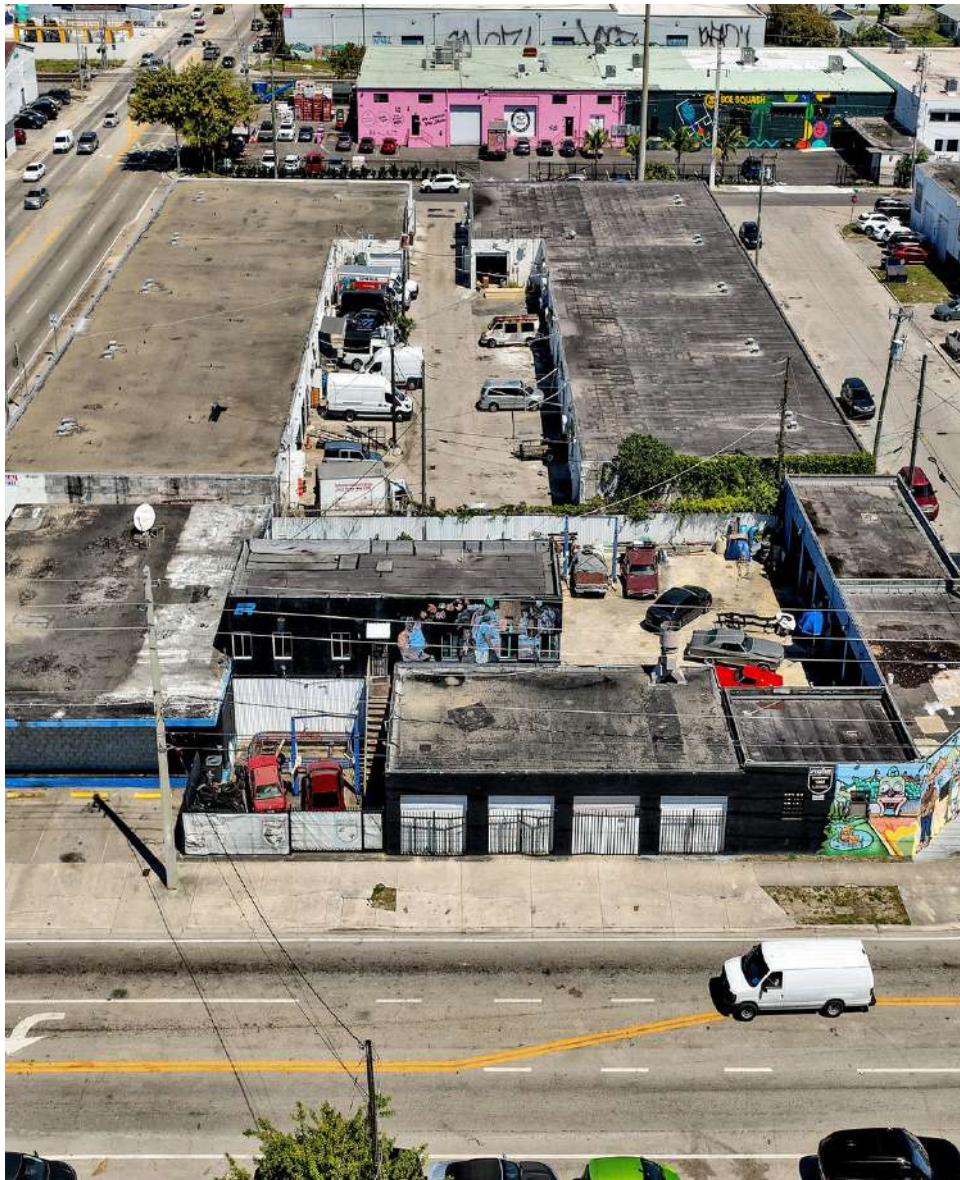
OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	8,950 SF
	\$279.32 PSF
Lot Size:	20,000 SF



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PROPERTY HIGHLIGHTS

- Prime Corner Redevelopment Site - Signalized northeast corner of NW 7th Avenue & NW 71st Street with dual frontage
- ±20,000 SF Land Site - Efficient footprint ideal for ground-up development or repositioning
- High Visibility Location - Frontage along two major corridors with strong daily traffic counts
- Strategic Urban Infill Opportunity - Located in Miami's rapidly evolving Model City submarket
- Immediate Access to I-95 - Less than one block from Interstate 95 with connectivity to Downtown Miami and surrounding areas
- Strong Connectivity - Convenient access to Wynwood, Design District, Downtown Miami, and major employment centers
- Flexible Miami 21 Zoning - Supports mixed-use, multifamily, workforce housing, retail, and service uses
- Limited Infill Supply - Rare opportunity within a corridor experiencing ongoing redevelopment and reinvestment
- Growing Demand Drivers - Increasing residential density and demand for neighborhood-serving retail
- REO Asset - Priced to Sell - Attractive basis with significant upside potential for developers and investors
- Exclusive Listing - Offered exclusively by CMV Commercial - The Martinez Team

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,860	72,514	203,487
Total Population	31,778	201,185	541,630
Average HH Income	\$48,384	\$73,145	\$81,797



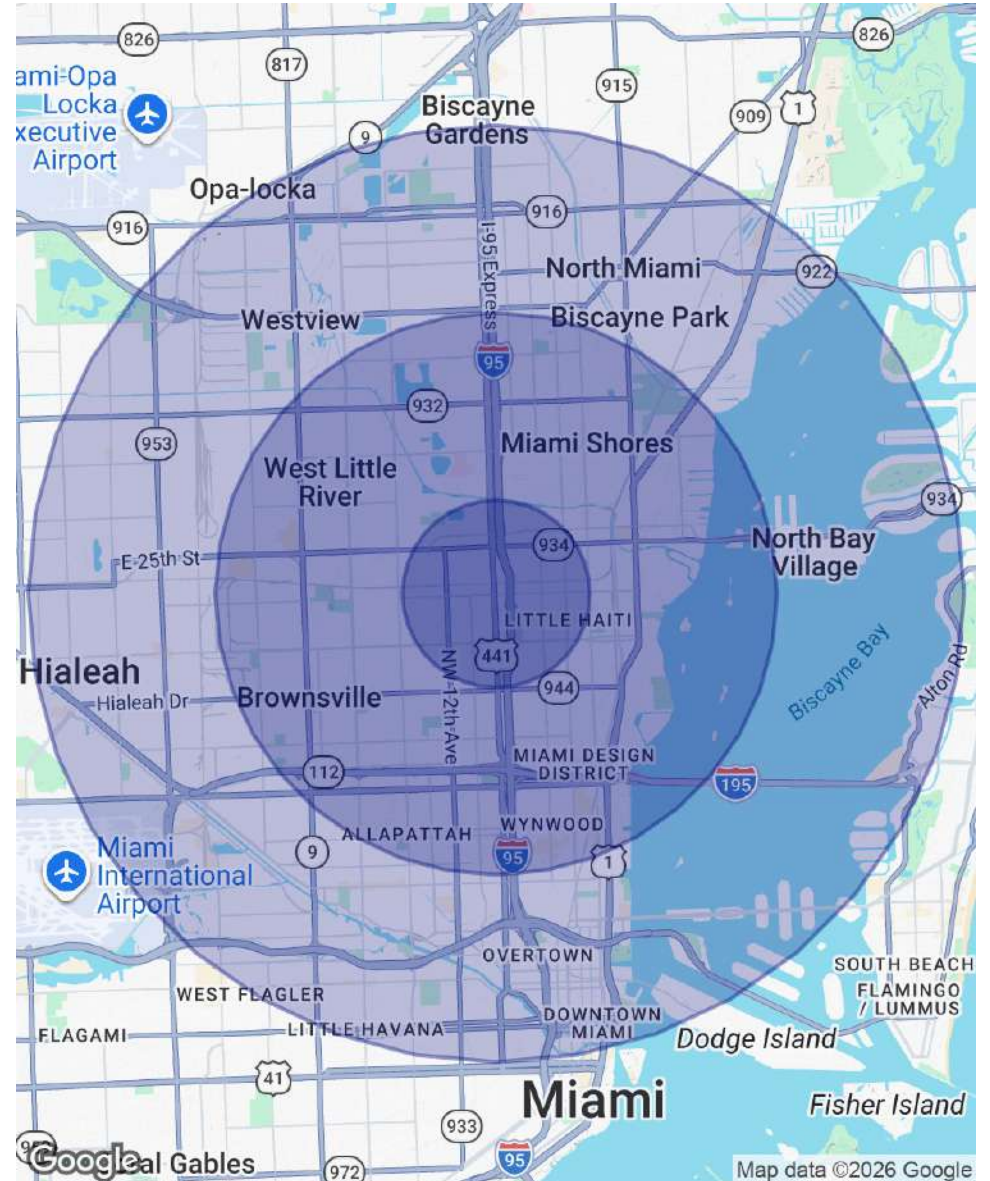
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,778	201,185	541,630
Average Age	35.1	38.0	40.4
Average Age (Male)	34.0	37.7	39.5
Average Age (Female)	37.3	38.8	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,860	72,514	203,487
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$48,384	\$73,145	\$81,797
Average House Value	\$351,104	\$464,485	\$483,747

2023 American Community Survey (ACS)



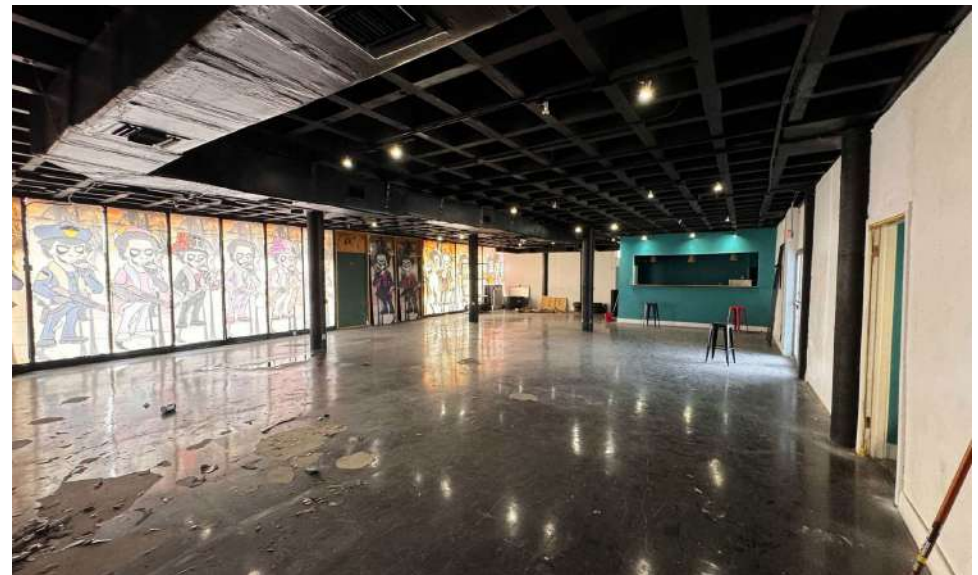
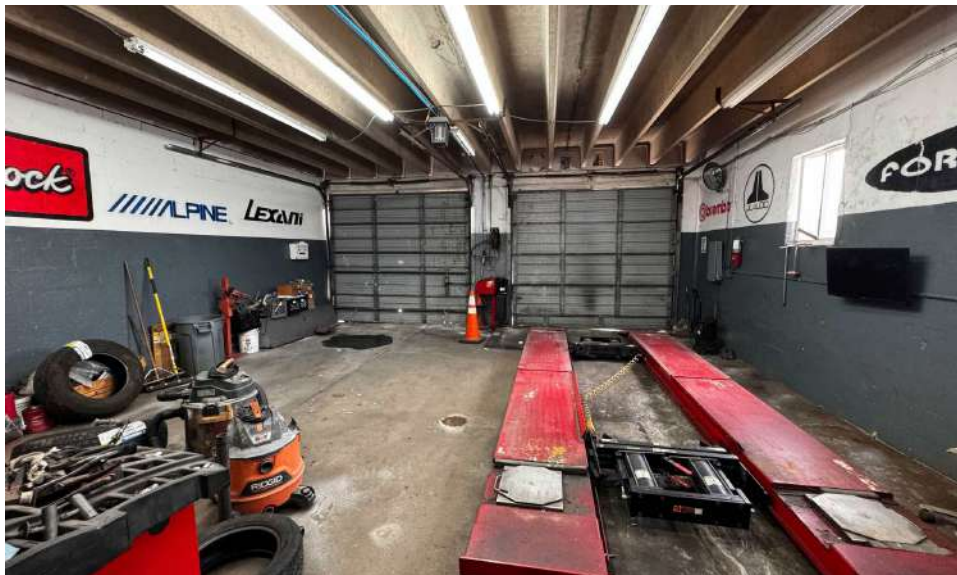
Retailer Map

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Interior Photos

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Exterior Photos

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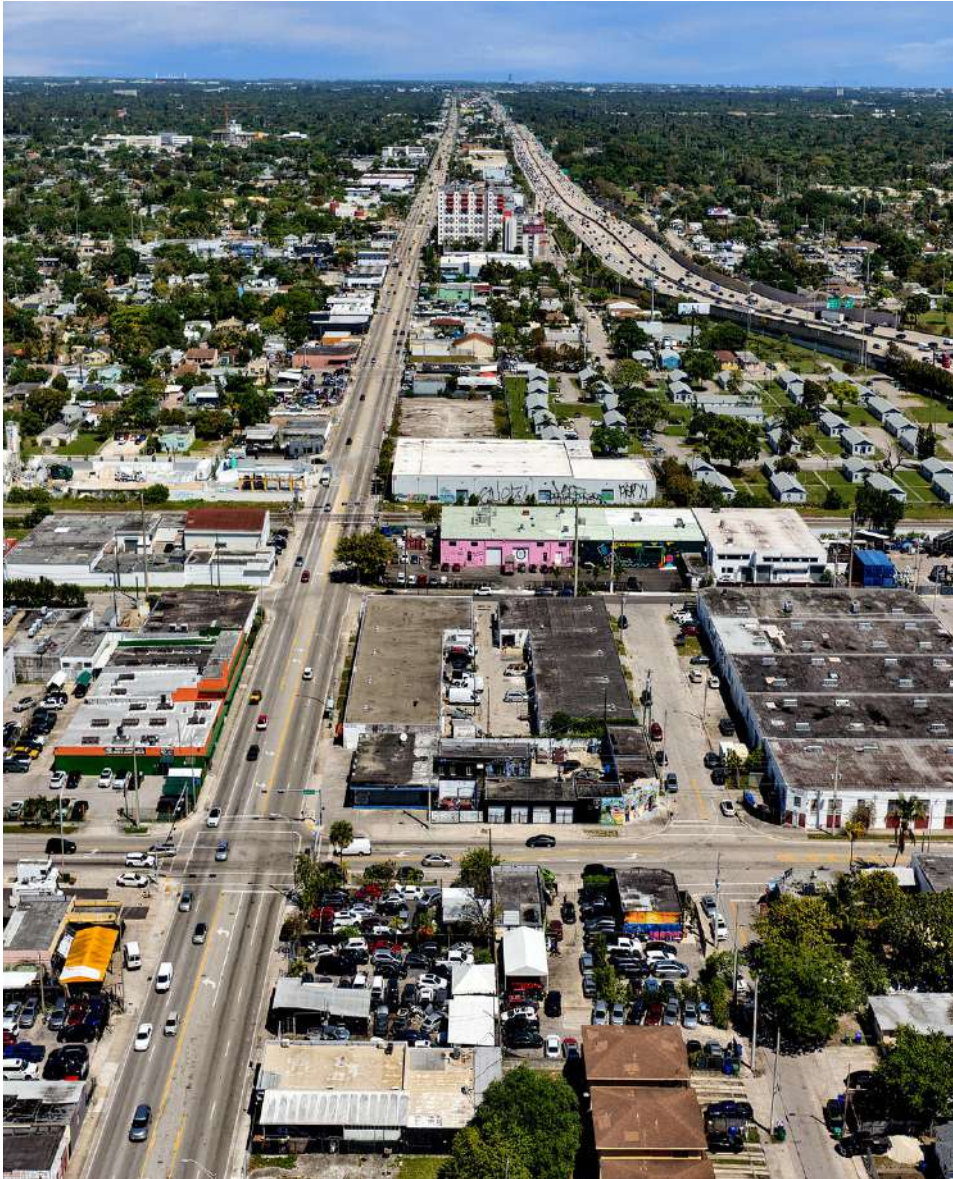
Aerial Photo

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Area Development & Growth Drivers

Prime Corner Redevelopment Site • Redevelopment Site Property For Sale



7101 NW 7TH AVENUE | MIAMI, FLORIDA

NW 7th Avenue Corridor Growth

The NW 7th Avenue corridor is benefiting from redevelopment, infrastructure improvements, and urban infill as Miami's core expands north from Downtown, Wynwood, and the Design District.

Wynwood & Design District Expansion

Minutes south, these neighborhoods continue to attract mixed-use, multifamily, and retail projects, driving demand for housing and services. Development pressure is moving north along key corridors like NW 7th Avenue.

Residential Growth

The area sees ongoing multifamily and workforce housing development, fueled by population growth and demand for central locations, with developers targeting urban infill sites.

Infrastructure & Connectivity

Close to I-95 and major roadway improvements, the property enjoys enhanced connectivity supporting population growth, workforce mobility, and economic expansion.

Commercial Revitalization

NW 7th Avenue remains a vital commercial corridor with new retail, service businesses, and repositioned properties serving the dense surrounding population.

Proximity to Employment Centers

The site is near Downtown Miami, Wynwood, the Design District, and Midtown, offering access to major employment hubs and supporting both residential and commercial demand.