



For Lease

1660 & 1690 NW 19
Terrace, Miami, FL 33127

Development site in the Health District

- Excellent accessibility
- Located a few blocks away from River Landing,
- Ideal for medical use or office use



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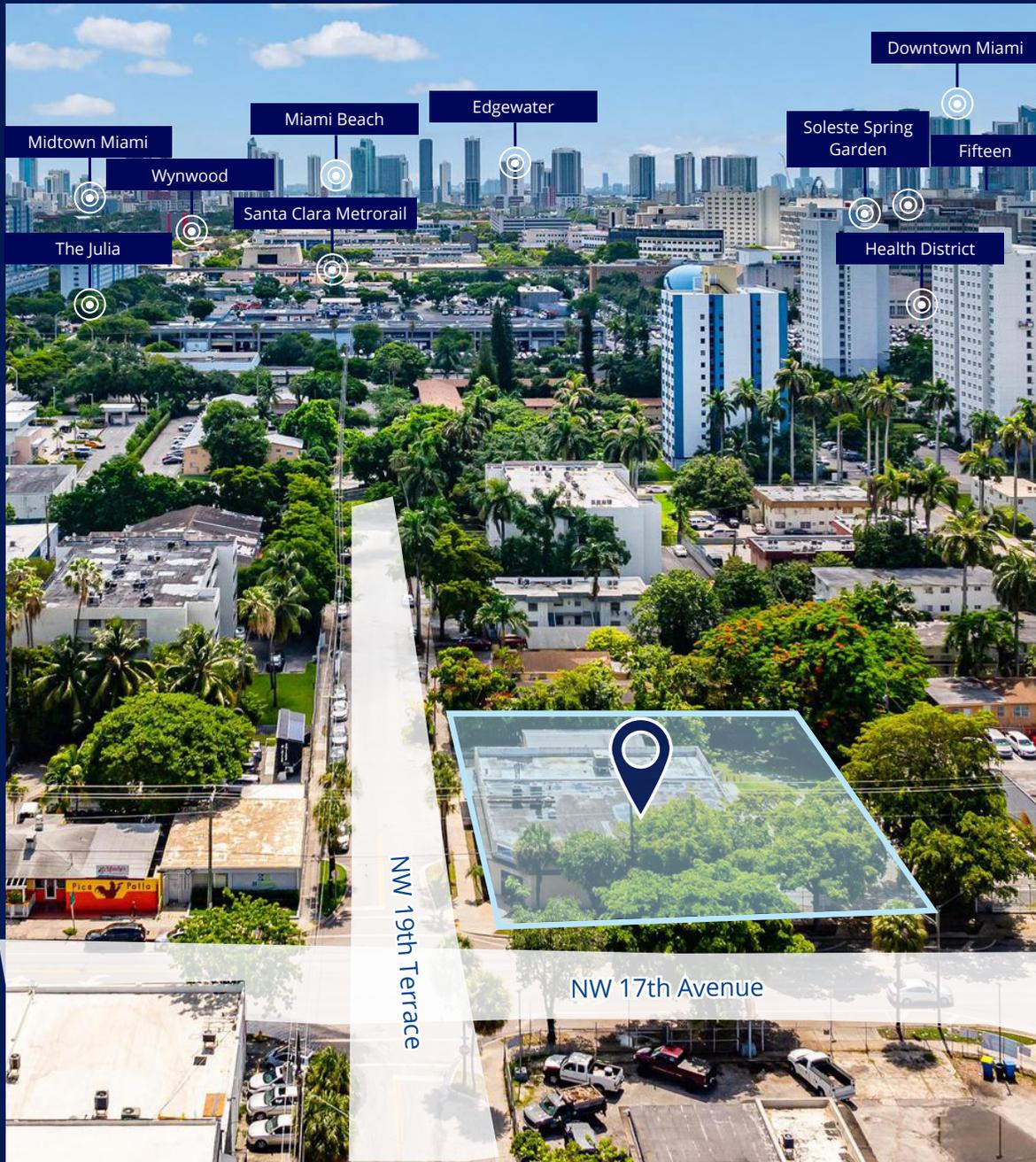
Accelerating success.

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East View



Opportunity

Versatile commercial space perfect for medical facilities, wellness centers, educational institutions, or professional offices. Situated on a corner lot, this expansive 6,144 SF building is located on a prime 0.5-acre (21,450 SF) development site near the Miami River. Nestled in the Miami Health District, the second largest medical district in the U.S., the property offers flexibility for a variety of business uses. Rent is negotiable with a starting ask of \$35,000 per month, and open to offers. This space is adaptable for uses ranging from offices and schools to medical services and more.

Location

The location offers access to major highways and is in close proximity to Wynwood, Downtown Miami, Brickell, Edgewater, South Beach, as well as LoanDepot Park and Miami International Airport. The Health District consists of numerous medical clinics and research facilities and is the hub for Miami's medical research.

The site consists of two adjacent parcels located at the corner of NW 19th Terrace and NW 17th Avenue. It is strategically situated a short walk from the Miami Metrorail station and River Landing, a luxurious mixed-use project comprising 2 million square feet of retail and multifamily space. The property is zoned T6-8-O, allowing for dense and flexible mixed-use development. The current zoning allows for the development of 150 units per acre (69 units) and an FLR of 7 with a 30% bonus, equating to a maximum developable area of roughly 200,000 SF. The site qualifies for Live Local, allowing for significantly more density and tax benefits than by right zoning.



Demographic Overview

The local community has witnessed remarkable population growth of 19.3 percent since 2010. Moreover, the area boasts a highly educated and skilled workforce, with 32.4 percent of its residents holding a bachelor's degree or higher. Additionally, the majority of residents opt for renting rather than owning, with 67.1 percent of housing renter occupied and 20.0 percent owner occupied.

Population	1 Mile	2 Miles	3 Miles
2024 Population	39,569	157,390	344,267
2029 Population	40,025	169,675	379,030
2024-2029 Annual Rate	0.23%	1.51%	1.94%
2024 Median Age	42.6	40.5	38.9
Households			
2024 Total Households	15,797	62,551	148,551
2029 Total Households	16,413	70,394	170,876
2024-2029 Annual Rate	0.77%	2.39%	2.84%
2024 Average Household Size	2.38	2.45	2.28

Median Household Income	1 Mile	2 Miles	3 Miles
2024 Median Household Income	\$30,281	\$35,301	\$53,078
2029 Median Household Income	\$37,346	\$46,754	\$74,821
2024-2029 Annual Rate	4.67%	6.49%	8.19%
Average Household Income			
2024 Average Household Income	\$51,239	\$57,506	\$91,952
2029 Average Household Income	\$65,541	\$76,416	\$112,117

Property Details

Address 1690 NW 19th Terrace,
1660 NW 19 Terrace
Miami, FL 33127

Folio 01-3135-005-2060,
01-3135-005-2050

Lot Size 0.5 acres (21,450 SF)

Lease Rate:

\$20,000 Per Month

Property Highlights

- 0.5 acre prime development site in the health district
- Zoning: T6-8-O
- 150 units per acre by right
- Located a few blocks away from River Landing, a mixed-use project comprised of 2 million square feet of retail and multifamily
- Located in close proximity to the Metrorail and Metromover.
- Proximity to I-95 and SR-836, the location has unmatched north-south and east-west accessibility

Southeast View

Jackson Memorial Hospital

Downtown Miami

Brickell

River Landing

Health District

Soleste Spring Garden

Lantower River Landing

Fifteen

No 17 Residences

NW 19th Terrace

NW 17th Avenue



Miami International
Airport



Southwest View

NW 17th Avenue



NW 19th Terrace





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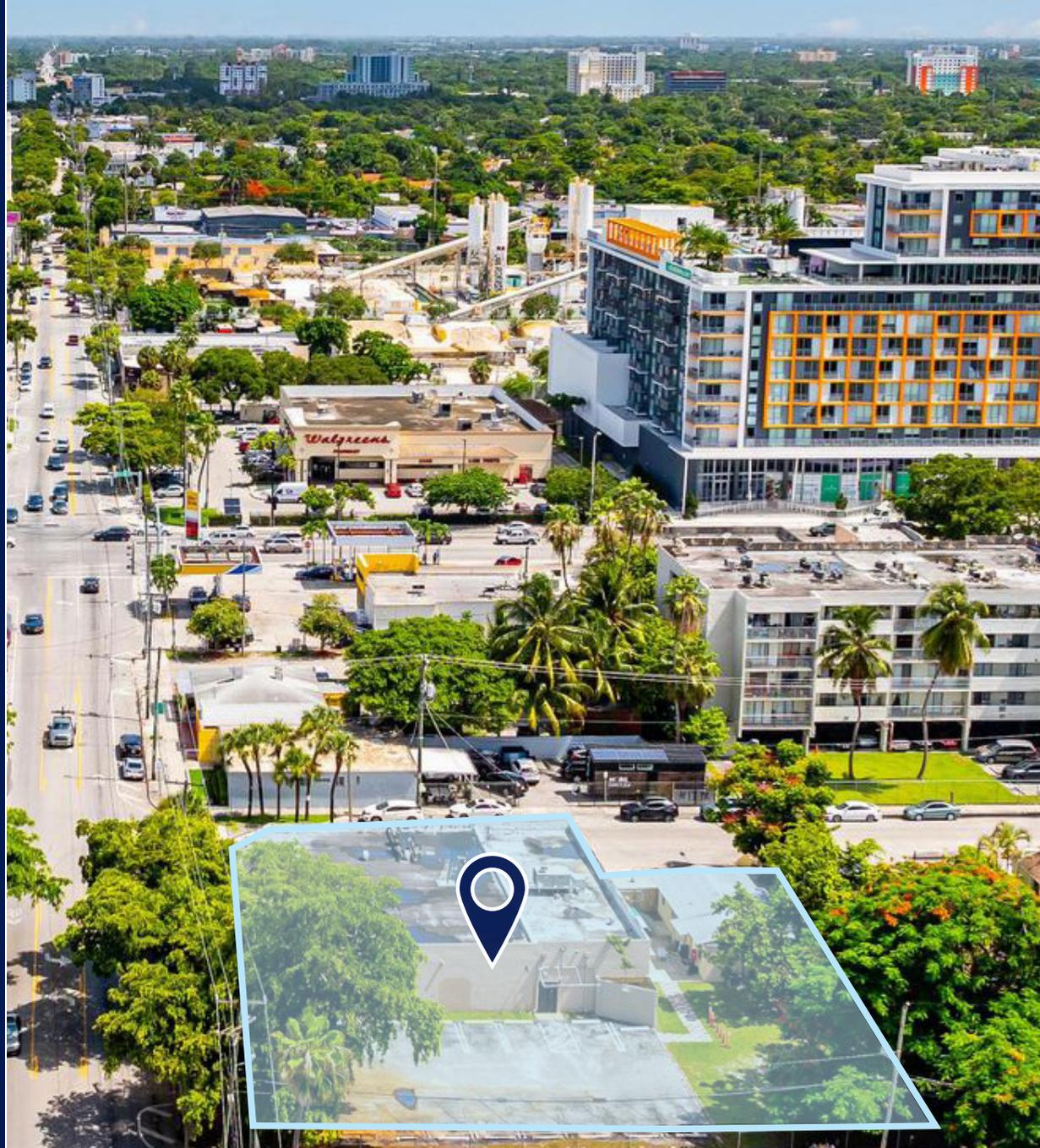
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