



FLEX INDUSTRIAL OPPORTUNITY
FOR SALE

7600 Northwest 7th Avenue
Miami, Florida 33150

RELATED ISG
COMMERCIAL

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Property Overview

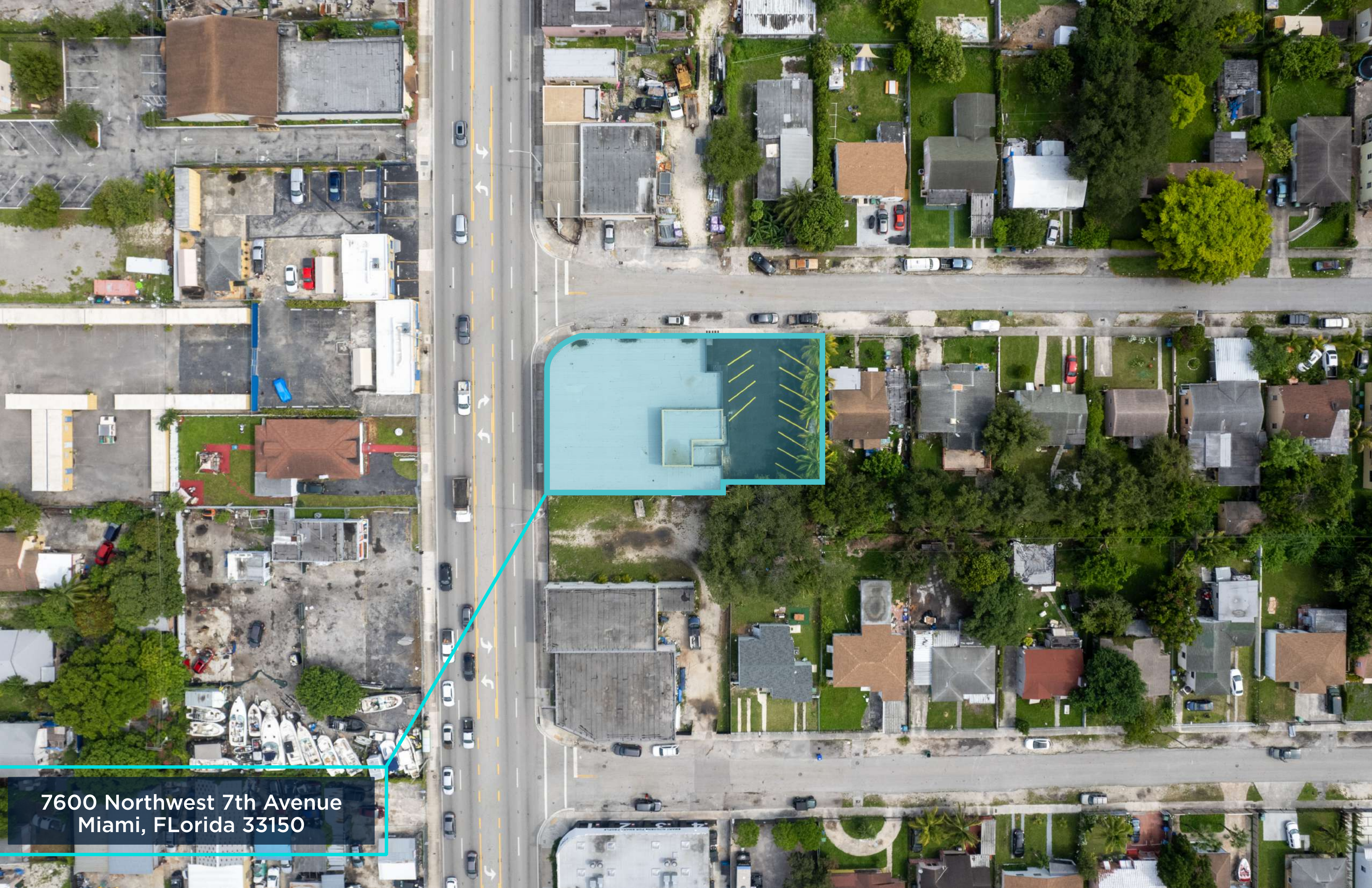
Site Overview

☐ This freestanding flex/industrial property is strategically located at the prominent intersection of NW 7th Ave/441 corridor and 76th Street, providing exceptional visibility to a daily traffic count of over 30,000 drivers. Situated in close proximity to major highways, as well as the vibrant Design District, Wynwood, and Midtown areas, this versatile property boasts D1 Zoning, accommodating a wide range of uses including retail, industrial, automotive, and more.

The building has recently undergone extensive renovations, encompassing a new roof, upgraded electrical systems, and obtaining a 40-year certification. Enjoy the opportunity to lease in one of Miami's most sought-after markets at a competitive rate. The property features abundant parking, a secure gated entrance, generous ceiling heights, and the flexibility to lease spaces as small as 3,000 SF up to 8,519 SF.

Folio	01-3111-035-1500
Sub-Division	Buena Vista-Liberty City
Property Address	7600 NW 7th Ave, Miami, FL 33150
Price	\$2,450,000
Spaces	From 3,000 to 11,243 Sq. Ft.
Total Sq. Ft.	8,519 Sq. Ft.
Land Use	Mixed-use, retail, industrial, automotive, office, light industrial, & more





7600 Northwest 7th Avenue
Miami, Florida 33150



Property Images

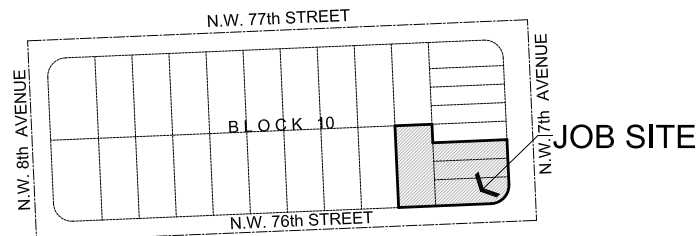
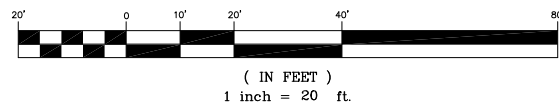






Survey & Floor Plan

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE



LEGEND

- - - - -	Overhead Wire Line		Existing Elevations	A/C	Air Conditioner
- - - - -	Wood Fence		Catch Basin	Conc.	Concrete
- x - x -	Chain Link Fence		Water Meter	C.B.S.	Concrete Block & Stucco
- o - o -	Iron Fence		Electric Box	(D)	Deed
- - - - -	Monument Line		Sanitary Manhole	D.E.	Drainage Easement
- - - - -	Centerline		Sprinkler Pump	D.M.E.	Drainage Maintenance Easement
- - - - -	Property Line		Wood Pole	F.D.H.	Found Drill Hole
A	Arc		Conc. Pole	F.F.E.	Finish Floor Elevation
BRG	Bearing		Light Pole	F.I.P.	Found Iron Pipe/In
Ch	Chord		Fire Hydrant	F.I.R.	Found Iron Rebar
Δ	Delta		Water Valve	F.N.	Found Nail
L	Length		Iris	F.N.D.	Found Nail & Disc
R	Radius		Cable TV Box	F.P.L.	Florida Power Light
T	Tangent		Electric Meter Box	H	Height
∅	Diameter		Traffic Signal Box	L.M.E.	Lake Maintenance Easement
			Gas Valve	(M)	Measured
			Monitoring Valve	(P)	Platted
			Manhole	P.O.B.	Point of Beginning

PROPERTY ADDRESS:
7600 NW 7 AVENUE, MIAMI, FLORIDA 33150
Folio# 01-3111-035-1500

LEGAL DESCRIPTION

Lots 1, 2, 3 and 28, in Block 10, of "STEPHENS MANOR", according to the Plat thereof, as recorded in Plat Book 14, Page 18, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:**
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey BOUNDARY SURVEY.
- North arrow direction and/or Bearings are as shown on the aforementioned Plat.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #N-3000. Elevation = +13.73'.
- Flood Zone Data: Community/ Panel # 120650/0302L Dated: 9/11/09
Flood Zone: "X" Base Flood Elevation = N/A
- This SURVEY has been prepared for the exclusive use of the parties named hereon. The Certificate does not extend to any unnamed party.

- 7600 NW 7 Ave LLC
- NEW WAVE LOANS RESIDENTIAL LLC
- TYLER A. GOLD P.A.
- FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

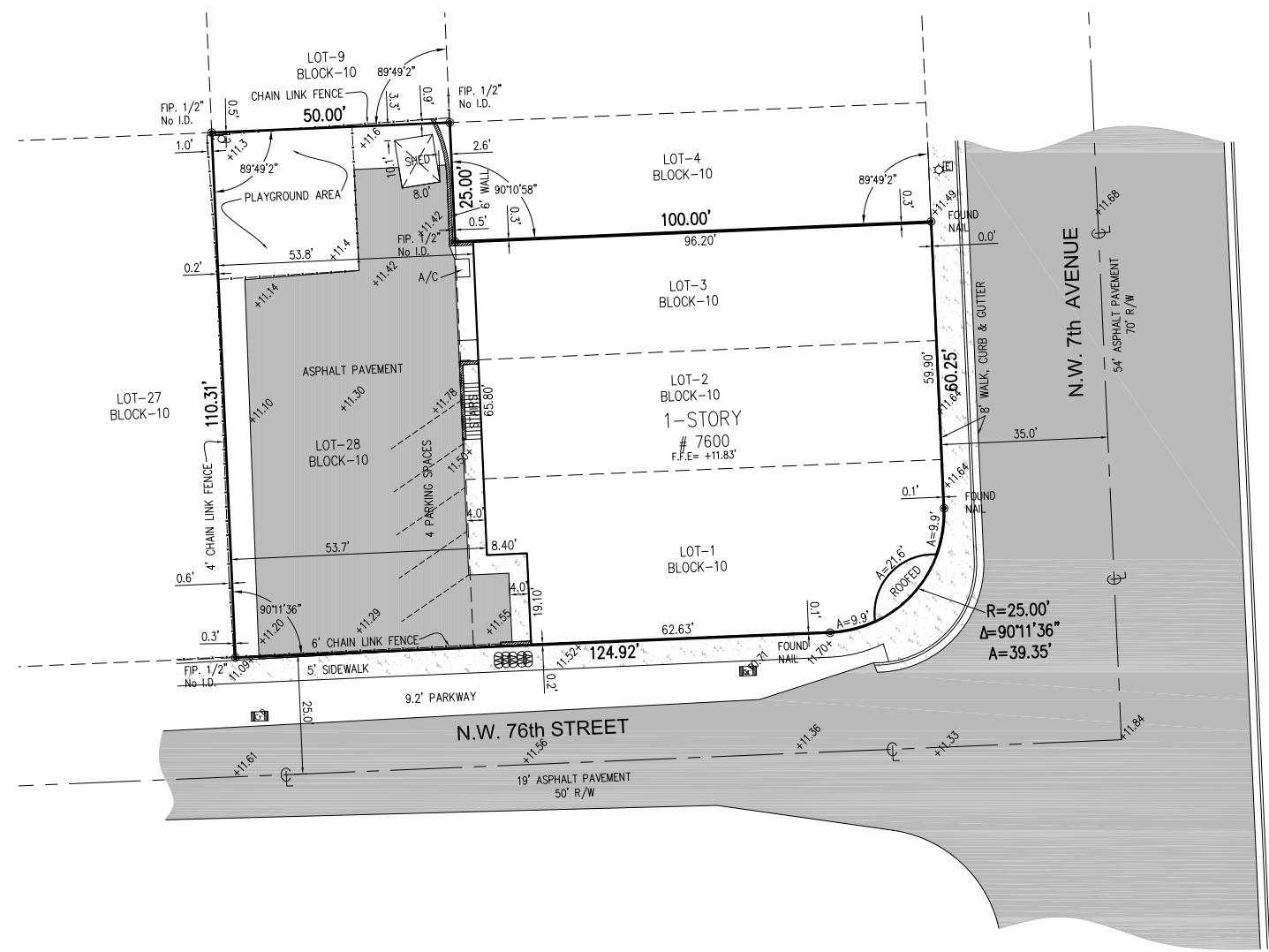
I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-1.7, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Jacob Gomis
Digitally signed by Jacob Gomis
Date: 2021.10.04 14:04:59 -04'00'

For the Firm Royal Point Land Surveyors, Inc L.B.# 7282

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L.S.# G231 STATE OF FLORIDA
- PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L.S.# 5880 STATE OF FLORIDA



ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
info@royalpointls.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

TYPE OF SURVEY:
BOUNDARY SURVEY
PREPARED FOR:
7600 NW 7 Ave
7600 NW 7 AVENUE, MIAMI, FLORIDA 33150

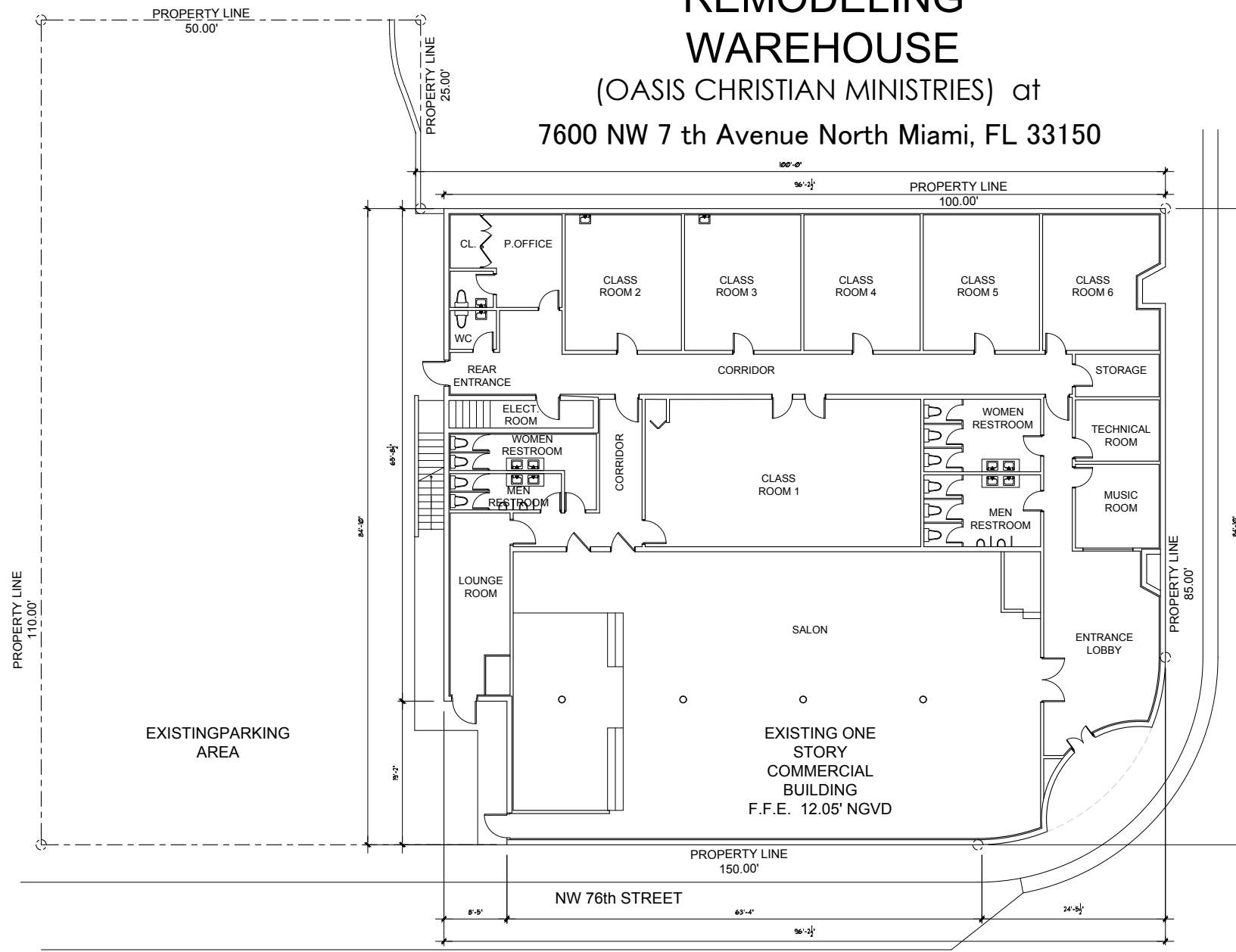
DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 09/02/2021
JOB No.: RP21-1345
SHEET: 1
OF 1 SHEET

RECORD OF REVISIONS		
NO.	DATE	DESCRIPTION

C:\Users\jgomis\Documents\ROYAL POINT\LS\Desktop\7600 NW 7 AVENUE_BP21-1345.dwg 9/2/2021

REMODELING WAREHOUSE

(OASIS CHRISTIAN MINISTRIES) at
7600 NW 7th Avenue North Miami, FL 33150



GENERAL NOTES:

- 1.- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR AND OTHER FACILITIES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL MATERIALS SHALL BE NEW, AND BOTH WORKMANSHIP AND MATERIALS SHALL BE OF GOOD QUALITY. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE MATERIALS USED.
- 2.- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY, COUNTY AND STATE LICENSES AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. IF SPECIAL PERMITS ARE REQUIRED FOR ANY PART OF THE WORK, THEY SHALL BE OBTAINED AND EXHIBITED. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH THE LAWS, ORDINANCES, CODES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.
- 3.- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY, AS PART OF THE WORK, TO BE DONE, TO COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND SUB-CONTRACTORS.
- 4.- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE LOG OF "AS BUILT" INFORMATION AND SUBMIT IT TO THE ARCHITECT UPON COMPLETION OF THE JOB, FOR FINAL ACCEPTANCE AND CERTIFICATION.
- 5.- THE CONTRACTOR SHALL INSPECT THE SITE SO AS TO THOROUGHLY ACQUAINT HIMSELF WITH THE TERRAIN, AS WELL AS WITH THE UNDERGROUND AND ABOVE-GROUND UTILITIES AND OBSTACLES.
- 6.- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE CASE OF ANY DISCREPANCY, OR DUE TO FIELD CONDITIONS WHERE IT BECOMES NECESSARY TO MAKE SOME MODIFICATIONS, THE CONTRACTOR SHALL CONSULT AND OBTAIN ACCEPTANCE AND AUTHORIZATION FROM THE ARCHITECT.
- 7.- IS THE OWNER'S RIGHT TO TAKE POSSESSION AND USE OF ANY COMPLETED OR PARTIALLY COMPLETED PORTION OF THE WORK.
- 8.- BEFORE DIGGING, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD WITH THE UTILITY COMPANIES SERVING THE AREA. SUPPLEMENTARY ASSISTANCE MAY BE OBTAINED BY CONTACTING THE "UNDERGROUND UTILITIES NOTIFICATION CENTER" (U.N.C.L.E.) AT TELEPHONE NUMBER 1-800-432 4770
- 9.- THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS CONTRACT PRIOR TO SUBMITTING BIDS OR FABRICATION OF ANY NEW BUILDING COMPONENT.
- 10.- THE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE QUALITY OF MATERIALS SELECTED AS REQUIRED BY THESE DRAWINGS NOR FOR THE WORKMANSHIP PROVIDED IN THE INSTALLATION OF THESE MATERIALS.
- 11.- DESIGN AND BUILD IN ACCORDANCE W/ F.B.C. 2017 AND N.E.C.
- 12.- ALL DIMENSIONS SHOULD BE VERIFIED AT JOBSITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE DIMENSIONS. ALL OBVIOUS ERRORS AND OMISSIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
13. COORDINATE ANY SHUTDOWN OF EXISTING SERVICES AND EQUIPMENT REMAINING IN USE WITH OWNERS' REPRESENTATIVE. PROVIDE ADEQUATE NOTICE AND MAKE PROVISIONS TO MINIMIZE IMPACT TO ANY NEIGHBORING UNITS OR TENANTS.
14. REMOVE ALL CONDUIT AND WIRE BACK TO NEAREST UPSTREAM DEVICE REMAINING IN SERVICE. WHERE DEMOLITION WORK AFFECTS ELECTRICAL SERVICE TO DOWNSTREAM DEVICES TO REMAIN; EXTEND CONDUIT AND WIRE AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE.
15. DISPOSE OF ALL MATERIALS OFF SITE. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISCARDING OF ALL WORK WASTE INCLUDING ANY UNFORESEEN ITEMS WITHIN THE SCOPE OF THE PROJECT.
16. CARE SHOULD BE EXERCISED DURING WORK TO HAVE THE LEAST IMPACT ON THE CONDUIT OF EXISTING DEVICES. WHERE FEASIBLE EXISTING CONDUIT SHOULD BE LEFT INTACT AND TEMPORARILY SUPPORTED UNTIL THE DESIGN INTENT CAN ESTABLISH THE DESIRED RELOCATION AND/OR REMOVAL. SERVICE IN SUCH CASES NEEDS TO BE INTERRUPTED.
18. CARE SHOULD BE EXERCISED TO PROTECT ALL EXISTING FINISHED SURFACES AND APPLIANCES DURING WORK. THE CONTRACTOR IS EXPECTED TO PROTECT FROM DUST AND DEBRIS ALL EXISTING APPLIANCES THROUGHOUT THE UNIT, INCLUSIVE OF BATHROOM FIXTURES, PLUMBING FIXTURES, CABINETRY, KITCHEN APPLIANCES, ETC.

STATEMENT:

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS AND SPECIFICATIONS ON PLANS COMPLY WITH THE APPLICABLE BUILDING CODES

CODE USED:

- 1- ALL INTERIOR FINISH SHALL COMPLY WITH FFPC 101-10.2.2.2
- 2- PLANS COMPLY WITH THE FLORIDA FIRE PREVENTION 2017 EDITION
- 3- FIRE ALARM SHALL COMPLY WITH NFPA 72 - 2017 EDITION
- 4- ALL FINISHES (WALLS / CEILINGS / FLOORS) SHALL COMPLY WITH 2017 FBC CHAPTER 8 SECTION 803 & 804
- 5- FLORIDA BUILDING CODE , 2017 EDITION

Security Notes

- 1 Contractor shall be responsible for protection of any openings and secure access within area of work on a daily 24Hr. basis.
- 2 All demolition to comply with FBC, 2017 Edition- Section 3401.1 and FBC existing building 2017 Edition Chapter 14

Note

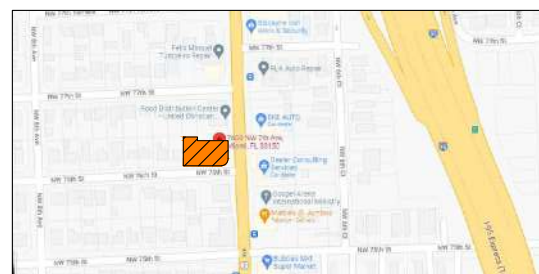
- The Life Safety System shall be remain operational during the any demolition and construction phase
- The contractor shall verify all structural conditions, in case of any discrepancy, or due to field conditions where it becomes necessary to make some modifications, the contractor shall consult and obtain acceptance and authorization from the architect of record.

CLASSIFICATION OF WORK:

ALTERATION LEVEL 2

WORK OF SCOPE

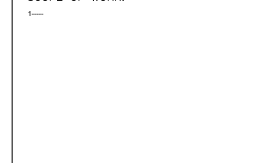
Scale: 1/8" = 1'-0"



LOCATION MAP

NTS

SCOPE OF WORK:



EXISTING AREA: 445.71 S.F.
REMODELING AREA : 445.71 S.F.
REPAIR IS NOT LIMITED TO DRAWINGS. CONTRACTOR TO VERIFY EXISTING CONDITION AND REPAIR AS PER EXISTING CONDITIONS

CONTRACTOR PROPOSED CHANGES:
ANY CHANGES TO ORIGINAL DRAWINGS DETAILS SHALL BE PRE-APPROVED BY THE ARCHITECT AND ENGINEER. THE PROPOSAL TO CHANGE DETAILS SHALL INCLUDE LEGIBLE COPIES OF ALTERNATE DETAILS AND SUPPORTING ENGINEERING CALCULATIONS. THE STRUCTURAL ENGINEER SHALL BE REIMBURSED FOR REVIEWING THE CHANGES AND MODIFYING CONTRACT DOCUMENTS, AS REQUIRED.
Do Not Remove Or Transform Any Structural Members



JOSE GONZALEZ, A.I.A.

RA# 0008612

ARCHITECTURE
INTERIOR DESIGN
DESIGN & CONSTRUCTION

415 N.E. 114 ST.
Miami, FL 33161
Phone: 305.891.3038
Fax: 305.981.8517
e-mail: jgovi@bellsouth.net

**PROPOSED
REMODELING
WAREHOUSE**

AT

7600 NW 7th. AVENUE
NORTH MIAMI, FL.
FL 33150

PROJECT

AS SHOWN

SCALE

CONSULTANT

JOSE GONZALEZ, R.A.
#8612

REVISIONS	
DATE	DESCRIPTION

09-21-21

DATE





SP-1

DRAWING







Sale Comps





Sale Comps

<p>1</p> 	<p>530 NW 71st St, Miami 33150</p> <p>Sale Date: Jan 19, 2024 Sale Price: \$750,000 Price/SF: \$986.84 Actual Cap Rate: 5.00% Parcels: 01-3113-024-0230</p>	<p>SOLD</p> <p>Comp ID: 6644145 Comp Status: Research Complete Type: 1 Star Industrial Warehouse Year Built: 1947 RBA: 760 SF</p>	<p>Land Acres: 0.12 AC Land SF: 5,227 SF Zoning: C-2</p>
<p>2</p> 	<p>1005 NW 79th St, Miami 33150</p> <p>Sale Date: Jan 12, 2024 Sale Price: \$1,200,000 Price/SF: \$323.71 Parcels: 30-3111-047-0030 Comp ID: 6647760</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 2 Star Retail Convenience Store Year Built: 1949 GLA: 3,707 SF Land Acres: 0.35 AC</p>	<p>Land SF: 15,246 SF Zoning: BU-2 Sale Condition: High Vacancy Property</p>
<p>3</p> 	<p>1125 NW 71st St, Miami 33150</p> <p>Sale Date: Jan 5, 2024 Sale Price: \$7,400,000 Price/SF: \$239.10 Parcels: 30-3111-035-4840, 30-3111-035-4990</p>	<p>SOLD</p> <p>Comp ID: 6614327 Comp Status: Research Complete Type: 2 Star Industrial Warehouse Year Built: 1955 RBA: 30,950 SF</p>	<p>Land Acres: 1.42 AC Land SF: 61,855 SF Zoning: IU-1 Sale Condition: Redevelopment Project</p>
<p>4</p> 	<p>311 NW 72nd Ter, Miami 33150</p> <p>Sale Date: Nov 13, 2023 Sale Price: \$1,650,000 Price/SF: \$550.00 Parcels: 01-3112-085-0010 Comp ID: 6574720</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 1 Star Industrial Warehouse Year Built: 1956 GLA: 3,000 SF Land Acres: 0.09 AC</p>	<p>Land SF: 3,892 SF Zoning: D-1</p>

Sale Comps

<p>5</p> 	<p>524 NW 71st St, Miami 33150</p> <p>Sale Date: Sep 28, 2023 Sale Price: \$765,000 Price/SF: \$794.39 Parcels: 01-3113-024-0220 Comp ID: 6522896</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 2 Star Retail Auto Dealership Year Built: 1946 GLA: 963 SF Land Acres: 0.12 AC</p>	<p>Land SF: 5,227 SF Zoning: T5-O Sale Condition: Redevelopment Project</p>
<p>6</p> 	<p>400 NW 79th St, Miami 33150</p> <p>Sale Date: Sep 18, 2023 Sale Price: \$500,000 Price/SF: \$272.26 Parcels: 01-3112-015-0130 Comp ID: 6513564</p>	<p>SOLD</p> <p>Comp Status: Public Record Type: 3 Star Retail Freestanding Year Built: 1977 GLA: 1,699 SF Land Acres: 0.15 AC</p>	<p>Land SF: 6,534 SF Zoning: C-2</p>
<p>7</p> 	<p>585 NW 71st St, Miami 33150</p> <p>Sale Date: Sep 6, 2023 Sale Price: \$1,700,000 Price/SF: \$562.73 Parcels: 01-3112-037-0070 Comp ID: 6510416</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 1 Star Industrial Warehouse Year Built: 1948 RBA: 3,021 SF Land Acres: 0.29 AC</p>	<p>Land SF: 12,632 SF Zoning: C-2 Sale Condition: Redevelopment Project</p>
<p>8</p> 	<p>7626-7642 NW 7th Ave, Miami 33150</p> <p>Sale Date: Oct 10, 2022 Sale Price: \$1,700,000 Price/SF: \$306.14 Parcels: 01-3111-035-1530 Comp ID: 6180393</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 2 Star Retail Storefront Year Built: 1939 GLA: 5,553 SF Land Acres: 0.31 AC</p>	<p>Land SF: 13,504 SF Zoning: D1</p>

Sale Comps

<p>9</p> 	<p>950 NW 72nd St, Miami 33150</p> <p>Sale Date: Oct 5, 2022 Sale Price: \$6,250,000 Price/SF: \$259.29 Parcels: 30-3111-035-4640 Comp ID: 6172203</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 2 Star Industrial Warehouse Year Built: 1953; Renov 1970 RBA: 24,104 SF Land Acres: 0.88 AC</p>	<p>Land SF: 38,333 SF Zoning: IU-1. Miami</p>
<p>10</p> 	<p>7700 NW 7th Ave, Miami 33150</p> <p>Sale Date: Jul 1, 2022 Sale Price: \$3,250,000 Price/SF: \$658.56 Actual Cap Rate: 7.16% Parcels: 01-3111-035-0420, 01-3111-035-0680</p>	<p>SOLD</p> <p>Comp ID: 6070932 Comp Status: Research Complete Type: 2 Star Retail Freestanding Year Built: 1957; Renov 2021 GLA: 4,935 SF</p>	<p>Land Acres: 0.27 AC Land SF: 11,761 SF Zoning: D-1</p>
<p>11</p> 	<p>540 NW 71st St, Miami 33150</p> <p>Sale Date: Jun 24, 2022 Sale Price: \$1,500,000 Price/SF: \$300.00 Parcels: 01-3113-024-0240 Comp ID: 6063152</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 1 Star Industrial Warehouse Year Built: 1956 RBA: 5,000 SF Land Acres: 0.11 AC</p>	<p>Land SF: 5,000 SF Zoning: T5-O</p>
<p>12</p> 	<p>401 NW 79th St, Miami 33150</p> <p>Sale Date: Apr 26, 2022 Sale Price: \$1,600,000 Price/SF: \$333.96 Parcels: 01-3112-023-1890 Comp ID: 5980556</p>	<p>SOLD</p> <p>Comp Status: Research Complete Type: 3 Star Retail Auto Dealership Year Built: 1991 GLA: 4,791 SF Land Acres: 0.24 AC</p>	<p>Land SF: 10,500 SF Zoning: T6-8-0</p>

Sale Comps Map Overview



◆ 7600 Northwest 7th Avenue
Miami, FLorida 33150

An aerial photograph of a commercial building with a grey roof and a parking lot. The parking lot has several yellow diagonal lines marking spaces. To the right of the parking lot are several palm trees and residential houses with grey roofs. A road with yellow lane markings and white arrows is on the left. The text 'Lease Comps' is centered in a white serif font within a light blue rectangular border.

Lease Comps

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Starting Rent Per SF

Avg. Months On Market

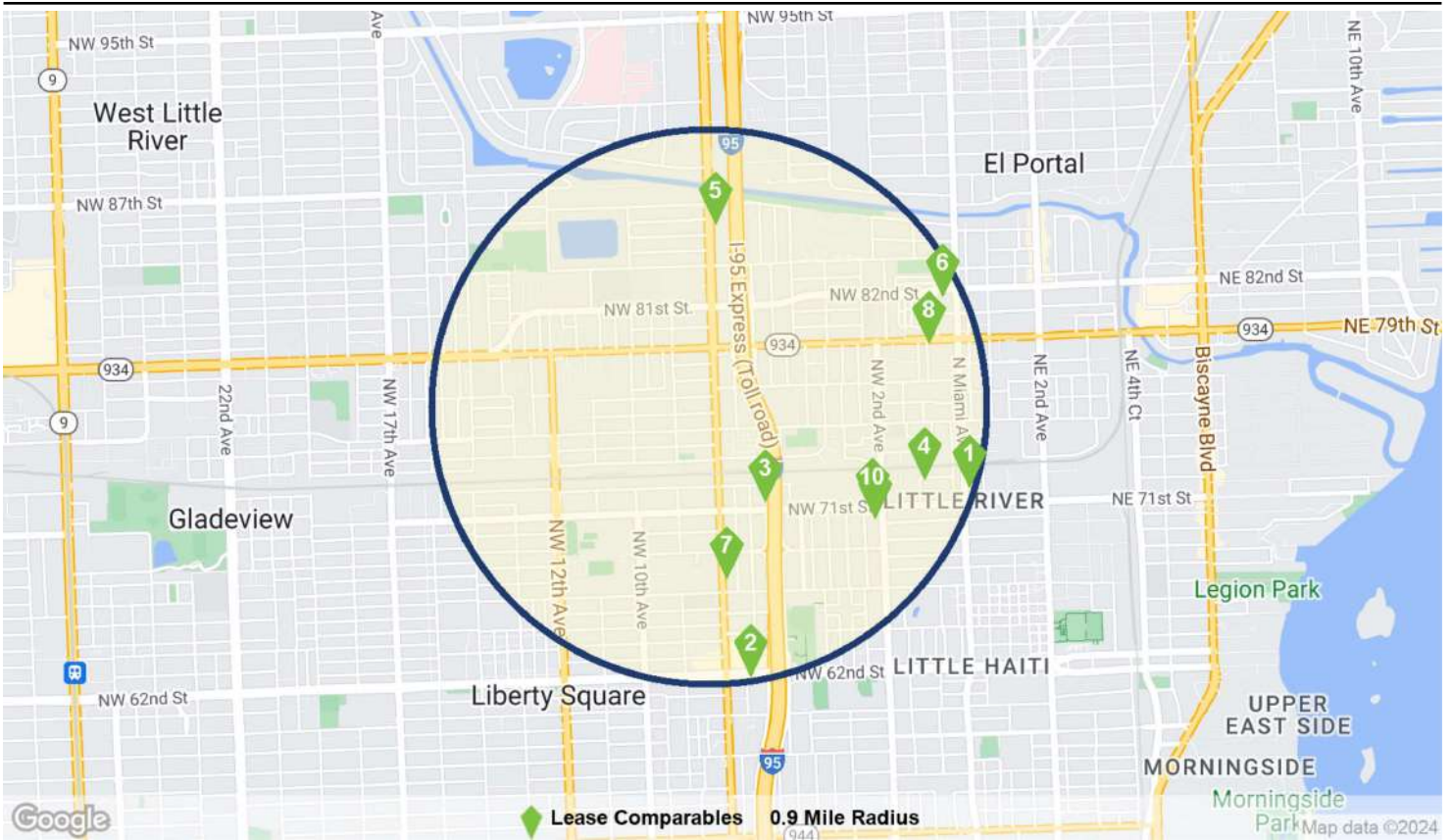
16

\$28.14

\$31.50

6

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	15	\$18.00	\$28.14	\$29.00	\$45.00
Starting Rent Per SF	1	\$31.50	\$31.50	\$31.50	\$31.50
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	1	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	16	1	6	3	32
Deal Size	16	550	2,839	2,384	7,950
Deal in Months	5	12.0	31.0	36.0	60.0
Floor Number	16	1	1	1	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 The Workshop 7101 N Miami Ave	★★★★★	950	1st	2/27/2024	New Lease	\$31.50/nnn	Starting
2 638 NW 62nd St	★★★★★	900	1st	3/1/2024	New Lease	\$30.00/+elec	Asking
3 571 NW 71st St	★★★★★	2,968	1-2	11/2/2023	New Lease	\$22.00	Asking
4 Little River Creative 80 NW 72nd St	★★★★★	7,950	1st	9/29/2023	New Lease	\$25.00/nnn	Asking
5 8421-8431 NW 7th Ave	★★★★★	750	1st	9/18/2023	New Lease	\$28.80/nnn	Asking
5 8421-8431 NW 7th Ave	★★★★★	1,400	1st	9/6/2023	New Lease	\$21.00/nnn	Asking
6 Little River Retail 8050-8100 N Miami Ave	★★★★★	900	2nd	8/11/2023	New Lease	\$18.00/nnn	Asking
1 The Workshop 7101 N Miami Ave	★★★★★	4,784	1st	8/1/2023	New Lease	\$29.00/nnn	Asking
1 The Workshop 7101 N Miami Ave	★★★★★	3,884	1st	8/1/2023	New Lease	\$29.00/nnn	Asking
1 The Workshop 7101 N Miami Ave	★★★★★	5,131	1st	6/26/2023	New Lease	\$22.00/nnn	Asking
7 6777 NW 7th Ave	★★★★★	550	1st	6/6/2023	New Lease	\$21.00/mg	Asking
8 72 NW 79th St	★★★★★	4,065	1st	5/30/2023	New Lease	\$45.00/nnn	Asking
1 The Workshop 7101 N Miami Ave	★★★★★	950	1st	5/1/2023	New Lease	\$29.00/nnn	Asking
9 7000-7040 NW 2nd Ave	★★★★★	1,800	1st	3/1/2023	New Lease	\$33.00/mg	Asking
1 The Workshop 7101 N Miami Ave	★★★★★	5,131	1st	1/10/2023	New Lease	\$30.00/nnn	Asking
10 230 NW 71st St	★★★★★	3,315	1st	10/28/2022	New Lease	-	-



Location

THE BETSY
SOUTH BEACH

Buena Vista-Little Haiti Neighborhood Highlights

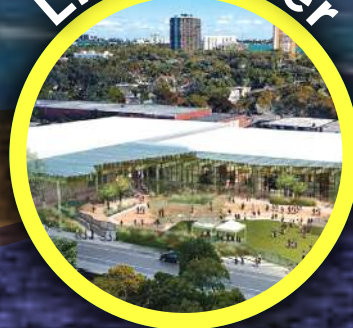
- ❑ Little Haiti is a neighborhood in Miami, Florida, that takes its name from the Little River that runs along its northern edge.
- ❑ Little Haiti was established in the late 1800s and was incorporated into the city of Miami in 1925.
- ❑ The neighborhood is bordered to the north by El Portal, to the south by Little Haiti (Lemon City), to the east by the Palm Grove Historic District, and to the west by West Little River.
- ❑ Little River offers residents an urban feel with many families and a lot of parks in the community.
- ❑ Places of interest include: Cathedral of St. Mary, B&M Market, McArthur Dairy, Little River Studios, Little River Cooperative, & Earth N Us Farm.



MiMo



Little River



Wynwood



7600 NW 7th Ave



Demographics





SIMPLYGOODMIAMI.

Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
------------	--------	---------	---------

Total Population	18,264	155,551	453,913
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HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
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2018	\$44,073	\$51,704	\$52,859
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ETHNICITY (%)	1 Mile	3 Miles	5 Miles
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Hispanic	22.5%	28.1%	39.2%
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RACE	1 Mile	3 Miles	5 Miles
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White	5,666	58,247	207,557
Black	11,233	85,091	206,449
Asian	79	1,829	5,487
Hawaiian	0	25	370
American Indian	0	137	735
Other	1,110	8,368	26,814

An aerial night view of the Miami skyline, featuring numerous illuminated skyscrapers and a body of water in the foreground. A central text box with a cyan border contains the text "Discover Miami".

Discover Miami

Discover Miami

☐ **BRIGHTLINE**

The high-speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and includes stops at Fort Lauderdale and West Palm Beach. The state-of-the-art passenger trains travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project began partial service in 2017 and became fully operational in 2018.

☐ **MIAMI WORLDCENTER**

Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square foot convention center, and a 1,700 room Marriott Marquis convention hotel. Worldcenter is one of the largest private master-planned projects in the country.



The Transformation Of Miami

▣ **POPULATION**

The already dynamic Downtown Miami market is in the midst of a significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment.

The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

▣ **BRICKELL CITY CENTRE (BCC)**

Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street, just five blocks from the SLS Brickell. BCC Feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.



The Transformation Of Miami

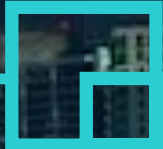
▣ MIAMICENTRAL

Spanning nine acres next to County Hall, Downtown Miami's "Grand Central", will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

▣ RECORD TOURISM AND VISITATION

Miami achieved record tourism for the sixth consecutive calendar year in 2019, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both, Miami International Airport and Fort Lauderdale-Hollywood International Airport, achieved record passenger traffic in 2019, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2019.





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 | T. 305 932 6365 | 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 six 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.

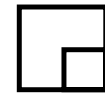
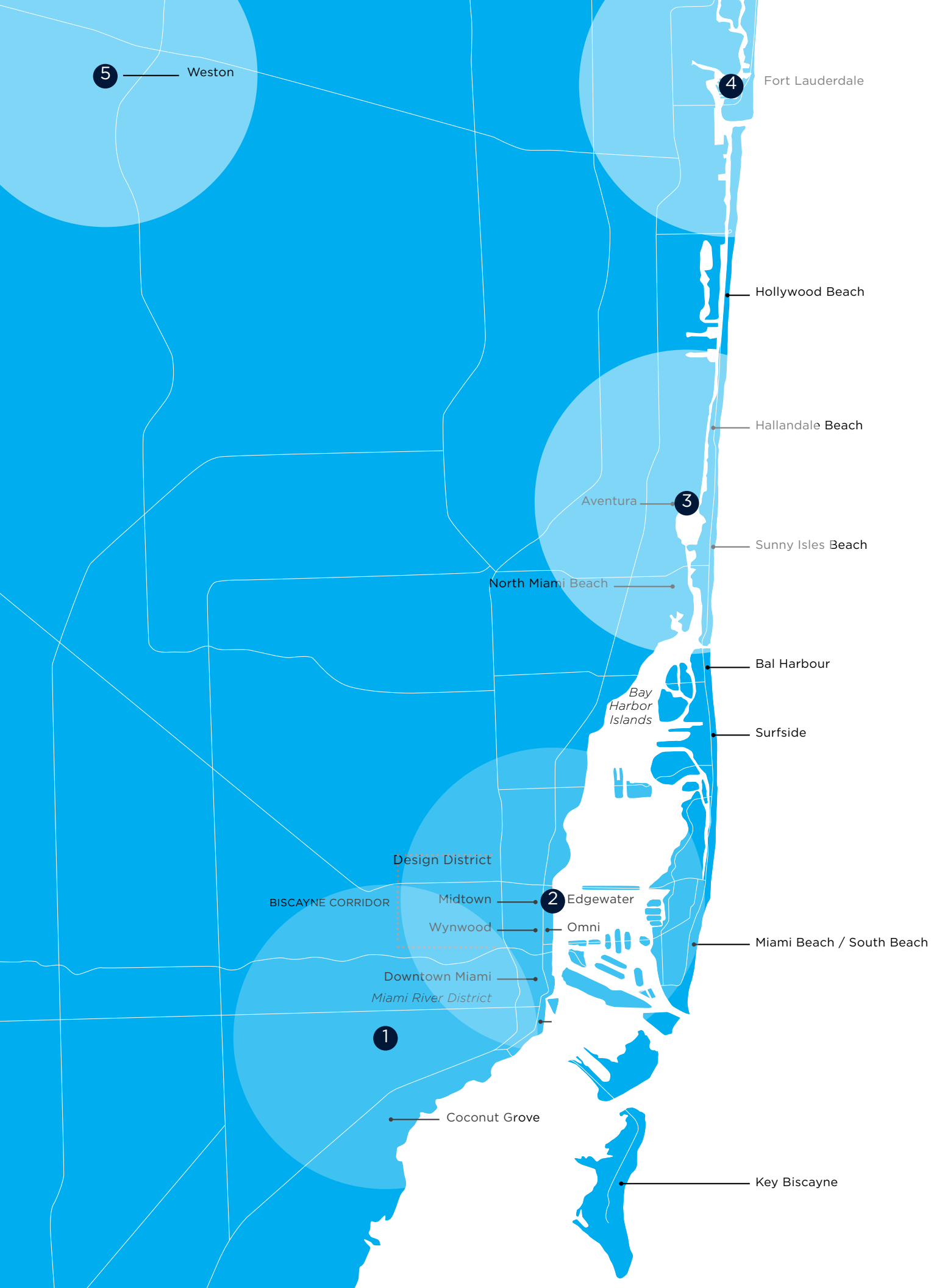
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

5

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains six 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

2875 NE 191 Street | Suite 200
Aventura, FL 33180

305 788 2878 | CommercialAssistant@relatedisg.com | relatedisgrealty.com

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