



STANDALONE CORNER

FOR SALE

2205 NW 20 STREET

COVERED LAND PLAY WITH BILLBOARD

M
METRO1

SH
WEAP
NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

Executive Summary.

Metro 1 Commercial presents exclusively for sale the property located at 2205 NW 20 Street Miami, FL, 33142 (“The Property”).

The Property features 8,546 square feet of interior on 16,177 square feet of land.

The Property is located in the vibrant and rapidly evolving Allapattah neighborhood, along NW 20th Street, the main artery of the neighborhood, where zoning, automobile traffic, and visibility are the most favorable . The Property also sits on the signalized intersection of 22nd Street.

Zoning is T6-8 O, which allows from 8 to 12 stories and 150 residential units an acre or 300 hotel keys per acre. Neology Life Development Group completed The Julia with 323 units just a few blocks along the same 20th Street and 16th Avenue, as well as No. 17 Residences with 192 units. Additionally, the neighborhood is seeing significant residential growth with the development of Fourteen Allapattah Residences (237 units), The Miami Produce Center by Bjarke Ingels and Robert Wennett

Average Daily Traffic along NW 20th Street is 29,500 and 7,900 along NW 22nd Street. the property enjoys premium visibility being in a signalized corner, as well as direct access to its parking lot from NW 20th Street, and a Billboard facing the intersection.

Property Highlights.

- + **Property Address:** 1500 NW 22 ST, Miami, FL, 33142
- + **Asking Price:** \$5,350,000
- + **Building SF:** 8,546 SF
- + **Land SF:** 16,177 SF
- + **Zoning:** T6-8 O
- + **Density:** 56 (150 d.u. / acre)
- + **Height:** 8-12 Stories
- + **Featuring Billboard with high visibility to signalized intersection**



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD

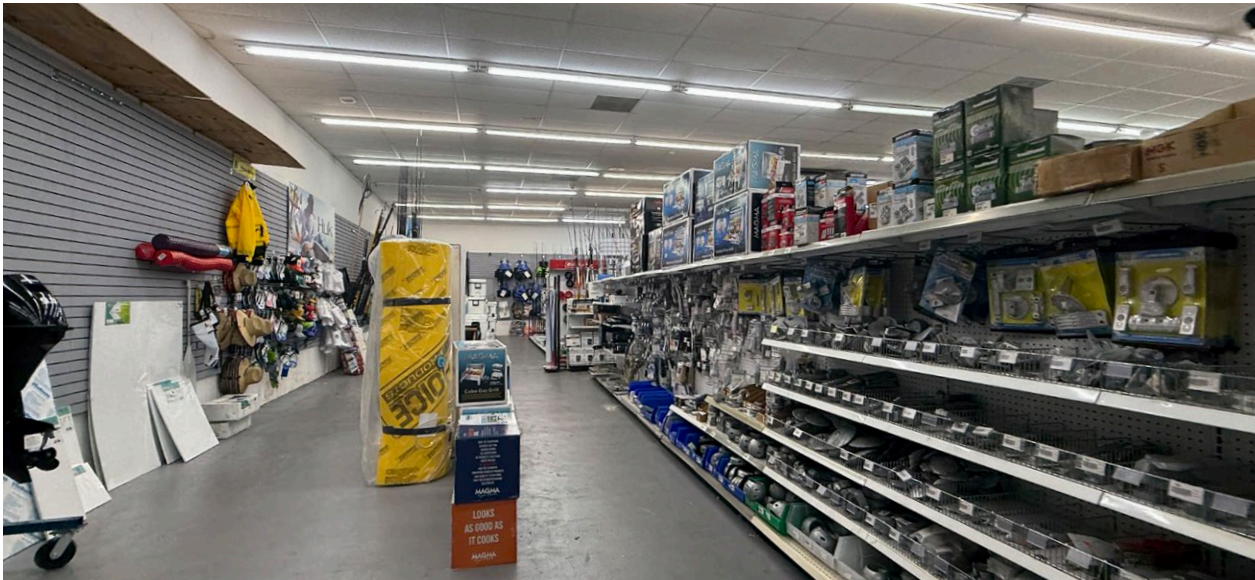


Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Interior Pictures.



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Conceptual Renderings.



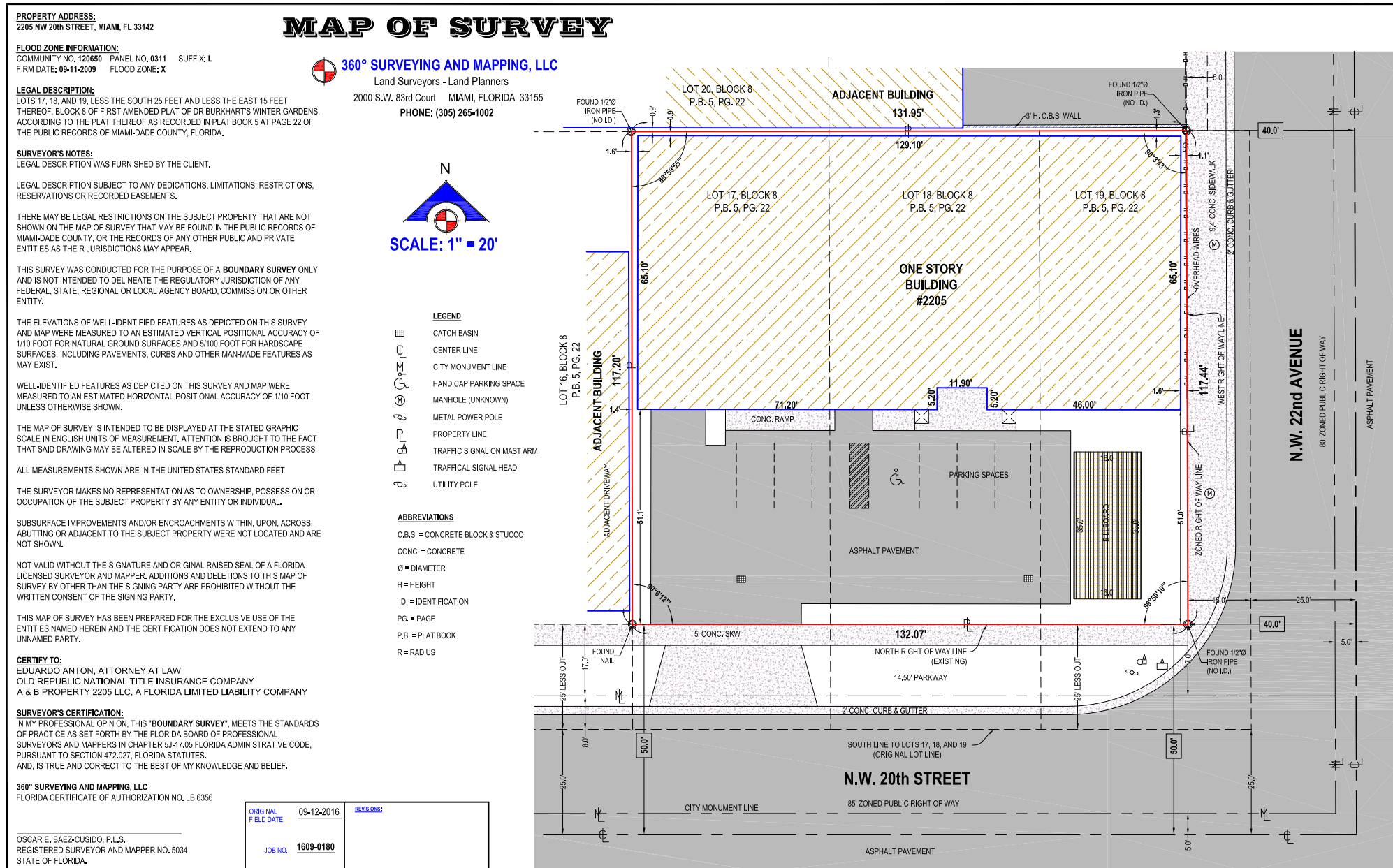
STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Floor Plan





Exterior Pictures.



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Allapattah is at the Heart of Miami's Urban Core.

DESIGN DISTRICT

- + Low-rise warehouse and gallery spaces converted into high-end retail, showrooms and art galleries
- + Home to over 120 luxury retailers and more than a dozen restaurants

ALLAPATTAH

- + 2nd largest health district in the U.S.
- + 153-acre campus employing over 46,000 people
- + Jackson Memorial – the 3rd largest hospital in the U.S
- + Connected to downtown in two Metrorail stops

BRICKELL

- + South Florida's financial district and core of Miami's banking and financial sectors
- + Home to most of the state's foreign consulates
- + One of the fastest growing submarkets in the state, nearly tripling population between 2000 and 2018
- + 2nd densest neighborhood in U.S.



MIDTOWN

- + 56-acre urban redevelopment of a former Florida East Coast rail yard
- + Shops at Midtown – Target, Marshalls and several popular restaurants

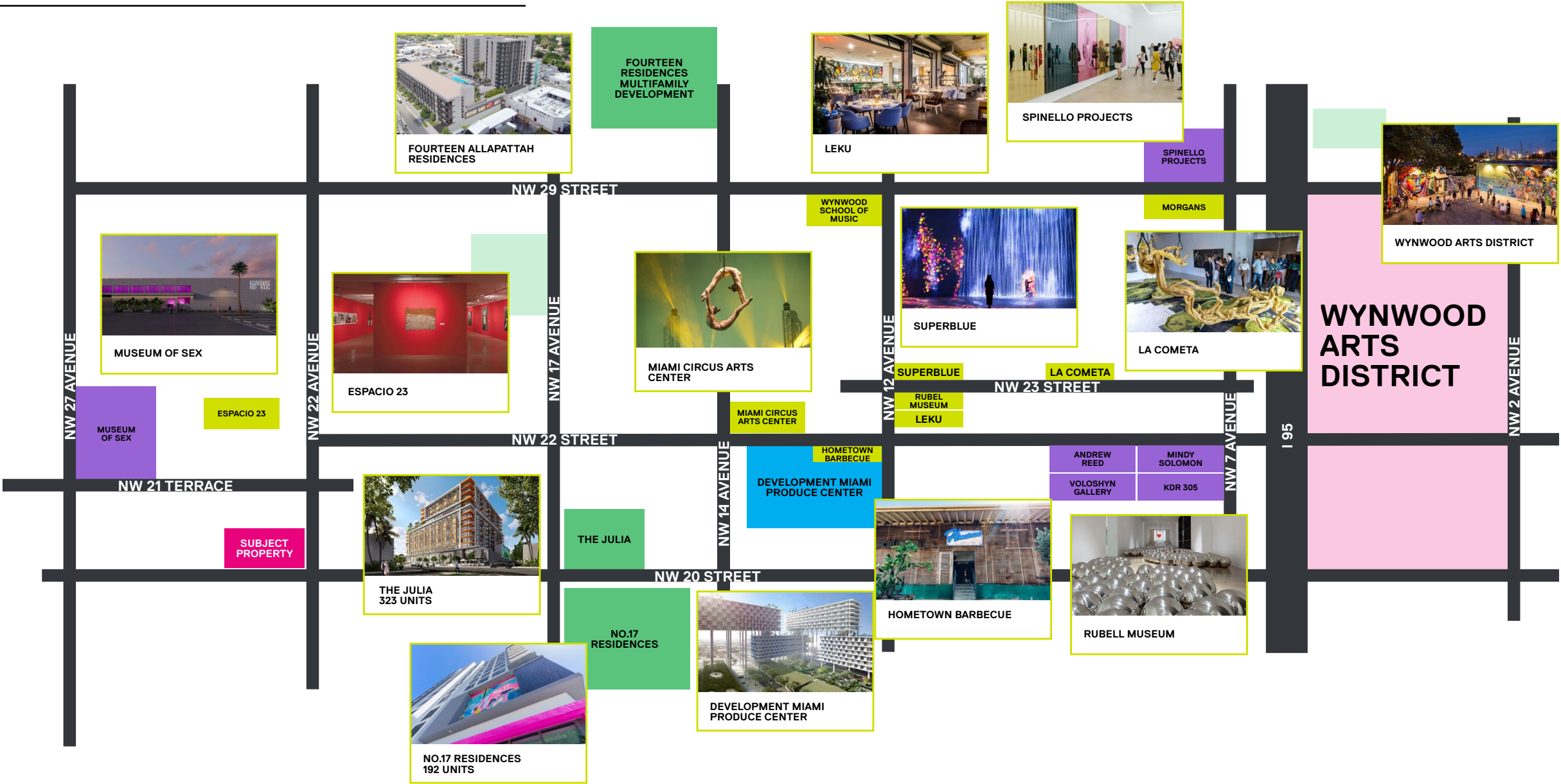
EDGEWATER

- + Home to the Adrienne Arsht Center for Performing Arts
- + Home of the Miami School Board offices that are connected to downtown via the Metromover
- + Up and coming residential neighborhood

DOWNTOWN

- + The historic center of Miami
- + The Downtown/ Brickell CBD accounts for 11M square feet of Class A office space
- + Home to four public transportation modalities
- + 2nd Largest International Banking Center in U.S.
- + Over 100 hedge funds in Brickell/ Downtown neighborhood

Context Map.



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

The District Today.

Today, Allapattah is emerging as one of Miami’s most vibrant and rapidly evolving neighborhoods, attracting renowned institutions and innovative developments. This dynamic community is home to a diverse array of cultural and commercial attractions. The Rubell family, globally celebrated art collectors, relocated their museum from Wynwood to a 100,000 square foot Allapattah warehouse in 2019. Since then, the Rubells have acquired and converted several neighboring warehouses, including the recent acquisition of the 45,711 square foot former Rex Discount Warehouse in 2022. They have also ventured into hospitality with a Michelin-starred restaurant, Leku.

Directly across from the Rubell Museum is SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell and others, which offers a 4,000 square foot event venue space. Additionally, in 2019, Miami’s Related Group repurposed a 28,000 square foot warehouse into El Espacio Twenty Three, an acclaimed exhibition space. New York’s famed Hometown Barbecue has also established a presence in Allapattah, drawing a steady stream of consumers.



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

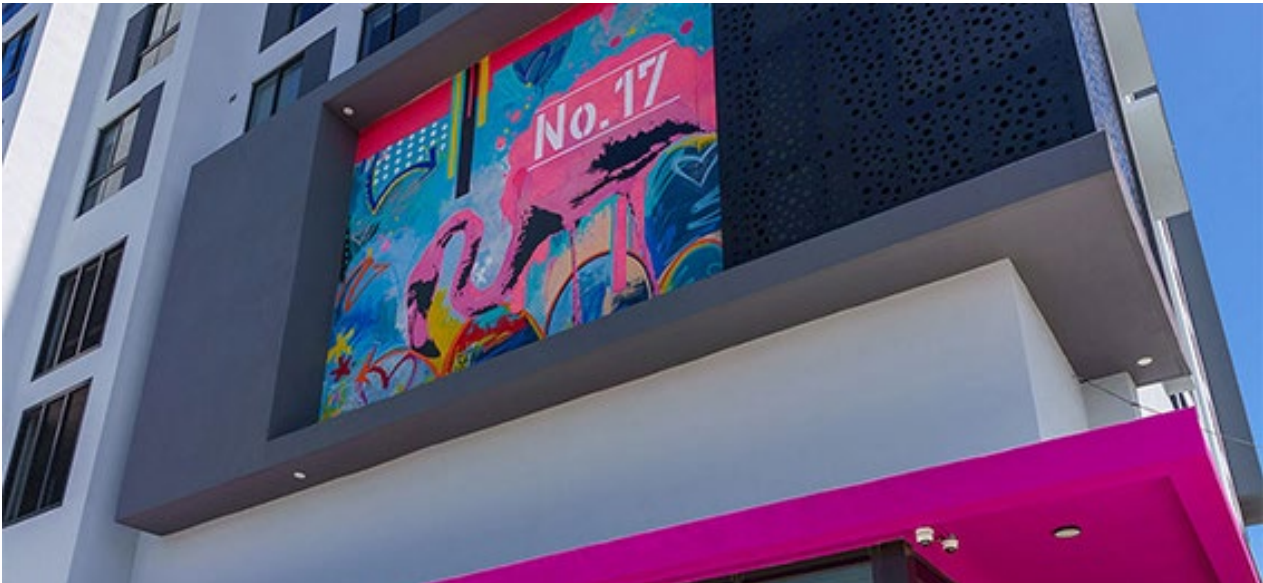
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

On the Horizon.

Allapattah’s transformation is marked by significant investments and developments across various sectors. The multifamily housing market is booming, with Neology Life Development Group completing No.17 Residences, a 13-story, 192-unit apartment building. Further enhancing the residential landscape, two new developments are underway: Fourteen Allapattah Residences, featuring 237 units, and The Julia, offering 323 units. These developments are set to enhance Allapattah’s appeal as a hub for arts, culture, and modern living.

The Long Term Vision.

With its clearly defined trajectory and proximity to Wynwood and Miami’s urban core, Allapattah is poised to become a premier destination for cultural, residential, and commercial excellence. The ongoing influx of new projects and major infrastructure developments underscores its potential as a model for urban revitalization. Allapattah is set to become a prominent epicenter for art, culture, and modern urban living, continuing to attract high-profile institutions and developers. The district’s growth and diverse offerings are laying the groundwork for a thriving, interconnected community that exemplifies the live, work, play ecosystem in Miami.



STANDALONE CORNER
FOR SALE 2205 NW 20 STREET
COVERED LAND PLAY WITH BILLBOARD



Juan Andres Nava
Managing Broker
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



CONTACT

Juan Andres Nava
Managing Director
O. 305.576.9991
C. 954.864.6274
anava@metro1.com