

# Miami River Waterfront Development Land For Sale 1515-1543 NW S River Drive Miami, FL 33125



**1.77 ACRES**



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# Table of Contents

4 Executive Summary

6 Property Overview

12 Location and Market Overview

20 Exhibits

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# Executive Summary



# Executive Summary



NAI Miami | Fort Lauderdale Commercial Real Estate Services, Worldwide, is pleased to offer for sale 1515–1543 NW South River Drive, Miami, Florida 33125, a rare waterfront development opportunity located along the Miami River in the heart of Miami's rapidly evolving urban core. The offering consists of three contiguous parcels totaling approximately 1.77 acres (77,101 square feet) with 296 linear feet of frontage on the Miami River and 11 existing 50-foot boat slips.

The property is strategically located within the Miami River District, between Downtown Miami and Miami International Airport. The site benefits from immediate access to Interstate 95, State Road 836, the Health District, Brickell, Wynwood, and the Central Business District, placing it within minutes of some of Miami-Dade County's largest employment centers and most active neighborhoods.

The property's location directly across from River Landing, a recently completed mixed-use development featuring residential, retail, office, and dining uses, highlights the continued investment and growth occurring throughout the area.

The surrounding neighborhood benefits from several major demand drivers, including the University of Miami Health System and Jackson Memorial Hospital campus, one of the largest medical districts in the United States. Additional nearby attractions include LoanDepot Park, Calle Ocho, the Miami Riverwalk, the Miami River Greenway, and Miami Freedom Park, the future home of Inter Miami CF.

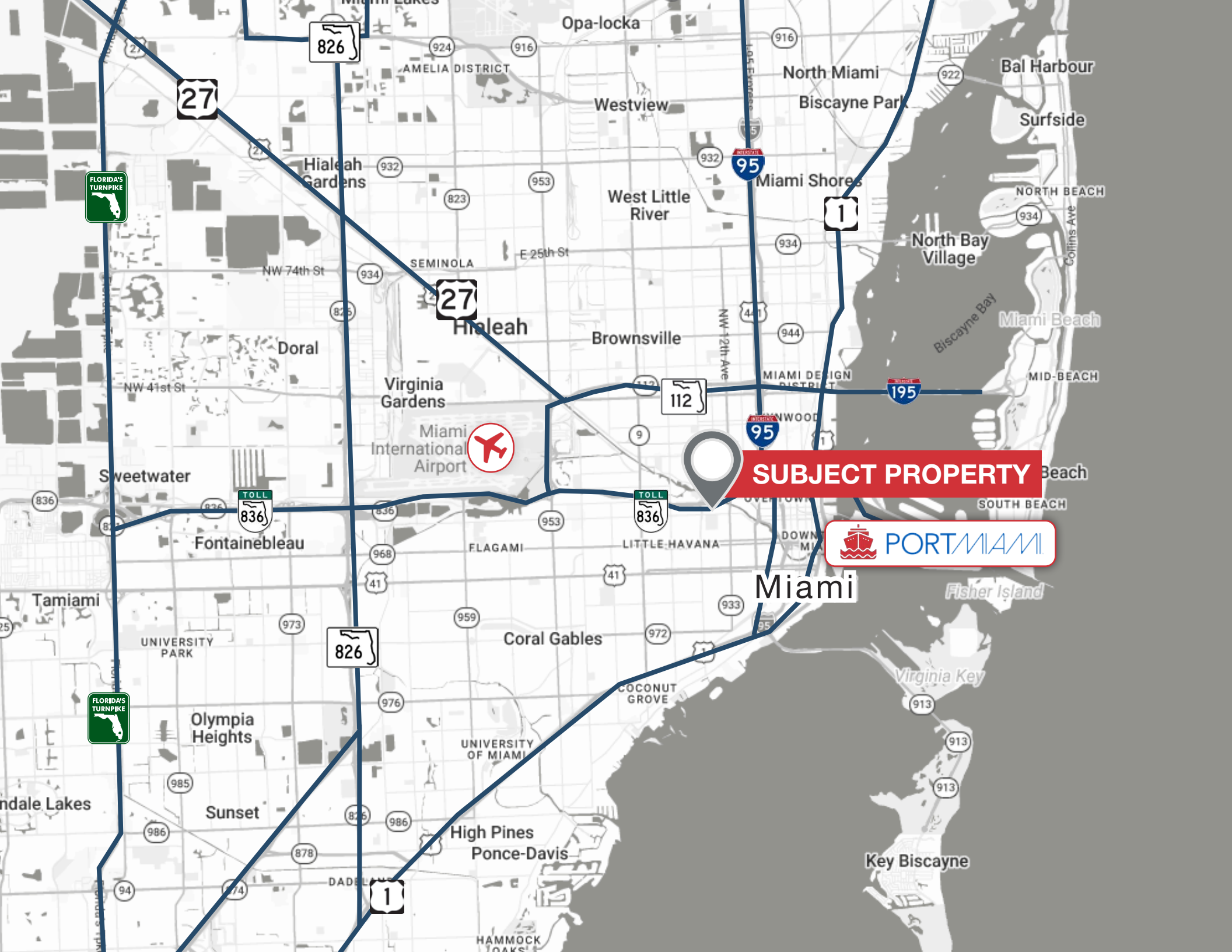
As Miami continues to experience population growth, business expansion, and increased investment activity, waterfront properties within the urban core have become increasingly limited. The combination of direct river frontage, existing marina infrastructure, proximity to major transportation corridors, and access to Miami's primary employment centers creates a compelling opportunity for investors and developers seeking a well-positioned asset within a growing submarket.

The property represents an opportunity to acquire a sizable riverfront site in a market characterized by strong fundamentals, ongoing redevelopment activity, and limited waterfront land availability. The property's location and accessibility position it to benefit from the continued growth and investment occurring throughout the Miami River District and the greater Downtown Miami area.

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# Property Overview





**SUBJECT PROPERTY**



Miami

826

27

27

112

836

836

826

1

95

195

95

95



HAMMOCK LAKES

WINDLE LAKES

Opa-locka

North Miami

Bal Harbour

Hialeah Gardens

Westview

Biscayne Park

Surfside

West Little River

Miami Shores

NORTH BEACH

NW 74th St

E 25th St

North Bay Village

Collins Ave

Doral

Hialeah

Brownsville

934

Miami Beach

NW 41st St

Virginia Gardens

MIAMI DESIGN DISTRICT

MID-BEACH

Sweetwater

Miami International Airport

MIAMI GARDENS

Beach

836

SOUTH BEACH

Tamiami

Fontainebleau

FLAGAMI

LITTLE HAVANA

DOWN TOWN MIAMI

Beach

Fisher Island

UNIVERSITY PARK

Coral Gables

933

Virginia Key

Olympia Heights

UNIVERSITY OF MIAMI

COCONUT GROVE

913

913

913

Sunset

High Pines Ponce-Davis

Key Biscayne

94

74

826

1

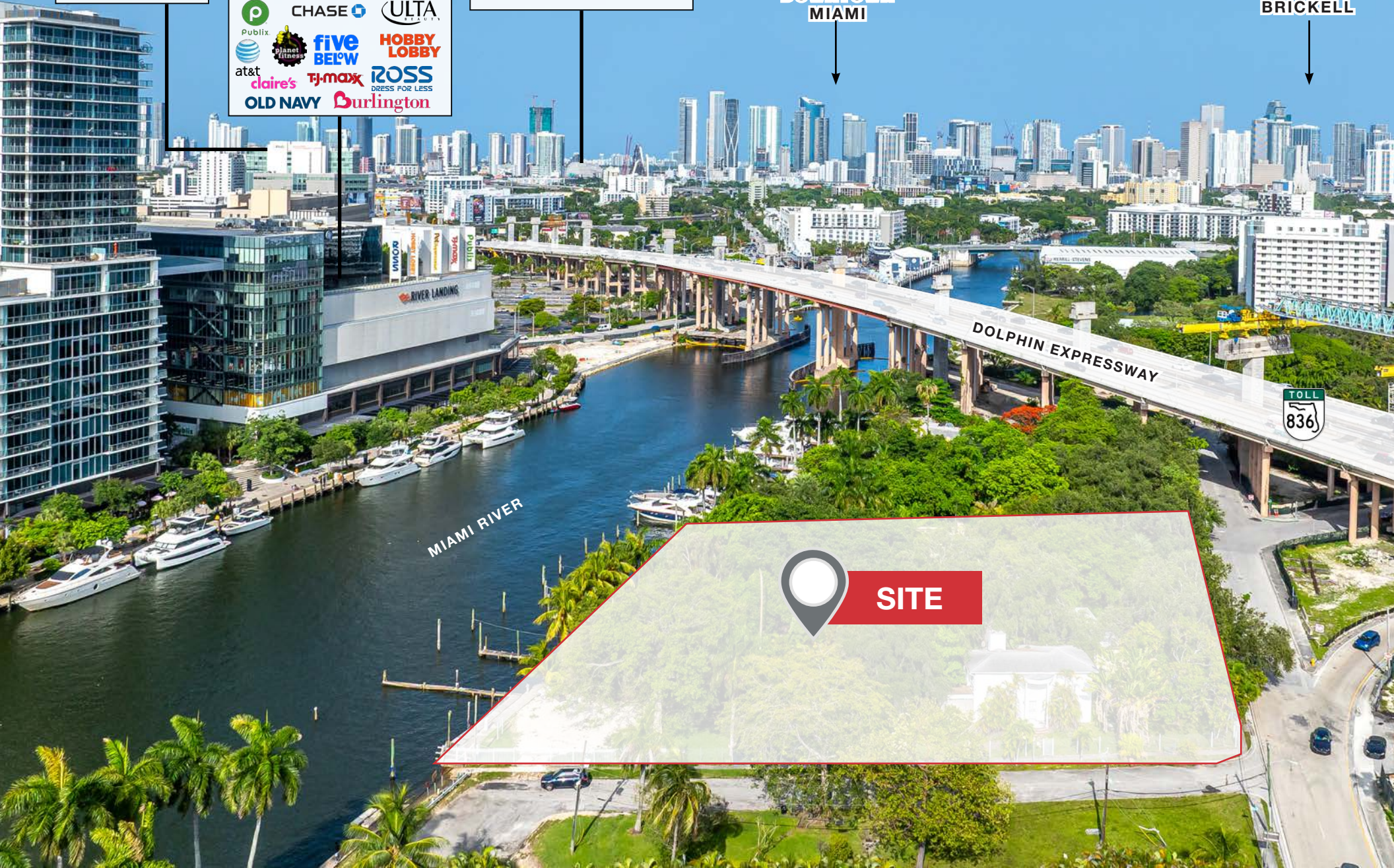
HAMMOCK LAKES

# South View



**DOWNTOWN  
MIAMI**

**BRICKELL**



RIVER LANDING  
SHOPS & RESIDENCES

MIAMI RIVER

DOLPHIN EXPRESSWAY



**SITE**



# 1515 - 1543 NW S River Drive, Miami, Florida 33125



Asking Price  
**\$14,999,999.00**

296'

The property consists of three contiguous lots approximately 1.77 Acres located directly on the Miami River.

The property is directly across the Miami “River Landing” minutes from the JMH-UM Medical & Employment hub, Miami International Airport, and the Miami Freedom Park Stadium.



Land Area

77,101 SF  
or 1.77 AC



Zoning

T4-R



Folio Numbers

01-3135-016-0040  
01-3135-016-0060  
01-3135-016-0070



Water Frontage

296 linear feet  
on the river

# Aerials

The property is directly across the Miami “River Landing” minutes from the Jackson Memorial Hospital-UM Medical & Employment Hub, Miami International Airport, and the Miami Freedom Park.



**RIVER LANDING**  
SHOPS & RESIDENCES

Publix CHASE ULTA BEAUTY  
Planet Fitness five BELOW HOBBY LOBBY  
at&t claire's T.J. MAXX ROSS DRESS FOR LESS  
OLD NAVY Burlington



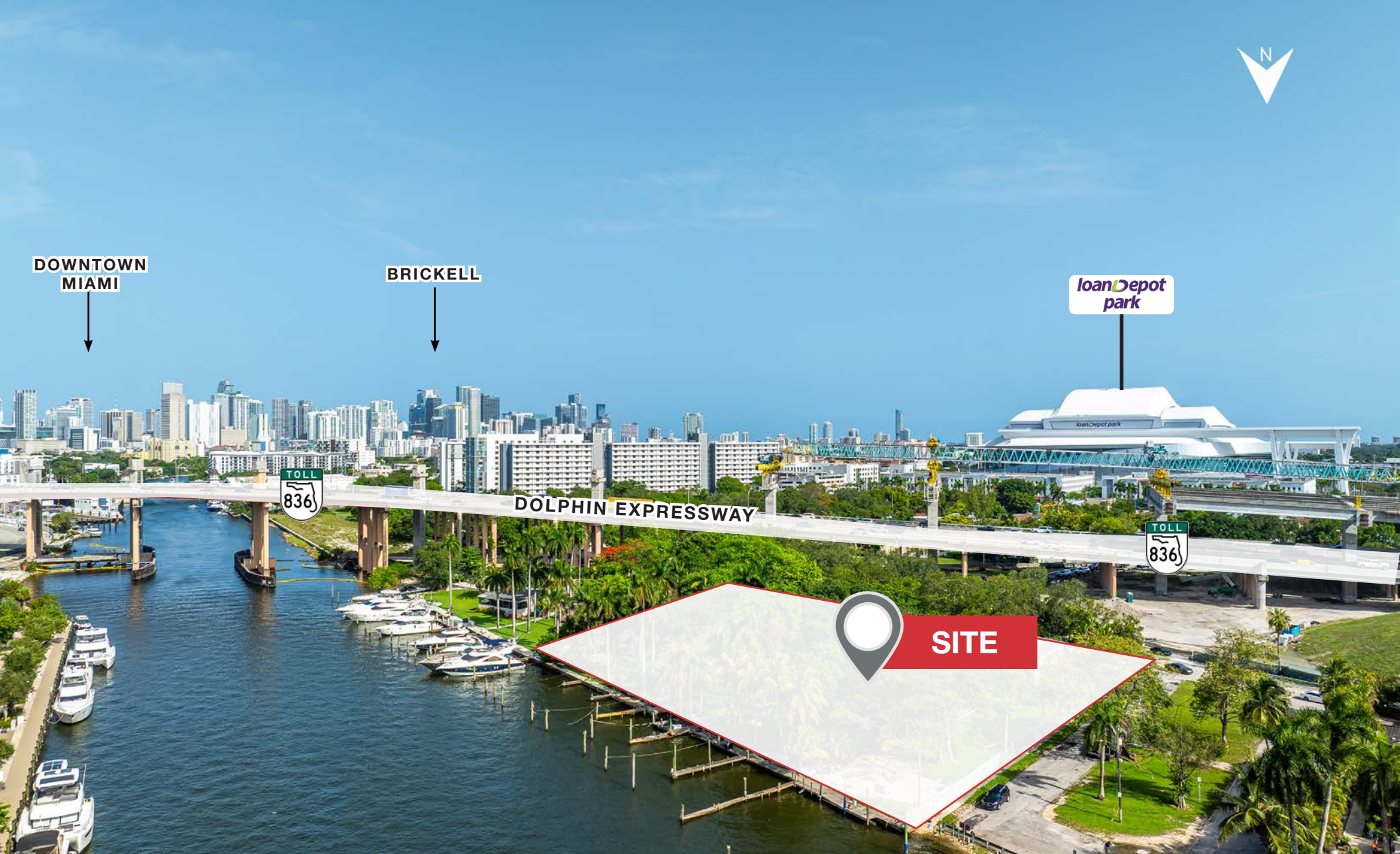
**SITE**



**DOLPHIN EXPRESSWAY**



# Aerials



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# Location & Market Overview



The property is located between the Miami Central Business District and the Miami International Airport, along the edge of the Miami River on the northern section bordering Overtown.

The property is located in the Miami River District, centered around the 5.5-mile-long Miami River, which flows from the Miami Canal through the epicenter of Greater Downtown Miami. The Miami River District is currently undergoing a commercial and residential revitalization with new amenities like the Miami Riverwalk, Miami River Greenway, major parks, and boatyards along with new retail, residential, and hospitality developments.



DOLPHIN EXPRESSWAY

MIAMI RIVER

SITE

PARADISE

# Location Map

The area is anchored by several key attractions that enhance its appeal to residents, visitors, and businesses alike. Highlights include LoanDepot Park, home of the Miami Marlins and a major entertainment destination; the culturally renowned Calle Ocho, the heart of Little Havana known for its restaurants, music, festivals, and Cuban heritage; Grapeland Park & Water Park, a popular recreational amenity near Miami International Airport; and Miami Freedom Park, the city's transformative new mixed-use development anchored by Inter Miami CF's state-of-the-art soccer stadium. Together, these destinations contribute to the area's strong tourism, recreation, and cultural appeal, supporting continued economic growth and neighborhood vitality.



# Miami River District Overview



The Miami River District is centered around the river that flows from the Miami Canal through the epicenter of Greater Downtown Miami. The land surrounding the Miami River is undergoing a revitalization by residential and commercial developers. Locals are attracted to the Miami Riverwalk, a promenade for residents and visitors alike to shop, dine and enjoy a boutique experience. With nine major parks, which feature a boat ramp, kayak and paddle board launch, pools, playgrounds, basketball, tennis courts and baseball fields, there are numerous opportunities to enjoy a high quality of life.

Recent developments in the area include the Miami River Greenway project, which has completed seven sections totaling 6.8 miles of public pedestrian and bicycle pathways, with an additional planned 3.2 miles left to complete. Additional developments in the area include new residential, major hotels, and retail spaces. Furthermore, the Miami River is known for being an international shipping route and has been dubbed the “Port Miami River.” In all, there are a total of 25 boatyards and marinas with over a dozen international shipping terminals.

## MIAMI RIVER GREENWAY

The Miami River Greenway project is a public pedestrian and bike path being built along the Miami River. The development includes landscaping, decorative lights, way-finding signage, historic markers, informational kiosks, benches, art installations and other amenities. To date, the Miami River Greenway is still currently under construction, but has completed a total of 6.8 miles, with an additional 3.2 miles left to be completed. The project is being funded by both public and private sectors in an attempt to continue the revitalization of the Miami River.



# Market Drivers



## RIVER LANDING

River Landing is a recently completed 370,000 square foot mixed-use development with multifamily, office, retail and 28,000 square feet of riverfront dining. Current tenants include Publix, TJ Maxx, Chase Bank, AT&T, Ross Dress Store, Burlington, Hobby Lobby, Old Navy, Chick-Fil-A, Ficelle Boulangerie & Patisserie, Lime Fresh Mexican Grill, Ulta Beauty, Five Below and Planet Fitness. The development is located in close proximity to five marinas that offer a water taxi for commuting to downtown and is in close proximity to I-95 and the Dolphin Expressway (State Road 836).

## DOWNTOWN MIAMI

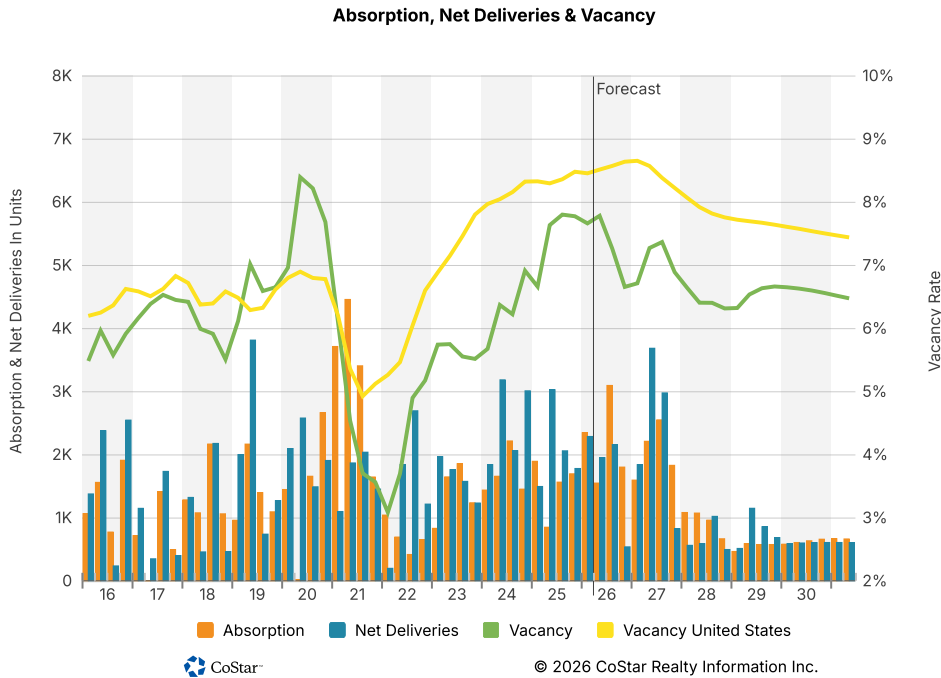
Downtown Miami, Miami's urban core and Miami-Dade County's largest employment center, continues to be one of the fastest developing cities in the United States. The high levels of residential development in Downtown Miami. Accompanying retail and upcoming projects such as the luxury residences at Miami World Center, are just a few reasons why Downtown Miami was listed as one of the top neighborhoods to invest in around the world. Retail conditions in Downtown Miami indicate a robust trajectory of growth as new attractions such as Frost Science Museum, cultural landmarks, and diverse retail opportunities are added to the mix attracting both local and out of town visitors.



## MIAMI HEALTH DISTRICT

The Miami Health District, also known as the Civic Center, is the second largest medical district in the United States behind Houston. It is located at the intersection of Interstate 95 and State Road 836 (Dolphin Expressway) and is one of the largest economic drivers in all South Florida. The Health District boasts more than 2 million square feet of hospitals, laboratories, and research facilities. As one of the largest concentrations of medical-research facilities in the U.S., it is also one of South Florida's densest employment centers with a total area employment of close to 31,000. It is home to the largest public hospital in the United States, Jackson Memorial Hospital, with 1,762 beds; followed by Memorial Hermann Southwest Hospital in Houston (1,408 beds) and Carolinas Medical Center in Charlotte, N.C. (1,269 beds).

# Miami-Dade County Multifamily Overview



Miami’s multifamily market remains under significant supply-side pressure as deliveries continue to outpace demand. Market-wide vacancy is 7.7% in the second quarter of 2026, compared to 7.6% a year ago and the market’s historical average of 5.6%. While absorption totaled 7,200 units over the past 12 months, this fell short of the 8,300 units delivered, reinforcing a persistent imbalance that has defined the market over the past few years.

The luxury segment, which accounts for the vast majority of new supply, continues to bear the brunt of these dynamics. Despite capturing most of the market’s absorption in recent years, the vacancy rate in 4 & 5 Star properties is 11.2%. Downtown Miami, which has added luxury properties at a record pace since 2020, posts one of the highest vacancy rates in the metro. Stabilized assets have not

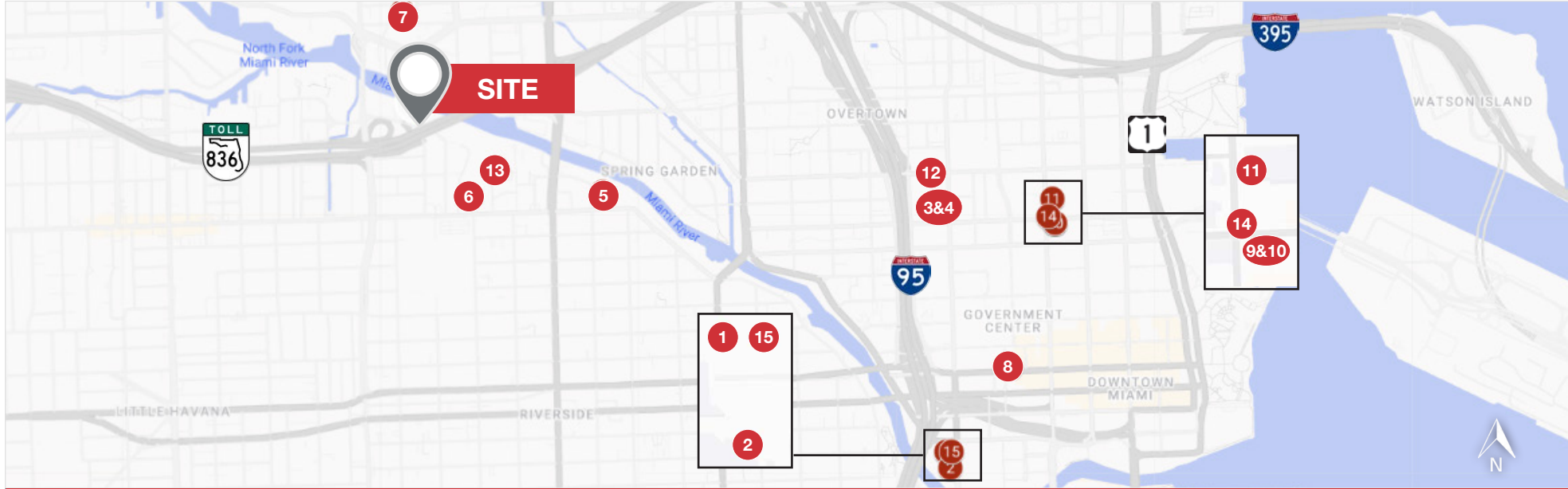
been immune to the increase in vacancy, as elevated competition has pushed vacancy in older properties higher and extended lease-up timelines across the metro.

Rent growth has slowed markedly under these conditions and stands at 0.3% year-over-year today, a sharp deceleration from the post-pandemic surge and even the modest 2% annual growth seen in 2023–2024. Concessions, typically two months free in supply-heavy submarkets, remain widespread, eroding effective rents and limiting pricing power. While prime urban locations such as Downtown Miami and Coral Gables still report positive, albeit tepid, rent trends, performance elsewhere is mixed, with several suburban areas posting rent declines.

Construction activity underscores the challenge ahead. Approximately 15,000 units are underway, more than 90% of which are concentrated in the luxury segment. Downtown Miami alone accounts for roughly one-third of the pipeline, suggesting continued supply pressures in the urban core well into 2026. Although annual deliveries are expected to taper from recent highs, with 6,900 units slated for delivery in 2026, the expected pace remains elevated relative to historical norms, and stabilization periods are lengthening.

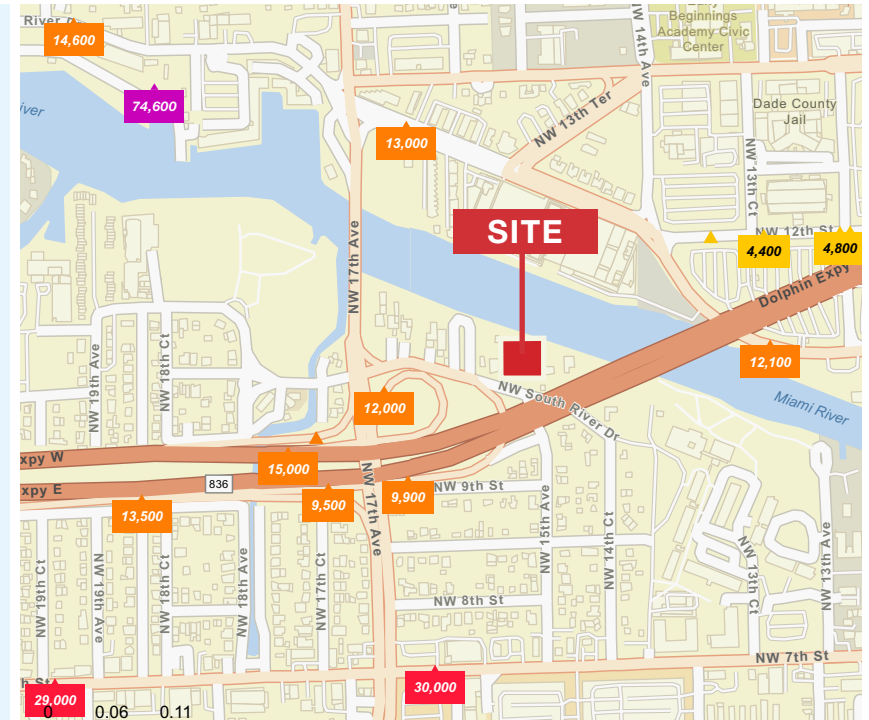
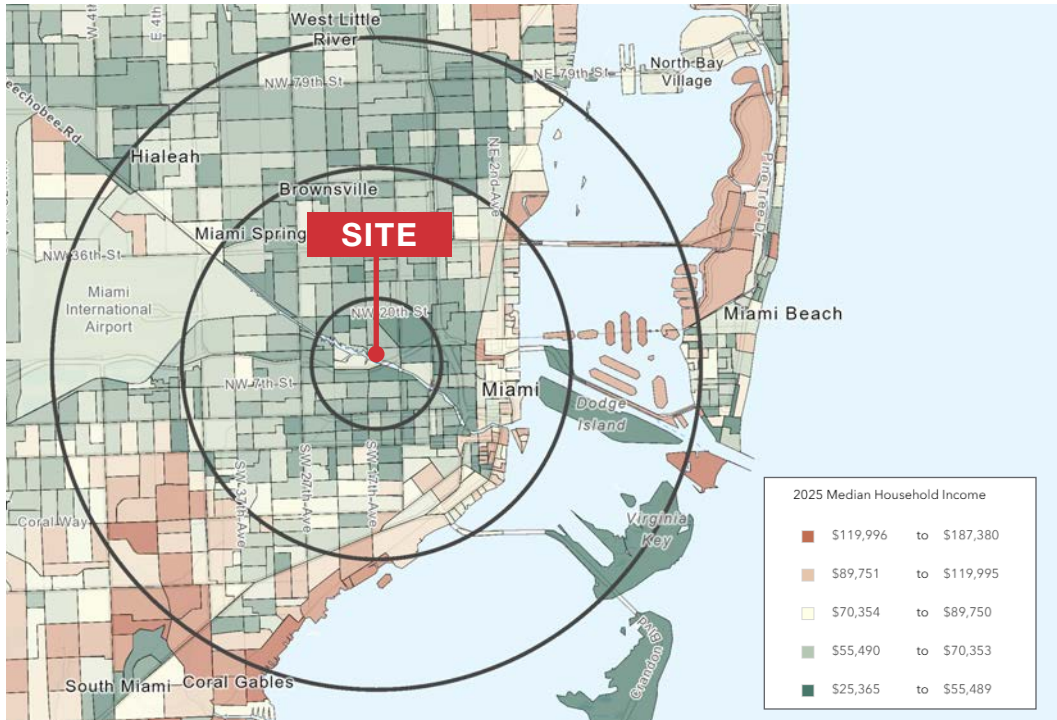
Looking ahead, Miami’s multifamily market faces a near-term environment defined by elevated vacancy, subdued rent growth, and competitive lease-up conditions. Demand drivers remain intact in the long term, but until construction subsides, operators and investors can expect continued pressure on fundamentals through 2026.

# New Developments Under Construction in the Area



Map #	Property Name	Building SF / # of Units	Property Type	Construction Start Year
1	Nexus Riverside - 230 SW 3rd St	462 Units	Multi-Family	2024
2	Miami Riverside Center Office - 230 SW 3rd St	555,386 SF	Office	2024
3	Block 55 at Sawyers Walk - 249 NE 6th St	362,000 SF	Retail	2023
4	Block 55 at Sawyers Walk - 249 NE 6th St	578 Units	Multi-Family	2024
5	Waterline Miami River Phase II - 1001 NW 7th St	342 Units	Multi-Family	2023
6	Paseo Del Rio - 1401 NW 7th St	182 Units	Multi-Family	2023
7	Fifteen - 1420 NW 15th Ave	132 Units	Multi-Family	2023
8	Miami Courthouse - 100 W Flagler St	640,000 SF	Office	2024
9	Okan Tower Office - 555 N Miami Ave	675,88 SF	Office	2025
10	Okan Tower- Condos - 555 N Miami Ave	399 Units	Multi-Family	2025
11	Seventh Street Apartments Second Tower - 697 N Miami Ave	413 Units	Multi-Family	2023
12	Atlantic Station - 152 NW 8th St	616 Units	Multi-Family	2025
13	Haley Sofge Towers Redevelopment - 750 NW 13th Ave	132 Units	Multi-Family	2024
14	The Crosby at Miami Worldcenter - 601 N Miami Ave	750 Units	Multi-Family	2025
15	Modera Riverside - 230 Third St	428 Units	Multi-Family	2024

# Demographics and Traffic Count

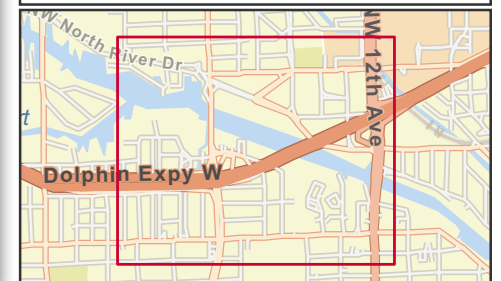


2025 Summary	1 mile	3 miles	5 miles
Population	49,488	361,962	582,931
Households	20,776	161,454	251,947
Families	11,488	84,110	139,085
Average Household Size	2.29	2.21	2.28
Owner Occupied Housing Units	2,794	46,174	84,400
Renter Occupied Housing Units	17,982	115,280	167,547
Median Age	41.7	39.7	40.8
Median Household Income	\$40,946	\$67,911	\$68,725
Average Household Income	\$65,106	\$110,313	\$114,832

**Vehicle Counts**

Dolphin Expressway / SR-836 -  
181,000 vehicles per day

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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# Exhibits



# Property Appraiser's Tax Record

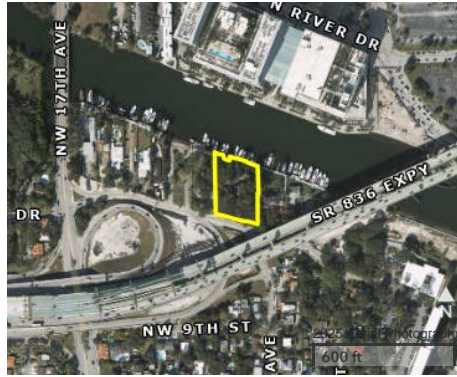


## PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/05/2026

PROPERTY INFORMATION	
<b>Folio</b>	01-3135-016-0040
<b>Property Address</b>	1515 NW S RIVER DR MIAMI, FL 33125-0000
<b>Owner</b>	RIVER TARPON LLC
<b>Mailing Address</b>	55 MERRICK WAY # 208 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3900 MULTI-FAMILY - 38-62 U/A
<b>Primary Land Use</b>	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	2
<b>Actual Area</b>	5,144 Sq.Ft
<b>Living Area</b>	2,619 Sq.Ft
<b>Adjusted Area</b>	3,589 Sq.Ft
<b>Lot Size</b>	45,723 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$5,486,760	\$5,486,760	\$4,115,070	
<b>Building Value</b>	\$380,429	\$384,012	\$387,596	
<b>Extra Feature Value</b>	\$5,200	\$5,238	\$5,275	
<b>Market Value</b>	\$5,872,389	\$5,876,010	\$4,507,941	
<b>Assessed Value</b>	\$2,700,194	\$2,454,722	\$2,231,566	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$3,172,195	\$3,421,288	\$2,276,375

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
GROVE PARK PB 5-66	
LOTS 4 THRU 6 BLK 1 LESS PORT	
OF LOT 4 BEG SE COR OF LOT 4 TH	
N 00 DEG W 112.49FT N 71 DEG W	
0.35FT S 00 DEG E 112.50FT	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
<b>COUNTY</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,700,194	\$2,454,722	\$2,231,566	
<b>SCHOOL BOARD</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,872,389	\$5,876,010	\$4,507,941	
<b>CITY</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,700,194	\$2,454,722	\$2,231,566	
<b>REGIONAL</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,700,194	\$2,454,722	\$2,231,566	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/24/2026	\$15,600	35221-1933	Federal, state or local government agency
02/25/2020	\$2,166,700	31845-3839	Affiliated parties
01/17/2014	\$1,672,500	29021-1698	Qual by exam of deed
08/01/1996	\$350,000	17324-4868	Sales which are qualified

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## PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	01-3135-016-0060
<b>Property Address</b>	1529 NW S RIVER DR MIAMI, FL 33125-0000
<b>Owner</b>	RIVER TARPON LLC
<b>Mailing Address</b>	55 MERRICK WAY #208 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3900 MULTI-FAMILY - 38-62 U/A
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,888 Sq.Ft
<b>Living Area</b>	1,824 Sq.Ft
<b>Adjusted Area</b>	2,710 Sq.Ft
<b>Lot Size</b>	15,602 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,872,240	\$1,872,240	\$1,404,180
<b>Building Value</b>	\$214,742	\$216,500	\$218,259
<b>Extra Feature Value</b>	\$6,814	\$6,893	\$6,972
<b>Market Value</b>	\$2,093,796	\$2,095,633	\$1,629,411
<b>Assessed Value</b>	\$1,132,880	\$1,029,891	\$936,265

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$960,916	\$1,065,742	\$693,146

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
GROVE PARK PB 5-66	
LOT 7 BLK 1	
LOT SIZE 15602 SQUARE FEET	
OR 17992-0377 0298 1	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
<b>COUNTY</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,132,880	\$1,029,891	\$936,265	
<b>SCHOOL BOARD</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,093,796	\$2,095,633	\$1,629,411	
<b>CITY</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,132,880	\$1,029,891	\$936,265	
<b>REGIONAL</b>	<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,132,880	\$1,029,891	\$936,265	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/24/2026	\$15,600	35221-1933	Federal, state or local government agency
02/25/2020	\$2,166,700	31845-3842	Affiliated parties
10/30/2014	\$1,000,000	29387-0689	Not exposed to open-market; atypical motivation
02/01/1998	\$210,000	17992-0377	Sales which are qualified

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# Property Appraiser's Tax Record



## PROPERTY APPRAISER OF MIAMI-DADE COUNTY

### Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	01-3135-016-0070
<b>Property Address</b>	1543 NW S RIVER DR MIAMI, FL 33125-0000
<b>Owner</b>	RIVER TARPON LLC
<b>Mailing Address</b>	55 MERRICK WAY #208 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3900 MULTI-FAMILY - 38-62 U/A
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	2,427 Sq.Ft
<b>Living Area</b>	1,963 Sq.Ft
<b>Adjusted Area</b>	1,958 Sq.Ft
<b>Lot Size</b>	15,776 Sq.Ft
<b>Year Built</b>	1938



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,893,120	\$1,893,120	\$1,419,840
<b>Building Value</b>	\$202,026	\$203,534	\$205,042
<b>Extra Feature Value</b>	\$8,698	\$8,800	\$8,902
<b>Market Value</b>	\$2,103,844	\$2,105,454	\$1,633,784
<b>Assessed Value</b>	\$951,877	\$865,343	\$786,676

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,151,967	\$1,240,111	\$847,108

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
GROVE PARK PB 5-66	
LOT 8 BLK 1	
LOT SIZE 15776 SQUARE FEET	
OR 20565-2266 07 2002 4	


TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$951,877	\$865,343	\$786,676
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,103,844	\$2,105,454	\$1,633,784
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$951,877	\$865,343	\$786,676
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$951,877	\$865,343	\$786,676

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/24/2026	\$15,600	35221-1933	Federal, state or local government agency
02/25/2020	\$2,166,700	31845-3845	Affiliated parties
10/29/2014	\$1,200,000	29387-0798	Not exposed to open-market; atypical motivation
04/20/2010	\$100	27279-4644	Affiliated parties

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

# Demographic Summary Report

## Demographic Summary Report

<b>Miami River Townhomes</b>			
1515-1543 NW South River Dr, Miami, FL 33125			
Building Type: <b>Multifamily</b>	% Bldg Vacant: <b>0%</b>		
Building Size: <b>95,342 SF</b>	Total Available: <b>0 SF</b>		
# of Units: -	Rent/SF/Yr: -		
Avg Unit Size: -			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	52,801	407,408	658,719
2025 Estimate	49,161	376,227	609,427
2020 Census	46,718	341,698	559,318
Growth 2025 - 2030	7.40%	8.29%	8.09%
Growth 2020 - 2025	5.23%	10.11%	8.96%
<b>2025 Population by Hispanic Origin</b>	42,799	274,354	415,470
<b>2025 Population</b>	49,161	376,227	609,427
White	11,194 22.77%	104,615 27.81%	168,011 27.57%
Black	3,858 7.85%	40,272 10.70%	92,407 15.16%
Am. Indian & Alaskan	218 0.44%	1,302 0.35%	1,754 0.29%
Asian	357 0.73%	5,978 1.59%	8,433 1.38%
Hawaiian & Pacific Island	10 0.02%	89 0.02%	142 0.02%
Other	33,525 68.19%	223,972 59.53%	338,680 55.57%
U.S. Armed Forces	0	399	619
<b>Households</b>			
2030 Projection	20,965	175,274	275,222
2025 Estimate	19,477	161,450	254,003
2020 Census	18,482	146,395	232,772
Growth 2025 - 2030	7.64%	8.56%	8.35%
Growth 2020 - 2025	5.38%	10.28%	9.12%
Owner Occupied	2,459 12.63%	41,461 25.68%	78,455 30.89%
Renter Occupied	17,018 87.37%	119,989 74.32%	175,548 69.11%
<b>2025 Households by HH Income</b>	19,476	161,452	254,004
Income: <\$25,000	6,969 35.78%	34,123 21.14%	52,500 20.67%
Income: \$25,000 - \$50,000	4,464 22.92%	28,160 17.44%	45,833 18.04%
Income: \$50,000 - \$75,000	3,072 15.77%	25,344 15.70%	39,471 15.54%
Income: \$75,000 - \$100,000	1,547 7.94%	16,284 10.09%	25,369 9.99%
Income: \$100,000 - \$125,000	1,338 6.87%	14,378 8.91%	21,916 8.63%
Income: \$125,000 - \$150,000	461 2.37%	9,340 5.79%	15,378 6.05%
Income: \$150,000 - \$200,000	859 4.41%	13,514 8.37%	20,470 8.06%
Income: \$200,000+	766 3.93%	20,309 12.58%	33,067 13.02%
<b>2025 Avg Household Income</b>	\$61,219	\$99,568	\$100,369
<b>2025 Med Household Income</b>	\$40,942	\$68,005	\$67,768

# Demographic and Income Profile

## Demographic and Income Comparison

1515 NW South River Dr, Miami, Florida, 33125



Rings: 1, 3, 5 mile radii

Census 2020 Summary	1 mile	3 miles	5 miles
Population	47,154	341,032	558,947
Households	18,814	146,384	232,870
Average Household Size	2.42	2.29	2.37

2025 Summary	1 mile	3 miles	5 miles
Population	49,488	361,962	582,931
Households	20,776	161,454	251,947
Families	11,488	84,110	139,085
Average Household Size	2.29	2.21	2.28
Owner Occupied Housing Units	2,794	46,174	84,400
Renter Occupied Housing Units	17,982	115,280	167,547
Median Age	41.7	39.7	40.8
Median Household Income	\$40,946	\$67,911	\$68,725
Average Household Income	\$65,106	\$110,313	\$114,832

2030 Summary	1 mile	3 miles	5 miles
Population	51,553	397,822	622,005
Households	22,101	182,331	275,595
Families	12,245	93,860	150,970
Average Household Size	2.25	2.15	2.23
Owner Occupied Housing Units	3,199	51,506	93,024
Renter Occupied Housing Units	18,901	130,825	182,571
Median Age	43.1	40.4	41.5
Median Household Income	\$48,904	\$79,810	\$80,724
Average Household Income	\$73,908	\$122,727	\$127,497

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	0.82%	1.91%	1.31%
Households	1.24%	2.46%	1.81%
Families	1.28%	2.22%	1.65%
Owner Households	2.74%	2.21%	1.96%
Median Household Income	3.62%	3.28%	3.27%

Demographic and Income Comparison | 1515 NW South River Dr, Miami, Florida, 33125 | Rings: 1, 3, 5 mile radii

2025 Households by Income	1 mile	3 miles	5 miles
<\$10,000	10.9%	6.8%	6.8%
\$10,000-14,999	13.1%	6.6%	6.2%
\$15,000-19,999	5.6%	4.0%	3.8%
\$20,000-24,999	5.9%	3.8%	3.8%
\$25,000-29,999	3.8%	3.3%	3.4%
\$30,000-34,999	5.1%	3.6%	3.6%
\$35,000-39,999	4.8%	3.4%	3.4%
\$40,000-44,999	4.7%	3.6%	3.7%
\$45,000-49,999	3.1%	2.8%	3.1%
\$50,000-59,999	7.4%	6.8%	6.7%
\$60,000-74,999	9.4%	9.2%	8.8%
\$75,000-99,999	8.1%	10.1%	10.2%
\$100,000-124,999	6.8%	9.3%	9.0%
\$125,000-149,999	3.1%	6.1%	6.3%
\$150,000-199,999	4.1%	8.0%	8.0%
\$200,000-249,999	1.8%	3.8%	4.0%
\$250,000-299,999	0.7%	2.6%	2.6%
\$300,000-399,999	0.7%	2.2%	2.2%
\$400,000-499,999	0.5%	0.9%	0.9%
\$500,000+	0.6%	3.2%	3.5%
Median Household Income	\$40,946	\$67,911	\$68,725
Average Household Income	\$65,106	\$110,313	\$114,832
Per Capita Income	\$27,312	\$49,157	\$49,594

① Esri forecasts for 2025 and 2030. U.S. Census 2020 [View documentation.](#)

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# Demographic and Income Profile

Demographic and Income Comparison | 1515 NW South River Dr, Miami, Florida, 33125 | Rings: 1, 3, 5 mile radii

2030 Households by Income	1 mile	3 miles	5 miles
<\$10,000	9.9%	5.9%	6.0%
\$10,000-14,999	12.0%	5.6%	5.2%
\$15,000-19,999	4.7%	3.1%	3.0%
\$20,000-24,999	4.9%	3.0%	3.1%
\$25,000-29,999	3.3%	2.8%	2.8%
\$30,000-34,999	4.5%	3.1%	3.1%
\$35,000-39,999	4.0%	2.9%	2.9%
\$40,000-44,999	4.3%	3.2%	3.4%
\$45,000-49,999	3.1%	2.6%	2.8%
\$50,000-59,999	7.2%	6.2%	6.1%
\$60,000-74,999	9.7%	9.2%	8.9%
\$75,000-99,999	8.9%	10.5%	10.5%
\$100,000-124,999	8.2%	10.3%	9.8%
\$125,000-149,999	4.3%	7.1%	7.3%
\$150,000-199,999	5.6%	9.6%	9.5%
\$200,000-249,999	2.5%	4.7%	5.0%
\$250,000-299,999	1.0%	3.3%	3.4%
\$300,000-399,999	0.9%	2.7%	2.7%
\$400,000-499,999	0.5%	0.8%	0.8%
\$500,000+	0.7%	3.5%	3.8%
Median Household Income	\$48,904	\$79,810	\$80,724
Average Household Income	\$73,908	\$122,727	\$127,497
Per Capita Income	\$31,675	\$56,199	\$56,450

Demographic and Income Comparison | 1515 NW South River Dr, Miami, Florida, 33125 | Rings: 1, 3, 5 mile radii

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,325	4.7%	16,058	4.4%	26,338	4.5%
5 - 9	2,430	4.9%	15,887	4.4%	26,840	4.6%
10 - 14	2,543	5.1%	15,270	4.2%	26,288	4.5%
15 - 24	5,743	11.6%	38,794	10.7%	62,214	10.7%
25 - 34	6,852	13.8%	65,389	18.1%	95,519	16.4%
35 - 44	7,166	14.5%	58,783	16.2%	90,446	15.5%
45 - 54	6,230	12.6%	47,240	13.1%	75,866	13.0%
55 - 64	6,056	12.2%	43,378	12.0%	73,410	12.6%
65 - 74	5,202	10.5%	33,104	9.1%	56,099	9.6%
75 - 84	3,503	7.1%	20,062	5.5%	34,683	6.0%
85 +	1,501	3.0%	8,255	2.3%	14,637	2.5%

2030 Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,375	4.6%	17,163	4.3%	27,408	4.4%
5 - 9	2,316	4.5%	15,775	4.0%	26,053	4.2%
10 - 14	2,541	4.9%	16,584	4.2%	27,570	4.4%
15 - 24	5,743	11.6%	38,794	10.7%	62,214	10.7%
25 - 34	6,683	13.0%	69,831	17.6%	99,647	16.0%
35 - 44	7,310	14.2%	64,669	16.2%	96,368	15.5%
45 - 54	6,557	12.7%	51,801	13.0%	81,169	13.1%
55 - 64	5,922	11.5%	44,570	11.2%	73,153	11.8%
65 - 74	5,992	11.6%	39,188	9.8%	65,006	10.4%
75 - 84	4,223	8.2%	24,858	6.2%	41,467	6.7%
85 +	1,687	3.3%	9,661	2.4%	16,798	2.7%

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# Demographic and Income Profile

Demographic and Income Comparison | 1515 NW South River Dr, Miami, Florida, 33125 | Rings: 1, 3, 5 mile radii

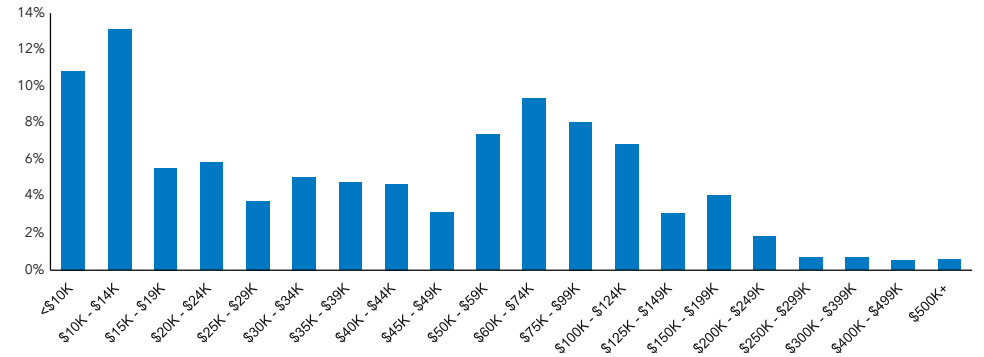
2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,006	25.5%	103,688	30.4%	167,177	29.9%
Black Alone	3,506	7.4%	35,041	10.3%	83,204	14.9%
American Indian Alone	328	0.7%	1,694	0.5%	2,227	0.4%
Asian Alone	348	0.7%	5,022	1.5%	7,159	1.3%
Pacific Islander Alone	10	0.0%	66	0.0%	115	0.0%
Some Other Race Alone	9,676	20.5%	54,156	15.9%	75,777	13.6%
Two or More Races	21,282	45.1%	141,364	41.5%	223,288	40.0%
Hispanic Origin (Any Race)	40,883	86.7%	249,843	73.3%	382,358	68.4%

2025 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,399	25.1%	111,098	30.7%	176,058	30.2%
Black Alone	3,661	7.4%	34,771	9.6%	79,896	13.7%
American Indian Alone	379	0.8%	2,001	0.6%	2,608	0.5%
Asian Alone	400	0.8%	5,845	1.6%	8,272	1.4%
Pacific Islander Alone	11	0.0%	77	0.0%	129	0.0%
Some Other Race Alone	9,950	20.1%	55,847	15.4%	77,819	13.3%
Two or More Races	22,688	45.9%	152,323	42.1%	238,149	40.9%
Hispanic Origin (Any Race)	42,876	86.6%	264,718	73.1%	401,314	68.8%

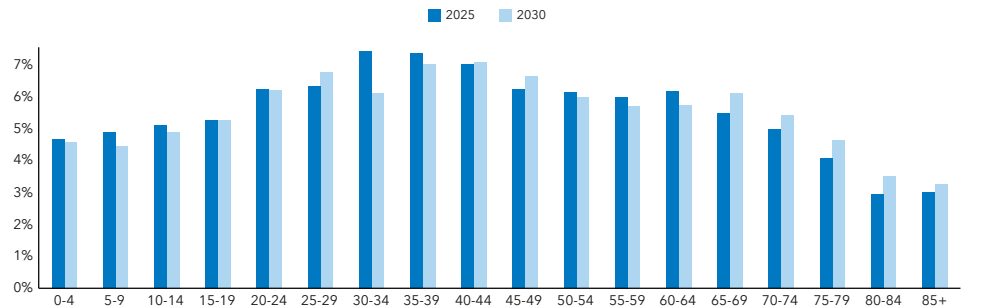
2030 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,538	24.3%	120,228	30.2%	184,263	29.6%
Black Alone	3,642	7.1%	36,131	9.1%	79,874	12.8%
American Indian Alone	389	0.8%	2,174	0.6%	2,801	0.5%
Asian Alone	431	0.8%	7,066	1.8%	9,701	1.6%
Pacific Islander Alone	12	0.0%	84	0.0%	137	0.0%
Some Other Race Alone	10,358	20.1%	60,817	15.3%	83,574	13.4%
Two or More Races	24,183	46.9%	171,322	43.1%	261,656	42.1%
Hispanic Origin (Any Race)	45,151	87.6%	293,996	73.9%	436,738	70.2%

Demographic and Income Comparison | 1515 NW South River Dr, Miami, Florida, 33125 | Rings: 1, 3, 5 mile radii

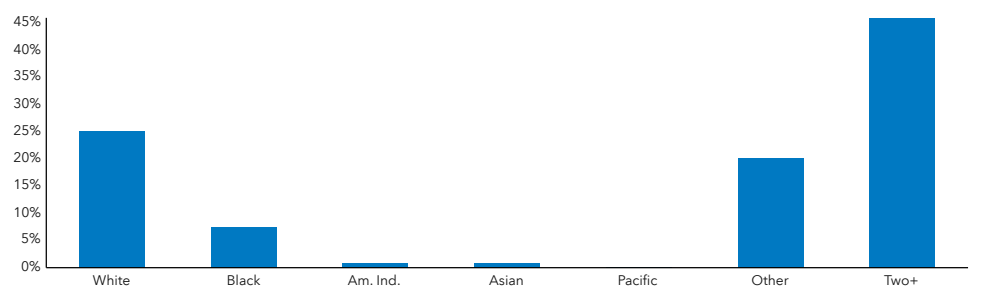
2025 Households by Income



Population by Age



2025 Population by Race



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