

**FOR SALE**

*T5 O LAND*

# 178 NW 54TH ST

33127 MIAMI, FL

**GRIDLINE**  
PROPERTIES





# Executive Summary

Offering a boutique development site at the junction of Little River and Miami's Buena Vista neighborhood.

This prime commercial lot spans 13,400 SF and is conveniently located along the 54th Street corridor. It's location grants immediate access to Miami's Design District, Miami's Upper East Side, Midtown, and Wwynwood.

The property holds immense potential for various development uses, such as boutique offices, showrooms, auto, sports, and medical facilities. Additionally, it's T5-O zoning allows for vertical development of 5-8 stories and 150 residential units per acre or 300 lodging keys per acre for hotel and AirBnB developments.

# Property Highlights

- For Sale
- **Type:** Land
- **Total Lot Size:** 13,400 SF
- **Zoning:** T5-O
- **Price:** \$1,850,000





# Development Analysis

- **Maximum Buildable Area:** 53,600 SF
- **Maximum Buildable Footprint:** 10,720 SF
- **Minimum Open Space:** 1,340 SF
- **Lot Coverage:** 80%
- **Density:** 65 units / Acre
- **Commercial Uses:** Allowed by Right

## Height Limitations (Levels)

- **Building Height:** 5 Levels or 8 with bonus
- **Minimum Building Heights:** 2 Levels
- **SB 102 (Live Local) Opportunity:** Yes

## Allowable Uses:

- Showroom
- Office
- Medical
- Sports
- Hospitality





# Location Overview

Situated in the heart of Miami's burgeoning Little River district, the property benefits from its proximity to key transportation arteries, including major highways and public transit routes.

This prime location offers convenient access to downtown Miami, the Design District, Wynwood, and other prominent areas, ensuring high visibility and accessibility for potential businesses.

In addition, the Little River sub-market has been seeing immense investment and development. With its central location, the neighborhood lies in close proximity to major Miami landmarks such as Miami Beach, Miami International Airport, Downtown Miami, and the Miami Design District.





# Neighborhood Map

Edgewater

Downtown

Miami Beach

Midtown

Morningside

Miami Design District

Wynwood

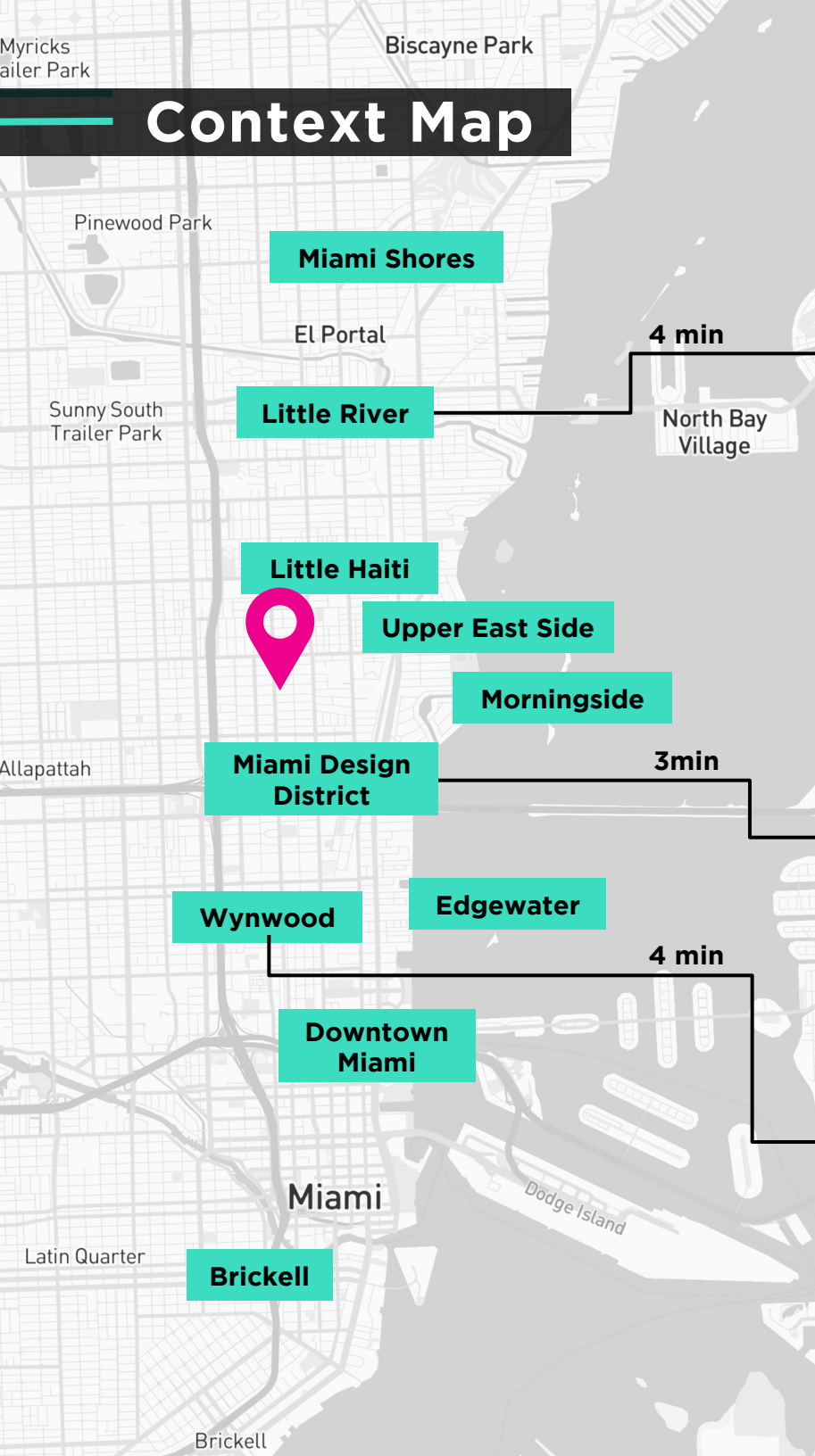
Buenavista

NW 54TH ST

NW 2ND AVE







# Context Map

## MIAMI New Times

### Miami Neighborhood Makes National "Up-and-Coming" List

"Little River has been a prime location for development in recent years. Comprising roughly 24 acres, the neighborhood is seeing rapid change through commercial and residential investment, with comparisons to Wynwood's transformation bandied about."



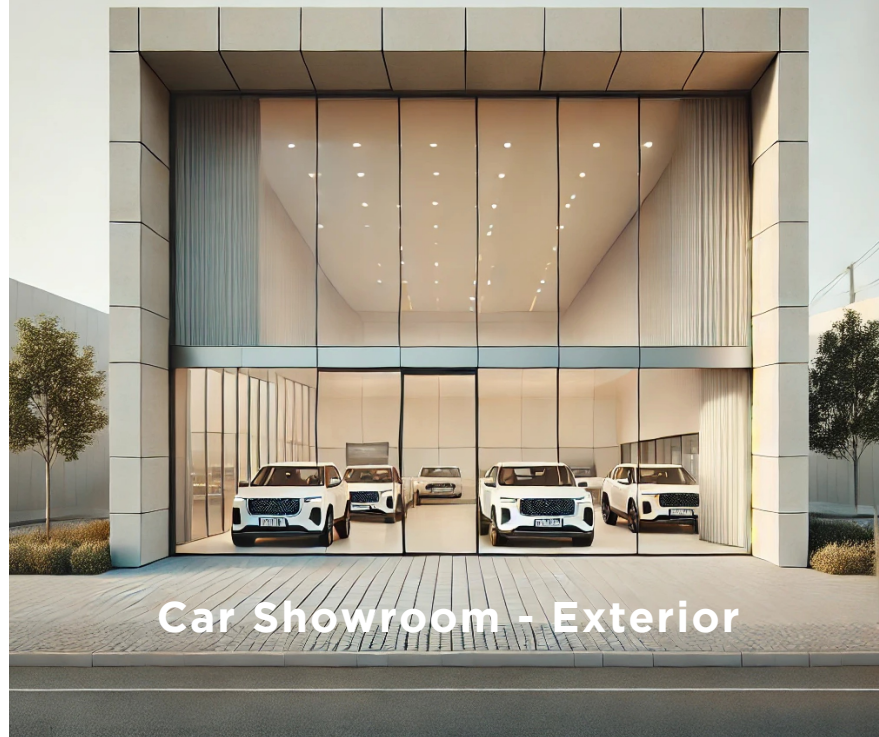
## MIAMI DESIGN DISTRICT

A creative neighborhood with unmatched access to world-class dining, shopping, art, events, and inspiration. The District is rooted in retail and includes more than 170 brands, including agship stores for Chanel, Balenciaga, Hermès, Fendi, Dior, Cartier, Louis Vuitton, and more.





# Moodboard



Boutique - Commercial Building

Car Showroom - Exterior

Clinic

Car Showroom- Interior

Free-Standing Showroom



# GRIDLINE

PROPERTIES

## 178 NW 54TH ST

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