

FOR SALE

TRANSIT CORRIDOR
20,464 SF

2214 NORTH MIAMI AVENUE
WYNWOOD DEV SITE

*AS OF RIGHT
WITH BONUS
RENDERING



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CENTRAL
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All property tours, inspections, and discussions are to be coordinated through Central Commercial Real Estate.

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PROPERTY HIGHLIGHTS



High-Growth
Infill Site



In A Transit Corridor



Prime Corner



Zoned T6-8-0/
NRD-1





NW 22 St



N Miami Ave

EXECUTIVE SUMMARY

2214 North Miami Ave is strategically located at the southeastern gateway to the Wynwood Arts District, one of Miami's most activated and reimagined urban submarkets. The site offers direct connectivity to Midtown, Edgewater, Downtown Miami, and the Design District. Linking cultural, residential, and commercial districts, the site is situated on a primary corridor for continued development and institutional investment. This 20,464 SF property, with an existing 21,515 SF building, is zoned T6-8-0, lies within Wynwood's NRD-1 overlay, and is within a designated Transit Corridor.

Together, these overlays offer significant development flexibility, allowing for a wide variety of projects, increased density, reduced parking requirements, substantial height potential, and up to 150 dwelling units per acre or 236 hotel keys via waiver. Benefiting from strong visibility, dual frontage, Live Local eligibility, transit connectivity, and proximity to a growing pipeline of Class A development, 2214 N Miami Avenue is a prime site for mixed-use development that reflects the district's continued evolution into Miami's premier fully integrated, walkable urban destination.

PRICE
\$15,500,000

LAND
20,464 SF

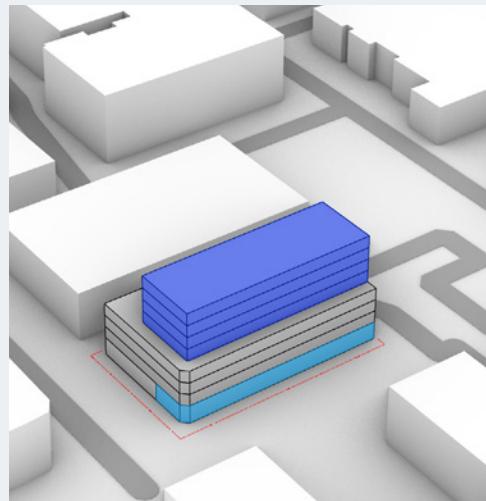
BUILDING
21,516 SF

\$/SF - LAND
\$797.33

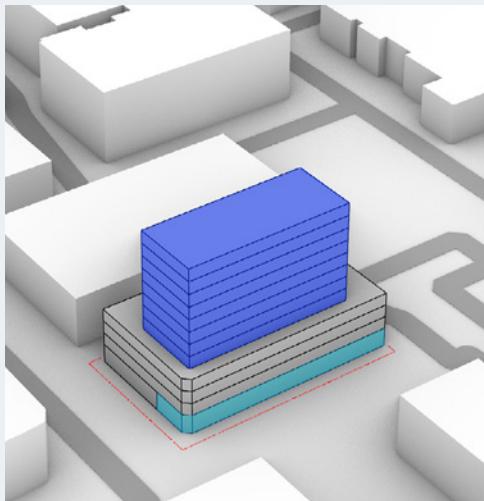
\$/SF - BUILDING
\$720.40

ZONING
T6-8-0, NRD-1

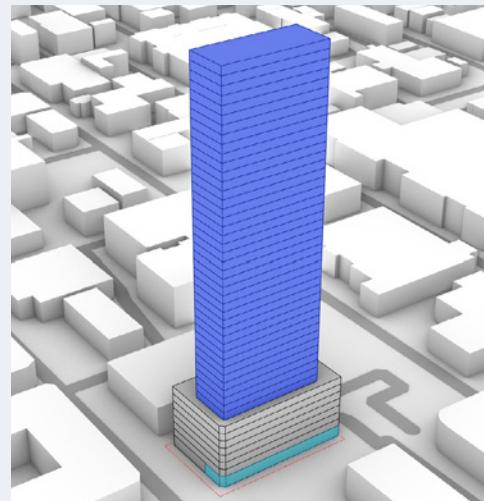
As of Right



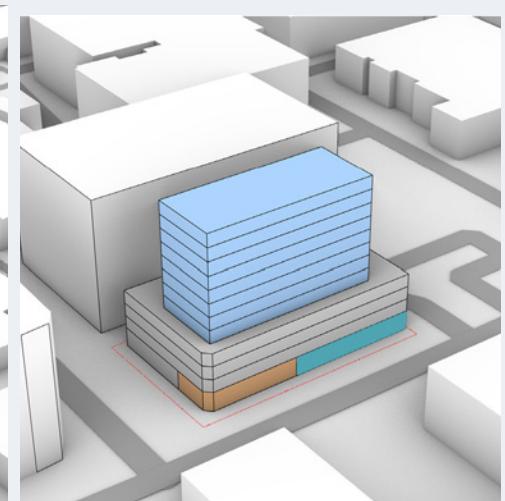
With Bonus



Live Local



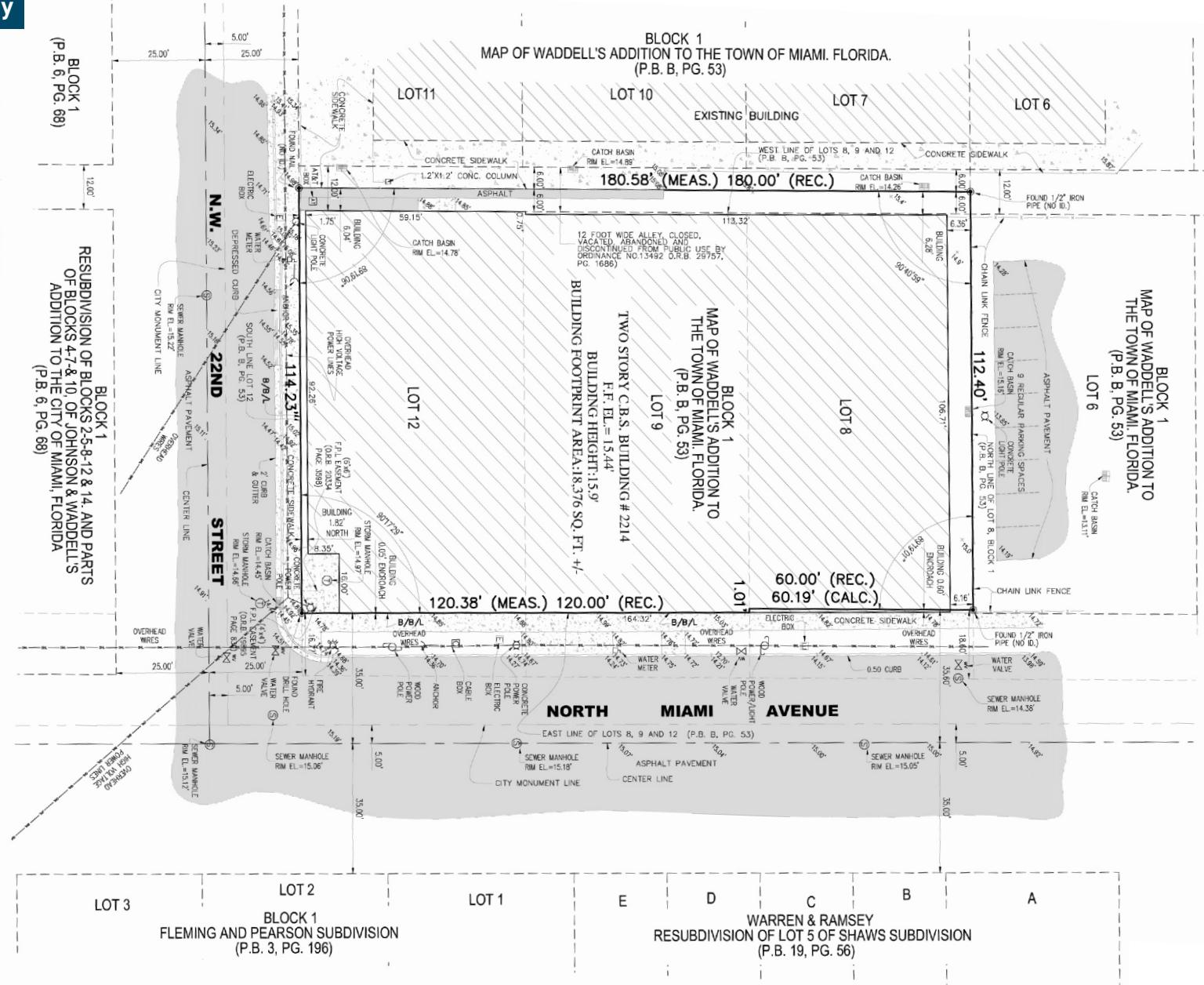
Hotel



	BUILDING			RESIDENTIAL			RETAIL		PARKING				
	Total Floor Count	Height	Area	Rentable Area	Viable Unit Count	Average Unit Size	Rentable Area	Floor Count / Height	Area	Resident Parking Spaces	Retail Parking Spaces	Ratio	Floor Count / Height
As of Right	8	85 ft	100,400 ft ² (Buildable)	36,500 ft ²	54 Units	540 ft ²	7,500 ft ²	1 / 15 ft	49,500 ft ²	85	24	1/6	3 / 10 ft
With Bonus	12	125 ft	122,000 ft ² (Total)	54,700 ft ²	71 Units (Max Density)	665 ft ²	7,500 ft ²	1 / 15 ft	49,500 ft ²	85	24	Waiver -30% = 1/12	3 / 10 ft
Live Local	49	495 ft	422,000 ft ² (Total)	250,000 ft ²	202 Units	1,200 ft ²	7,500 ft ²	1 / 15 ft	115,500 ft ²	227	24	Waiver -30% = 1/12	7 / 10 ft
Hotel	12	125 ft	122,000 ft ²	52,200 ft ²	236 Keys (With a Waiver)	200 ft ²	5,000 ft ²	1/15 ft	349,500 ft ²	94	15	Normal = 0/57 Waiver -30% = 0/4	3 / 10 ft

SURVEY

View Full Survey





NORTHWEST AERIAL

329 Units - NOMAD
 154 Units - WYND 27 28
 248 Units - 29 WYN
 509 Units - The Wynwood Plaza
 217 Units - i5 Wynwood

175 Units - SENTRAL
 290 Units - AMLI
 319 Units - Society
 217 Keys - Arlo Hotel
 257 Units - Strata

308 Units - Joule House
 120 Keys - The Moxy Hotel
 306 Units - The Dorsey
 304 Units - The Highley House

PLANNED MIXED-USE PROJECTS

1. 3327 NW 2nd Ave

- ABH Group
- 36 Floors
- 293 Units

2. 2400 N Miami Ave

- Livwrk Group
- Three 45-Floor Towers
- 1,363 Units

3. 3055 N Miami Ave

- Rosso Development, Midtown Development
- Two 28-Floor & Two 17-Floor Towers
- 936 Units

4. 2000 N Miami Ave

- Clearline Real Estate
- 12 Floors
- 310 Units

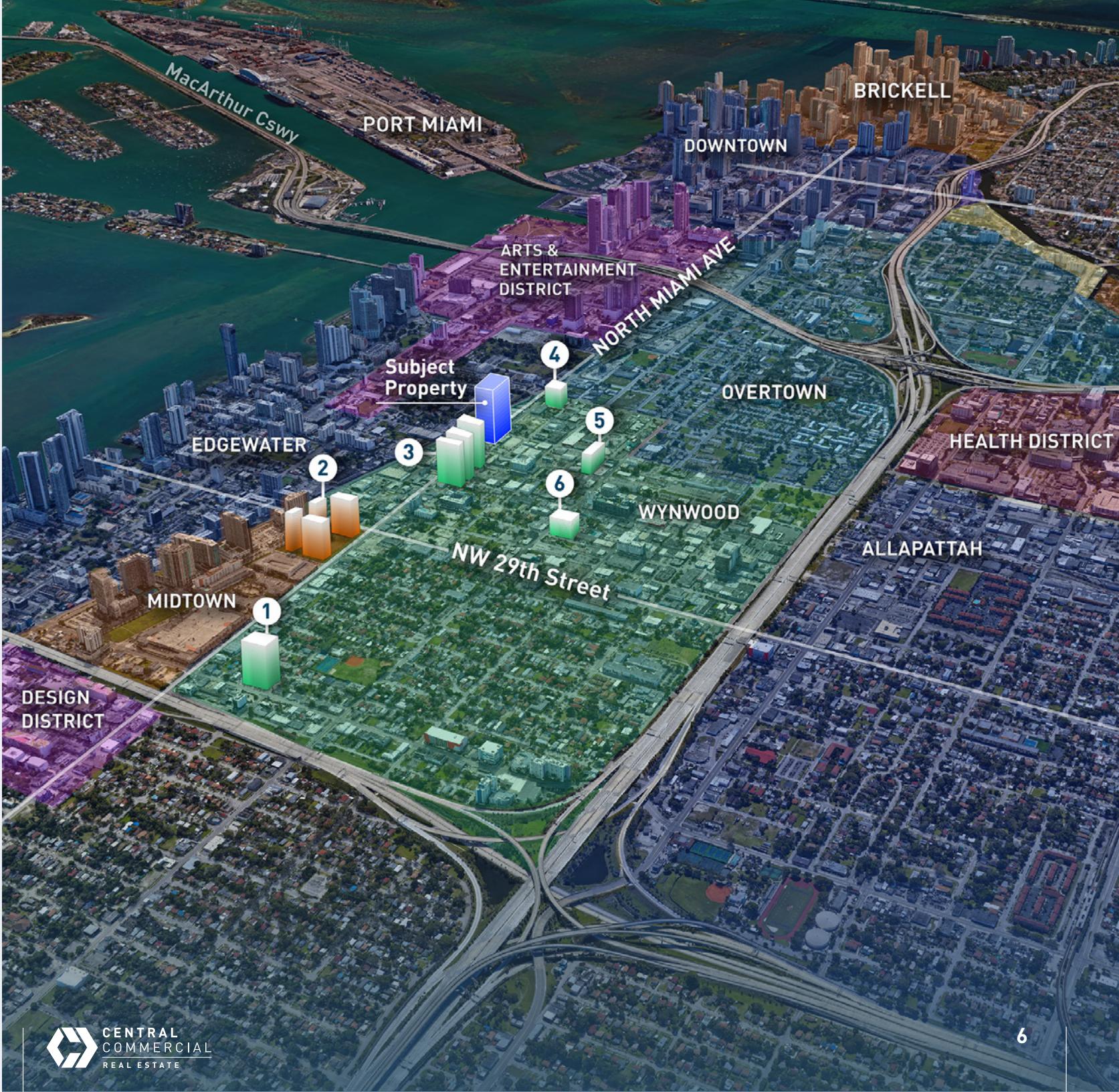
*Under Construction

5. 2215 NW 1st Pl

- Whale & Star, Wynwood Owner LLC
- 8 Floors
- 85 Condos
- 214 Keys

6. 201 NW 26th St

- Property Markets Group, LNDMRK
- 8 Floors
- 233 Condos + Offices



PLANNED MIXED-USE PROJECTS



1 **3327 NW 2nd Ave** CREDIT: MODIS ARCHITECTS



2 **3055 N Miami Ave** CREDIT: ARQUITECTONICA



3 **2400 N Miami Ave** CREDIT: MKDA



4 **2000 N Miami Ave** CREDIT: CLEARLINE REAL ESTATE



5 **2215 NW 1st Pl** CREDIT: HWKN ARCHITECTURE



6 **201 NW 26th St** CREDIT: ARX CREATIVE



*Live Local Rendering For Subject Property



WELCOME TO WYNWOOD

A NEIGHBORHOOD BUILT ON CREATIVITY

Wynwood is no stranger to change. Once an industrial hub, it has become both a world-renowned arts destination and a thriving residential neighborhood. Locals and tourists are drawn to its murals, galleries, festivals, and street-level energy, making it one of Miami's busiest destinations for dining, retail, and entertainment.

Much of Wynwood's evolution is driven by the NRD-1 zoning overlay, est. 2015 to preserve the area's artistic and industrial

character while promoting density, mixed-use development, and walkability. This framework has attracted global brands, institutional capital, and transformative projects, strengthening Wynwood's identity as a neighborhood where work, culture, and daily-life coexist.

In recent years, the district has welcomed leading firms in tech, finance, and creative industries, adding depth to its tenant mix.

Wynwood's unique blend of culture and commerce fuels daily demand and global visibility, securing its place as one of Miami's strongest long-term markets. With ongoing investment and a steady pipeline of development, the district is positioned for sustained growth well into the future.

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1Billion+

In Real Estate Investment
Over The Past Decade

4 million+

Instagram posts
tagged #Wynwood

6 million+

Annual Visitors

4,000+

Residential Units
Delivered Or Underway

36.8

Median Age,
Reflecting A Young,
Working-Age Population

500+

businesses in Wynwood,
including hospitality, retail,
tech, and creative.

27,700

Residents In
Wynwood District

6,300

Residents In
Wynwood's Core

< 5 miles

From Brickell, Design
District, Downtown,
and Miami Beach



Designated "Clean
Street Team"



70+ Street Kiosks
with Interactive Maps



Walk Score ≈ 97
Bike Score ≈ 80



1,400+ Non-Street
Parking Spaces





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