

FOR SALE

**WYNWOOD DEVELOPMENT SITE
2214 NORTH MIAMI AVENUE**

* RENDERING
BASED ON
AS OF RIGHT
WITH BONUS

ARI DISPENZA

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EXECUTIVE SUMMARY

PRICE
Upon Request

LAND
20,464 SF

BUILDING
21,516 SF

MAX UNITS
54 As of Right
75 With Bonus
202 Live Local
236 Hotel [Keys]

ZONING
T6-8-0/NRD-1
Transit Corridor

LOCATION
Wynwood Gateway

FAR
5 As of Right*
6.25 With Bonus*

MAX STORIES
8 As of Right
12 With Bonus
49 Live Local
12 Hotel

This offering presents a development site in Wynwood, Miami, with an existing commercial structure. The property is well-suited for ground-up redevelopment given its location along an active urban corridor, favorable zoning framework, and position within a supply-constrained, high-growth urban submarket.



Offering Highlights

- » Infill location along Wynwood’s primary north–south traffic artery. 19,700 AADT
- » Zoning framework supportive of higher-density residential and mixed use development
- » Direct connectivity to Midtown, Edgewater, and Downtown Miami
- » Prominent exposure within an established mixed-use development corridor

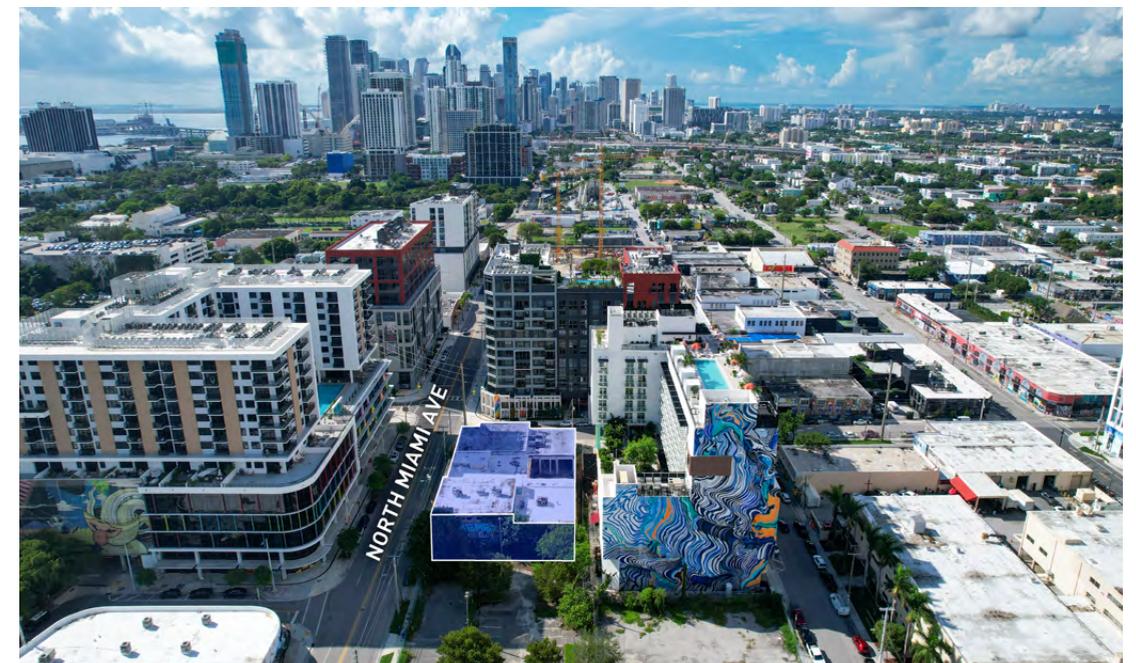
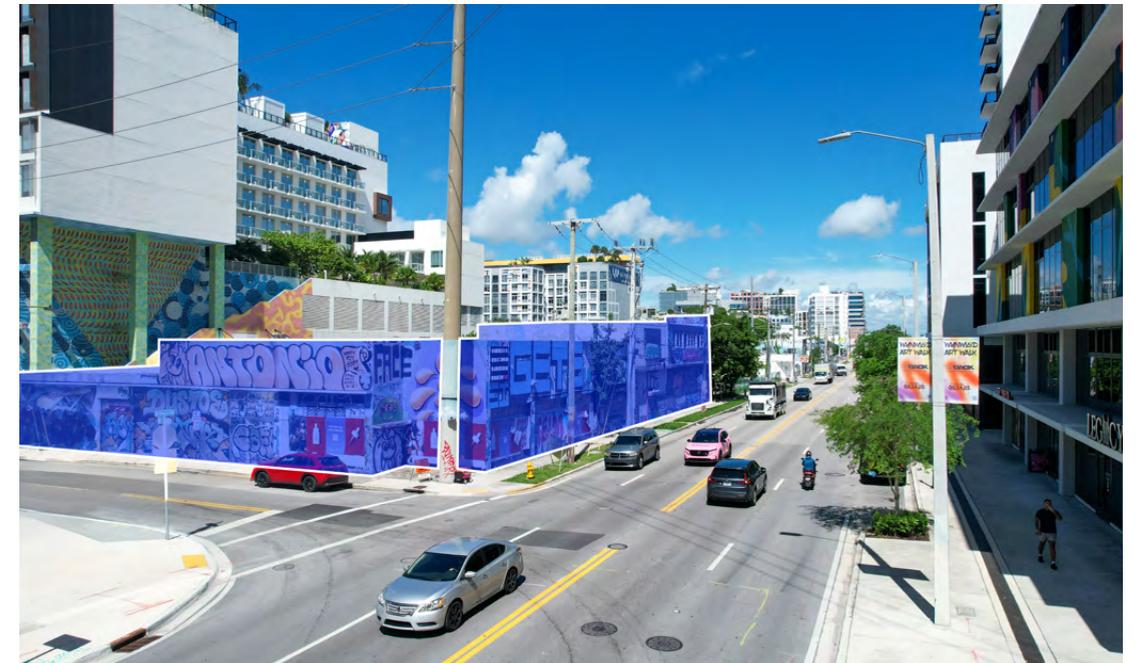
ASSET OVERVIEW

Existing Site: The subject property represents a strategic redevelopment opportunity in a rapidly densifying urban corridor. With a legacy low-rise commercial structure in place, the site is significantly underutilized relative to current zoning allowances. Investors are positioned to capture the value gap between the existing footprint and the site's potential for high-density residential/mixed-use development.

Corridor Context & Adjacencies: The site fronts a primary north-south corridor connecting Wynwood with Midtown, Edgewater, and Downtown Miami. Surrounding development activity is characterized by higher-density residential and mixed-use projects, reflecting an established pattern of urban intensification along the corridor. Immediate adjacencies reinforce expectations for redevelopment consistent with prevailing scale and use.

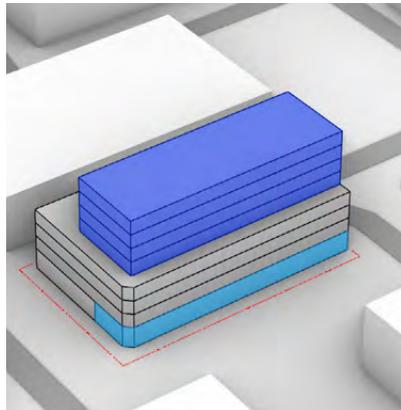
Zoning Framework: The property is zoned T6-8-0, allowing greater development intensity than the prevailing T5 zoning found throughout much of Wynwood. The site also benefits from the NRD-1 overlay, which provides additional design flexibility. Its location within a designated Transit Corridor further supports development intensity consistent with reduced parking requirements. In addition, the site is eligible under the Live Local Act, which introduces an alternative incentive-based development pathway that may further expand allowable density.

Conceptual Development Capacity: Conceptual massing analysis indicates the site can support development consistent with surrounding height, density, and building typologies along the corridor, informed by the applicable zoning and overlay framework.



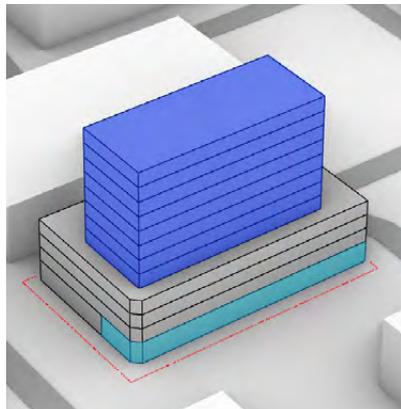
Top: North-Facing Street View of SP Bottom: South-Facing Aerial View of SP

As of Right



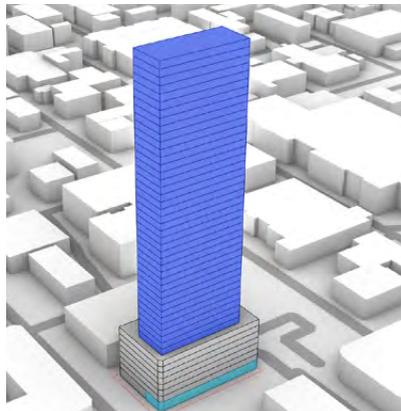
Max Height:	85 ft [8 Floors]
Buildable Area (GFA)	100,400 SF
Residential Units:	54
Parking Assumed:	109 [85 Res + 24 Retail]
Retail:	7,500 SF [Ground Floor Only]
Zoning:	T6-8-0 By Right; No Bonuses Assumed

With Bonus



Max Height:	125 ft [12 Floors]
Buildable Area (GFA)	122,000 SF
Residential Units:	75
Parking Assumed:	109 [85 Res + 24 Retail]
Retail:	7,500 SF [Ground Floor Only]
Zoning:	T6-8-0 By Right With NRD-1 Design Incentives and 30% Transit Corridor Parking Waiver

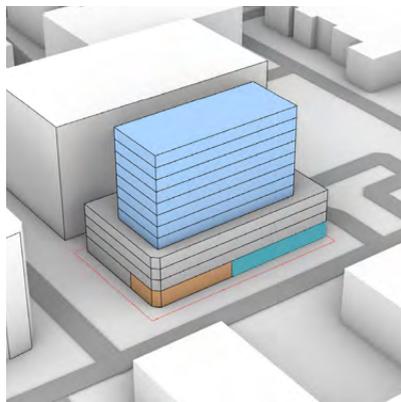
Live Local



Max Height (Feasible):	495 ft [49 Floors]
Buildable Area (GFA)	422,000 SF
Residential Units:	202
Parking Assumed:	251 [227 Res + 24 Retail]
Retail:	7,500 SF [Ground Floor Only]
Zoning:	Live Local Act Eligibility; 30% Transit Corridor Parking Waiver

[Live Local Info & Updates](#)

Hotel



Max Height:	125 ft [12 Floors]
Buildable Area (GFA)	122,000 SF
Hotel Keys:	236
Avg Room Size:	200 SF
Retail:	5,000 SF [Ground Floor Only]
BOH/Lobby/Amenities:	11,500 SF [BOH: 9,000 + Lobby: 2,500]
Parking Assumed:	109 Spaces [94 Hotel + 15 Retail]
Zoning:	Permitted Use Under T6-8-0; 30% Transit Corridor Parking Waiver



NW 22 ST

N MIAMI AVE

2214 North Miami Avenue
Miami, FL 33127



DEVELOPMENT CONTEXT



Nearby Developments (Left to Right): Wynwood Market Place, Moxy Hotel Wynwood, Nomad Residences, The Dorsey, WYND 27 28, 29 WYN, Artem, The Wynwood Plaza, Joule House, Society, Miami Arts Charter School, AMLI, Sentral, i5, The Highley House, Arlo Hotel, Strata

CONCEPTUAL RENDERINGS



AS OF RIGHT WITH BONUS



LIVE LOCAL



TOP LEFT: North-Facing Street View of SP

TOP RIGHT: South-Facing Aerial View of SP

BOTTOM LEFT & RIGHT: South-Facing Aerial View of SP

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