

COVERED LAND PLAY FOR MIXED USE DEVELOPMENT WITH EXISTING OFFICE/ RETAIL/ SHOPPING CENTER BUILDING

475 LE JEUNE ROAD AKA NW 42 AVENUE , MIAMI, FL 33126

SALE PROPOSAL



Dante Aleman | Senior Advisor | 305.500.5554 | dante@kaizenre.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Kaizen Realty Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Kaizen Realty Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kaizen Realty Partners in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

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[Aerial Map](#)

[Executive Summary](#)

[Aerial Map](#)

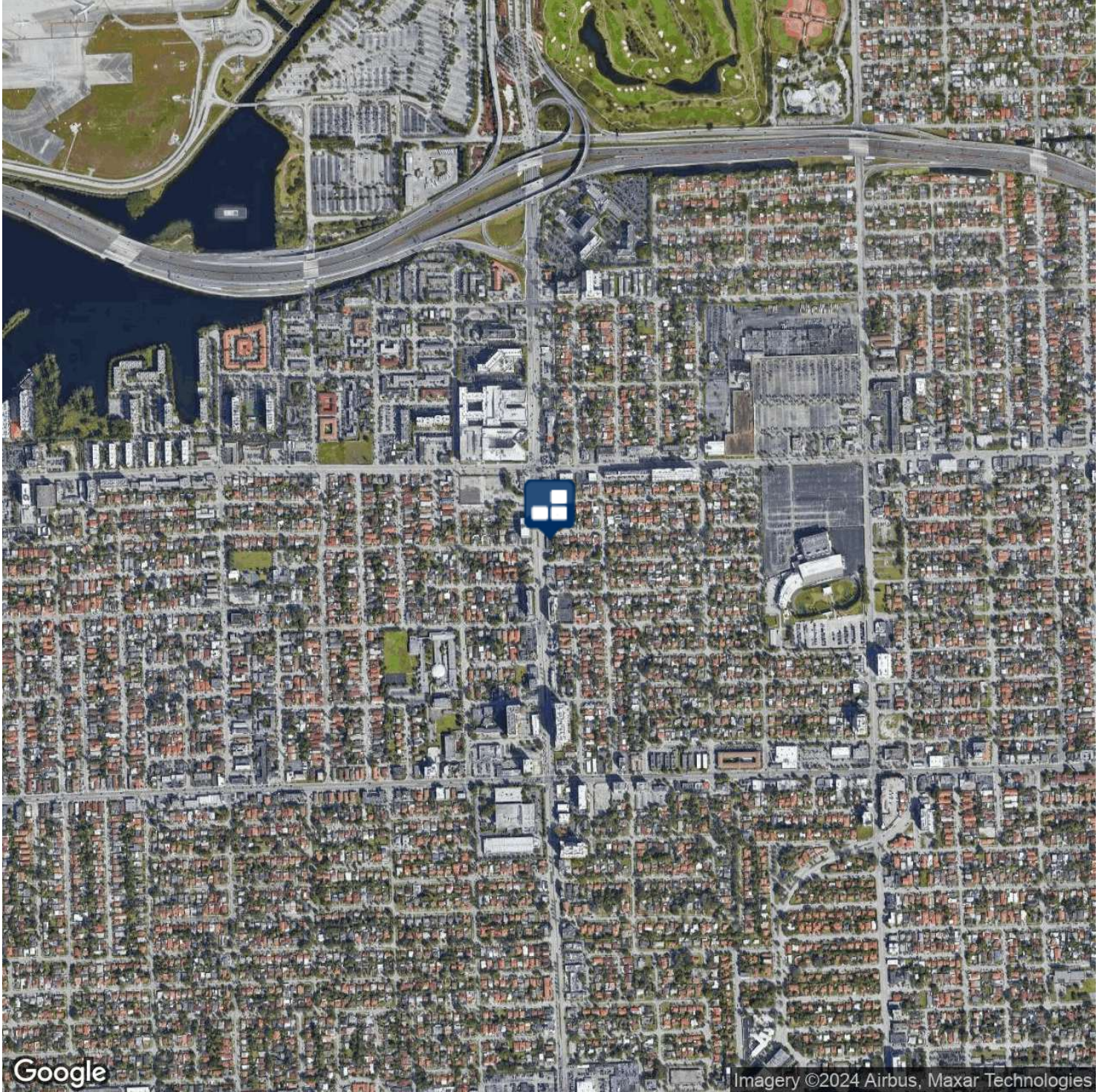
[Property Description](#)

[Property Details](#)

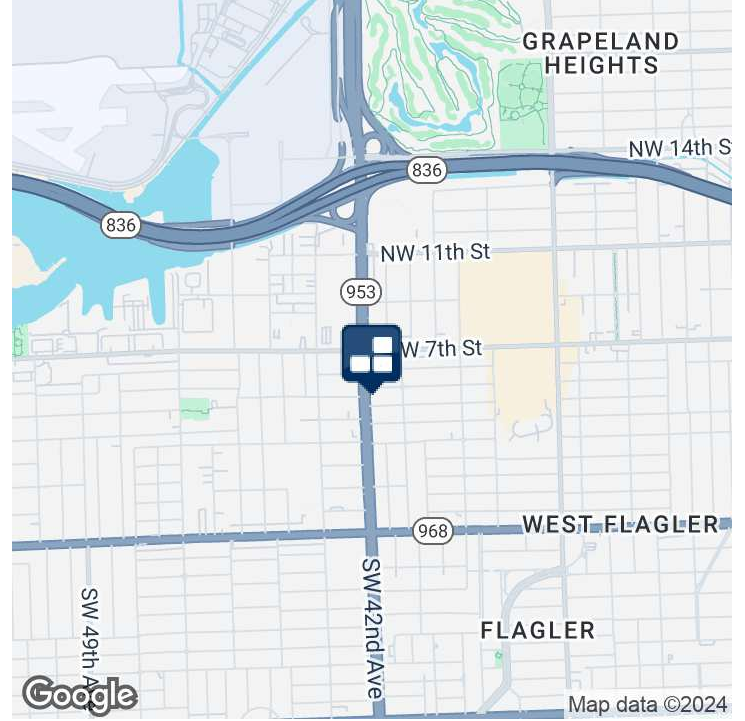
[Complete Highlights](#)

[Additional Photos](#)

# AERIAL MAP



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$5,200,000
Building Size:	6,006 SF
Available SF:	
Lot Size:	18,270 SF
Price / SF:	\$865.80
Zoning:	T6-8

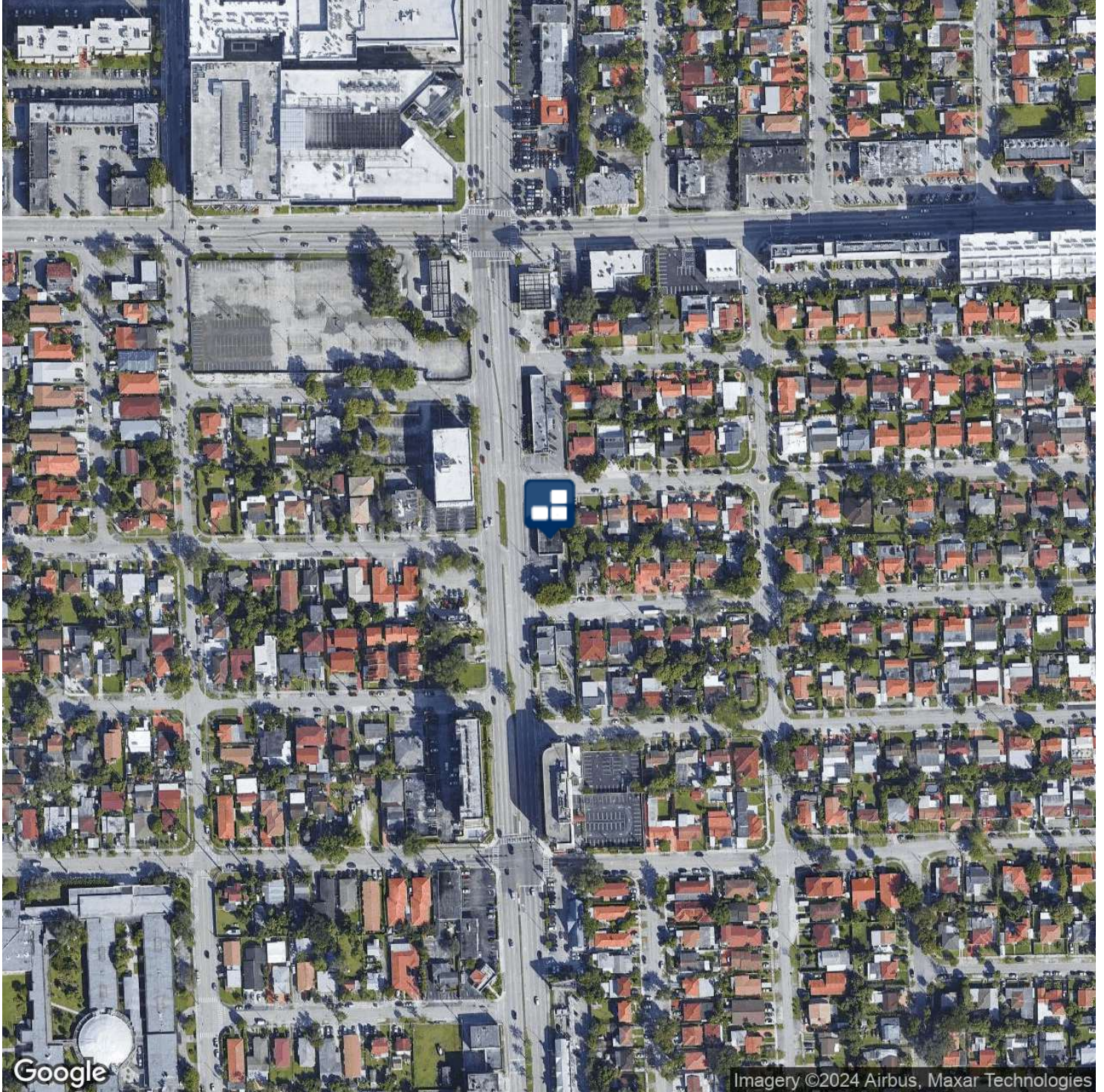
## PROPERTY HIGHLIGHTS

- - Prime location in the thriving Miami area
- - Zoned T6-8
- - Ample space for multifamily development
- - Proximity to key amenities and services
- - Easy access to transportation and major thoroughfares
- - Potential for high return on investment
- - Strong demand for multifamily housing in the area
- - Favorable zoning regulations for multifamily development
- - Growing market with increasing property values
- - Attractive investment opportunity in a sought-after location

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,317	3,812	13,851
Total Population	3,394	9,790	35,839

# AERIAL MAP



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Located in the thriving Miami area, this exceptional property offers an unparalleled investment opportunity for a covered land play for Land / Multifamily investors or NNN Lease Investment. This commercial building office/ retail/ shopping center listing with frontage on 475 Le Jeune Road aka NW 42 Avenue. Boasting a prime location, this property provides convenient access to the city's vibrant attractions such as the upcoming Inter Miami Stadium, Miami International Airport, Coral Gables Downtown. With its strategic positioning on a major corridor, this property presents a unique opportunity for investors to capitalize on the high-demand market of the Miami area. The property is +/-6,006 SF on +/-18,270 SF lot. The property is divisible in 3-4 units from 1,169 SF. Zoned T-6-8

## LOCATION DESCRIPTION

Discover the vibrant energy of Miami, FL, surrounding the prime location of the property. Situated in the heart of the city, this area offers easy access to renowned dining and entertainment options, including the upscale shopping district at Brickell City Centre and the lively nightlife of Wynwood. For investors seeking an Office / Office Building opportunity, the property's proximity to major business hubs, such as the bustling financial district, makes it an attractive choice. With convenient access to Miami International Airport and the Port of Miami, this area is a strategic investment for those looking to capitalize on the dynamic business environment of this world-renowned city.



# PROPERTY DETAILS

Sale Price	<b>\$5,200,000</b>	<b>PROPERTY INFORMATION</b>	
<b>LOCATION INFORMATION</b>		Property Type	Office/ Retail/ Shopping Center
Building Name	Covered Land Play for Mixed Use Development with Existing Office /Retail/ Shopping Center Building	Property Subtype	Street Retail
Street Address	475 Le Jeune Road aka NW 42 Avenue	Zoning	T6-8
City, State, Zip	Miami, FL 33126	Lot Size	18,270 SF
County	Miami Dade	APN #	01-4105-008-1380
<b>BUILDING INFORMATION</b>		<b>PARKING &amp; TRANSPORTATION</b>	
Building Size	6,006 SF	<b>UTILITIES &amp; AMENITIES</b>	
Number of Floors	1		

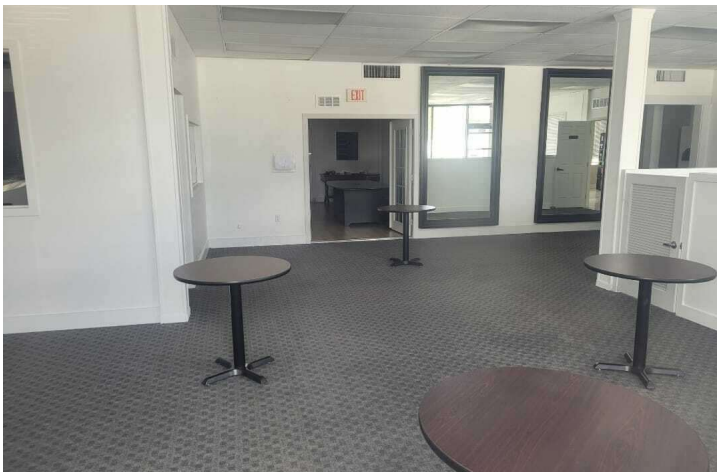


# COMPLETE HIGHLIGHTS

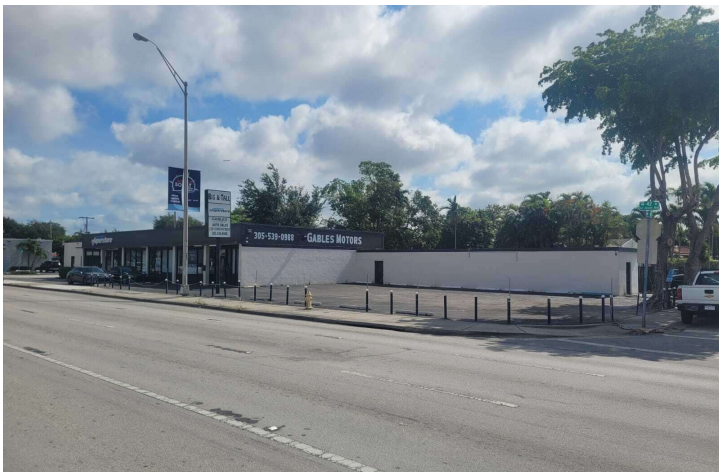
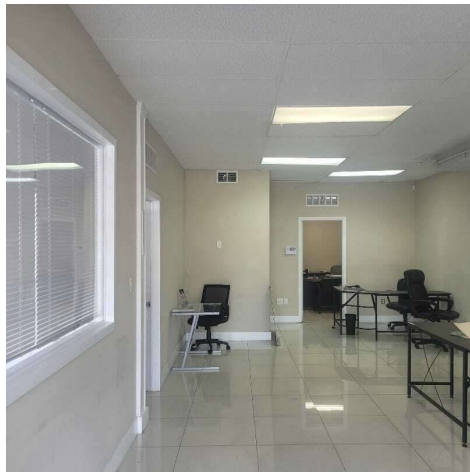


## PROPERTY HIGHLIGHTS

- - Prime location in the thriving Miami area
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# ADDITIONAL PHOTOS



# LOCATION INFORMATION

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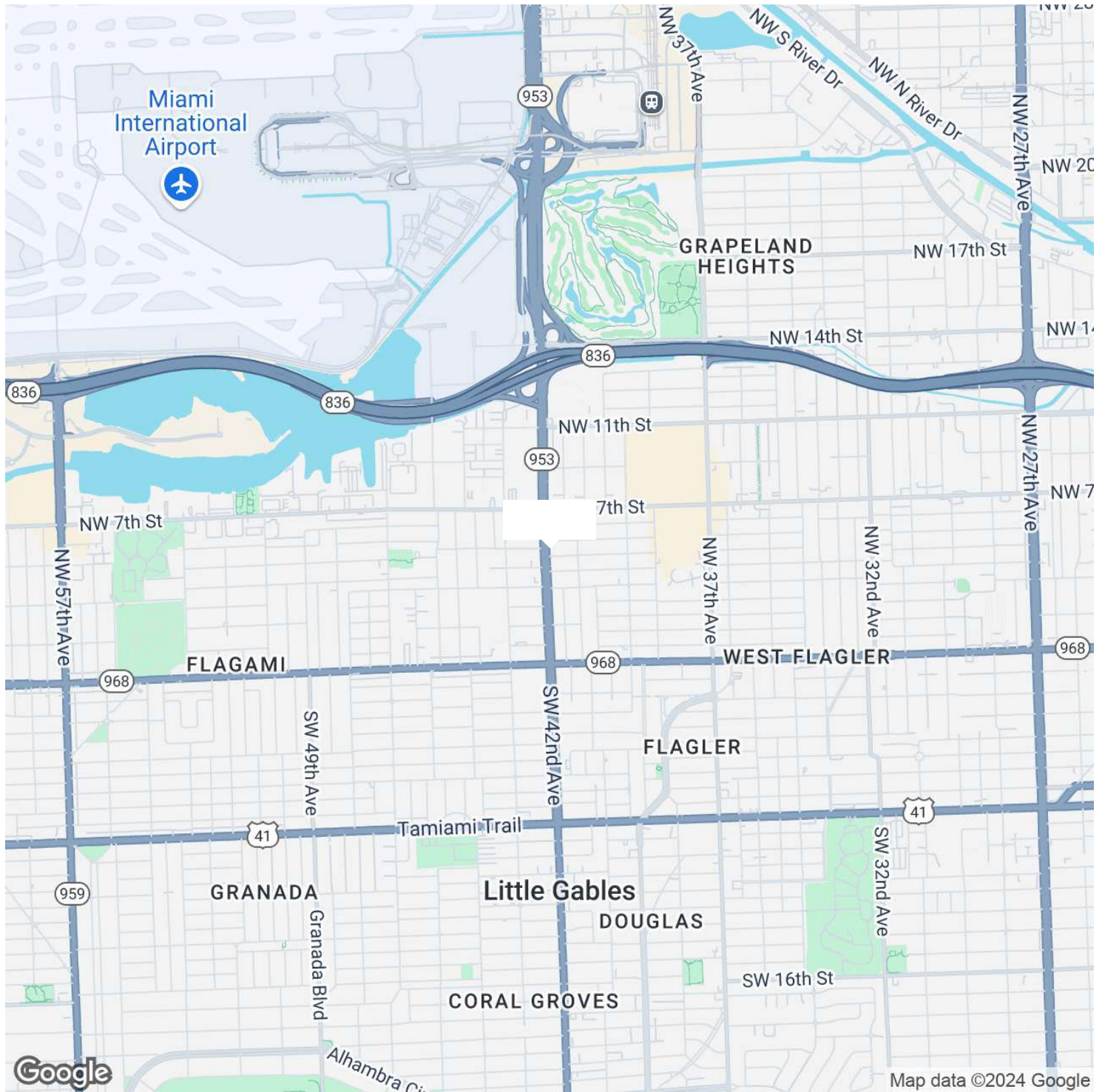
Regional Map

Location Map

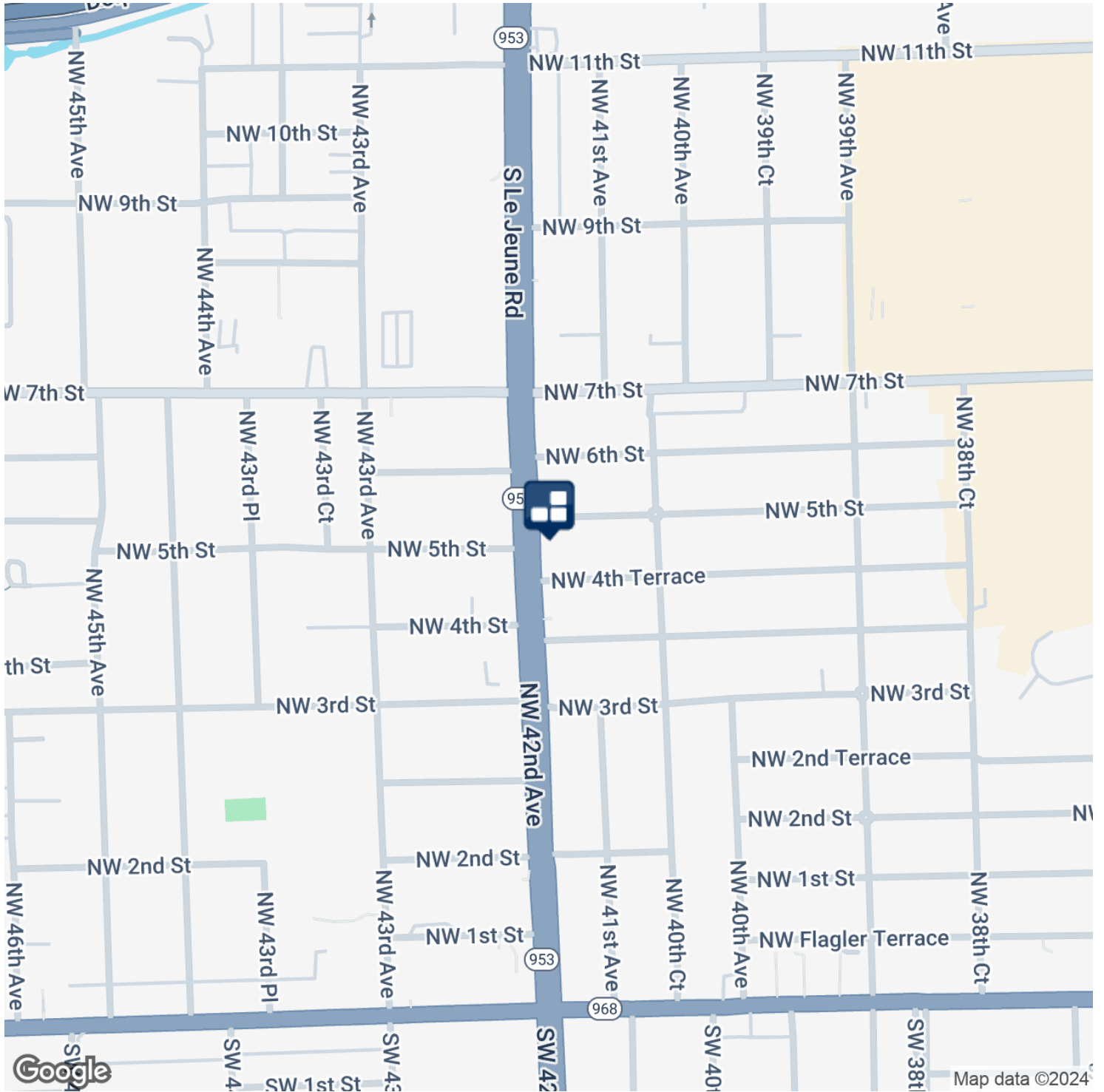
Air\_View.pdf

Survey\_475\_Final.pdf

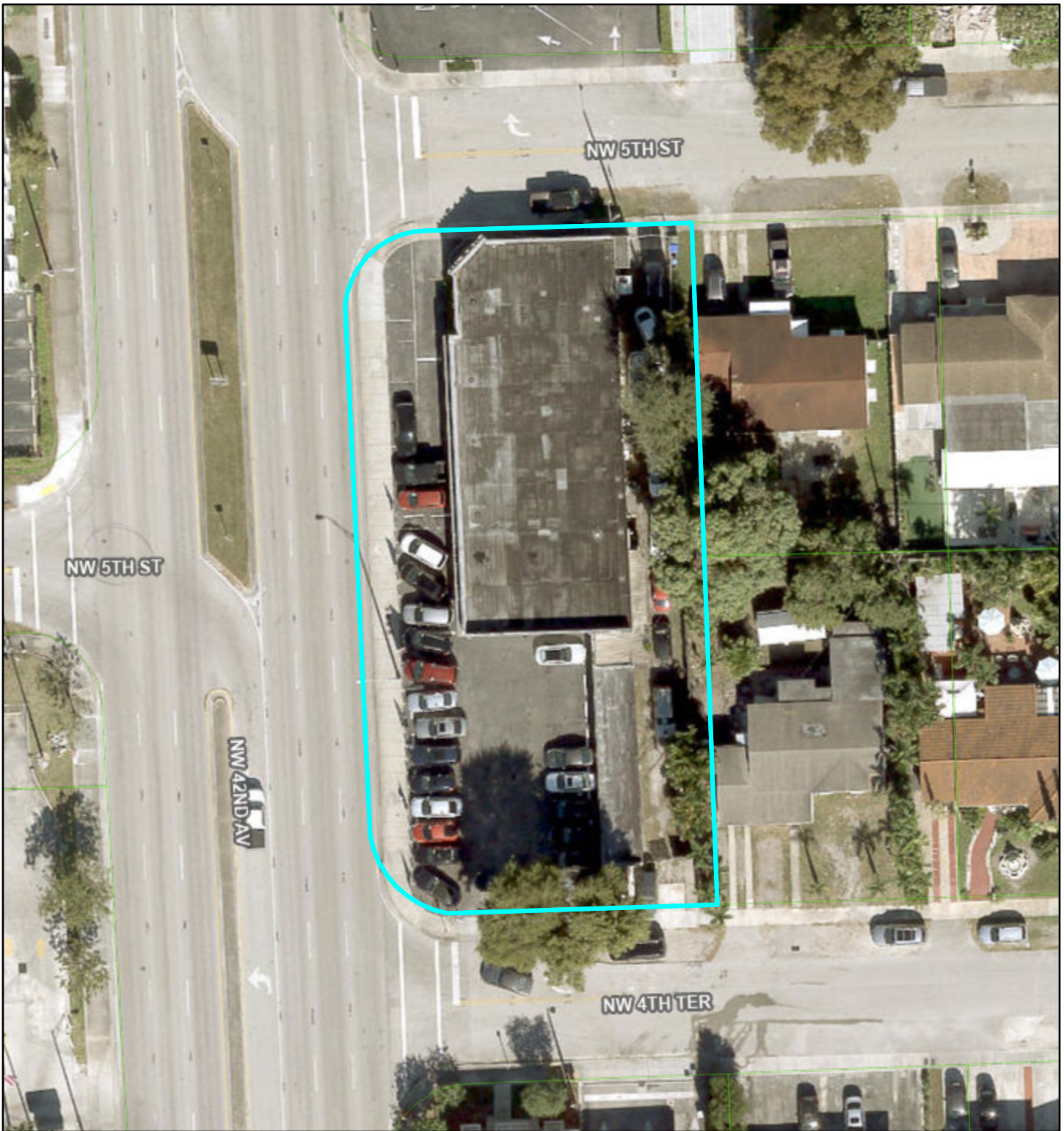
# REGIONAL MAP



# LOCATION MAP

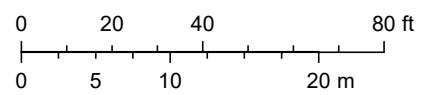


# City of Miami Planning and Zoning

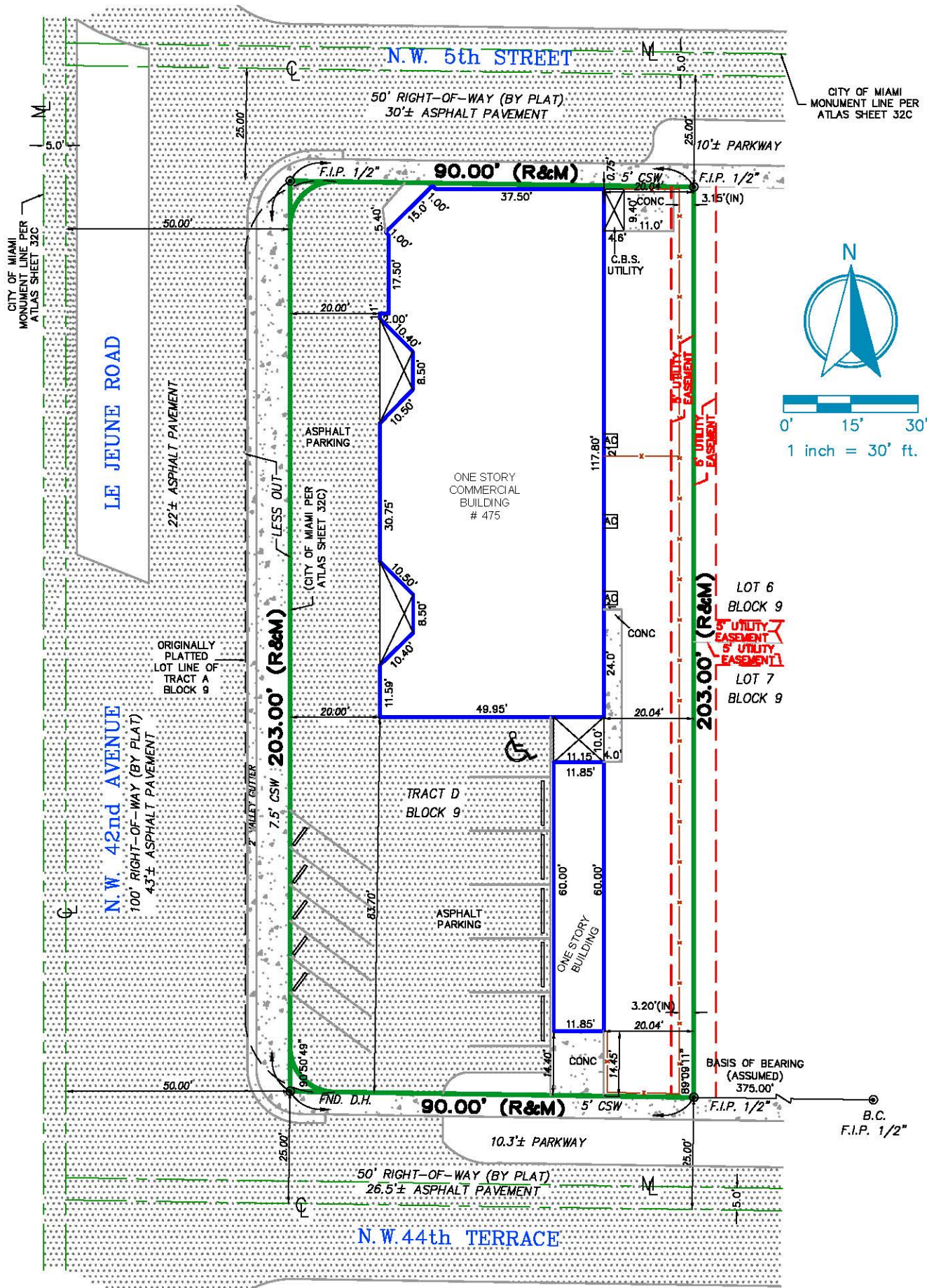


June 17, 2024

1:564



City of Miami, Information Technology Department, GIS Team ©2017,  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**POINTS OF INTEREST:**  
EASTERLY FENCE AND CONCRETE SLAB ARE OVER 5' UTILITY EASEMENT.

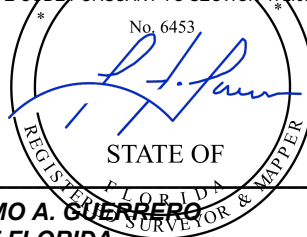
### MAP OF BOUNDARY SURVEY

**Property Address:**  
475 LE JEUNE RD  
MIAMI, FL 33126



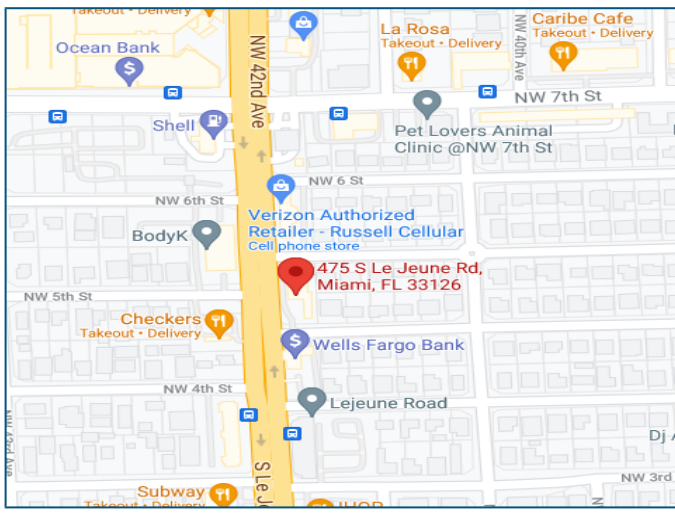
15271 NW 60 AVE, Suite 206  
Miami Lakes, FL 33014  
www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



**SIGNED** \_\_\_\_\_ **FOR THE FIRM**  
**GUILLERMO A. GUERRERO**  
**STATE OF FLORIDA** **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



**LOCATION MAP N.T.S.**



**PROPERTY FRONT VIEW**

**CERTIFIED TO:**

TORA CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 BORBON & ASSOCIATES P.A.  
 ALLIANT NATIONAL TITLE INSURANCE COMPANY  
 HARVEST SMALL BUSINESS FINANCE, LLC  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** CITY OF MIAMI 120650  
**Panel Number:** 12086C0294L  
**Suffix:** L  
**Date of Firm Index:** 9/11/2009  
**Flood Zone:** AH  
**Base Flood Elevation:** 9.0  
**Date of Survey:** 6/8/2021

**LEGAL DESCRIPTION:** TRACT D, BLOCK 9, OF DURHAM TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE ROAD RIGHT OF WAY.

**Surveyor's Legend**

PROPERTY LINE	TREE	<b>L.M.E.</b> LAKE or LANDSCAPE MAINT. ESMT.	<b>ESMT.</b> EASEMENT
STRUCTURE	POWER POLE	<b>R.O.E.</b> ROOF OVERHANG EASEMENT	<b>D.E.</b> DRAINAGE EASEMENT
CONC. BLOCK WALL	CATCH BASIN	<b>P.P.</b> POOL PUMP	<b>L.B.E.</b> LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	COUNTY UTILITY ESMT.	<b>PL</b> PLANTER OR PROPERTY LINE	<b>L.A.E.</b> LIMITED ACCESS EASEMENT
WOOD FENCE	INGRESS/ EGRESS ESMT.	<b>I.D.</b> IDENTIFICATION	<b>TEL.</b> TELEPHONE FACILITIES
IRON FENCE	UTILITY EASEMENT	<b>B.C.</b> BLOCK CORNER	<b>U.P.</b> UTILITY POLE
EASEMENT	FOUND IRON PIPE/ PIN AS NOTED ON PLAT	<b>B.R.</b> BEARING REFERENCE	<b>E.U.B.</b> ELECTRIC UTILITY BOX
CENTER LINE	LICENSE # - BUSINESS	<b>Δ</b> CENTRAL ANGLE or DELTA	<b>SEP.</b> SEPTIC TANK
WOOD DECK	LICENSE # - SURVEYOR	<b>R</b> RECORD OR RADIUS	<b>D.F.</b> DRAIN FIELD
CONCRETE	CALCULATED POINT	<b>RAD.</b> RADIAL	<b>AC</b> AIR CONDITIONER
ASPHALT	SET MONUMENT	<b>N.R.</b> NON RADIAL	<b>CSW</b> CONC SIDEWALK
BRICK/TILE	CONTROL POINT	<b>TYP.</b> TYPICAL	<b>DWY</b> DRIVEWAY
WATER	CONCRETE MONUMENT	<b>I.R.</b> IRON ROD	<b>SCR.</b> SCREEN
APPROXIMATE EDGE OF WATER	ELEVATION	<b>I.P.</b> IRON PIPE	<b>GAR.</b> GARAGE
COVERED AREA	POINT OF TANGENCY	<b>N&amp;D</b> NAIL & DISK	<b>ENCL.</b> ENCLOSURE
	POINT OF CURVATURE	<b>PK NAIL</b> PARKER-KALON NAIL	<b>N.T.S.</b> NOT TO SCALE
	PERMANENT REFERENCE MONUMENT	<b>D.H.</b> DRILL HOLE	<b>F.F.</b> FINISHED FLOOR
	POINT OF COMPOUND CURVATURE	WELL	<b>T.O.B.</b> TOP OF BANK
	POINT OF REVERSE CURVATURE	FIRE HYDRANT	<b>E.O.W.</b> EDGE OF WATER
	POINT OF BEGINNING	MAN HOLE	<b>E/P OR E.O.P.</b> EDGE OF PAVEMENT
	POINT OF COMMENCEMENT	OVERHEAD LINES	<b>C.V.G.</b> CONCRETE VALLEY GUTTER
	PERMANENT CONTROL POINT	TRANSFORMER	<b>B.S.L.</b> BUILDING SETBACK LINE
	PLATTED MEASUREMENT	CABLE TV. RISER	<b>S.T.L.</b> SURVEY TIE LINE
	DEED	WATER METER	CENTER LINE
	CALCULATED	POOL EQUIPMENT	RIGHT OF WAY
		CONCRETE SLAB	PUBLIC UTILITY EASEMENT
			CANAL MAINTENANCE EASEMENT
			ANCHOR EASEMENT

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

**Florida Land Title Association**  
**FLTA**  
 Affiliate Member

**Printing to Scale:**

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling  
 Copies: 1  Collate  
 Page Scaling: 1 None  
 Auto-Rotate and Center  
 Choose paper source by PDF page size  
 Use custom paper size when needed

<b>FIELD WORK:</b>	<b>6/3/2021</b>
<b>DRAWN BY:</b>	<b>V.P.</b>
<b>CHECKED BY:</b>	<b>G.A.G.</b>
<b>FINAL REVISION:</b>	<b>06/08/2021</b>
<b>COMPLETED:</b>	<b>6/8/2021</b>
<b>SCALE:</b>	<b>1" = 30'</b>
<b>SURVEY CODE:</b>	<b>O-73671</b>



15271 NW 60 AVE, Suite 206  
 Miami Lakes, FL 33014  
 Phone: (305) 910-0123  
 Fax: (305) 675-0999  
 www.OnlineLandSurveyors.Com

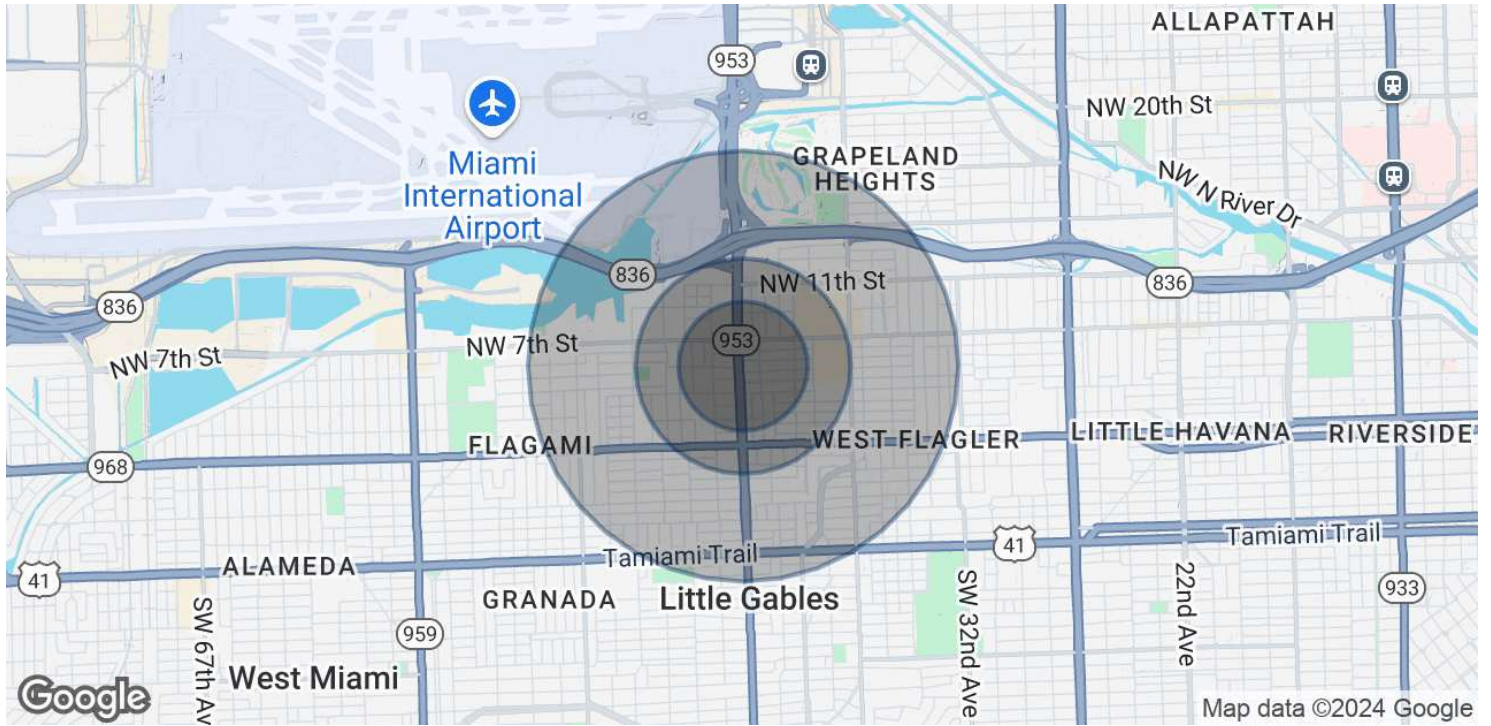


# DEMOGRAPHICS

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## Demographics Map & Report

# DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	3,394	9,790	35,839
Average Age	46	45	46
Average Age (Male)	44	43	44
Average Age (Female)	47	47	48

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,317	3,812	13,851
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$65,035	\$62,590	\$66,733
Average House Value	\$404,215	\$425,662	\$417,826

Demographics data derived from AlphaMap

# ADVISOR BIOS

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## Advisor Bio 1

## ADVISOR BIO



### DANTE ALEMAN

Senior Advisor

dante@kaizenre.com

Direct: **305.500.5554** | Cell: **786.597.0446**

### PROFESSIONAL BACKGROUND

Dante Aleman is an exceptional professional in the commercial real estate industry, since 2000. Through the years, Dante has developed skills for identifying trends and anticipating the markets value, this has helped his clientele take advantage of opportunities for a positive return on investment. His solid understanding of the market and his belief in quality service allows him to match his clients with the real estate investment that suits best.

Dante is keen on helping businesses' operate with the least expenses while maintaining the flexibility to adapt to the economy. His strong work ethic and values are why he is always a leader in the South Florida real estate market. Dante Aleman has built a plentitude of long-lasting relationships including brokers, lenders, and others related to the industry. Before starting his real estate career, Dante was an International Private Banking officer for 10 years. Born and raised in the United States and a current resident of South Florida, he is married with two children, they take pleasure in the surroundings offered by the local community.

**Kaizen Realty Partners**  
9600 NW 25 Street 4H  
Doral, FL 33172  
305.500.5554