



**21500 S DIXIE HWY
MIAMI, FL 33189**

**62,000 SF TRANSIT-ORIENTED COVERED
LAND PLAY**

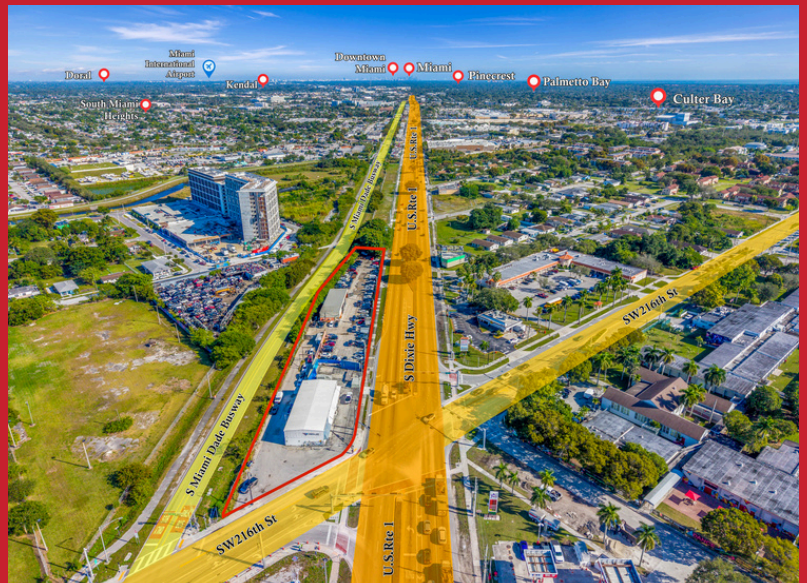
62,000sf Transit-Oriented Covered Land Play in South Miami-Dade, with 800 ft of direct frontage on S Dixie Hwy. South-Dade is drawing immense development interest for its ability to provide affordable larger land parcels, in quiet and comfortable neighborhoods, with great local retail and great access to convenient public transit. This site corners a Bus Rapid Transit (BRT) stop, on a transit way which operates 24 hours a day and 365 days a year, with frequencies of up to every 7 minutes. The site's existing zoning UC-MM is open for retail, residential or mixed use. To maximize residential density, a live local application can get you up to 250 units per acre, with many other incentives. Alternatively the site's 800ft of direct frontage make it a gret for retail development. The site's unique shape, where it is its own block and surrounded by streets, provides maximum ease of access and flexibility for development. Two tenants on site, both on a month to month basis generating over \$170k gross, allowing for covering holdings costs during design, entitlement and permitting phases. Both tenants are happy to stay and their rents can be raised.

PRICE: \$4,700,000

Lot Size: 62,000 SF

Zoning: UC-MM

SITE IS UP TO DATE ON ALL CERTIFICATIONS



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