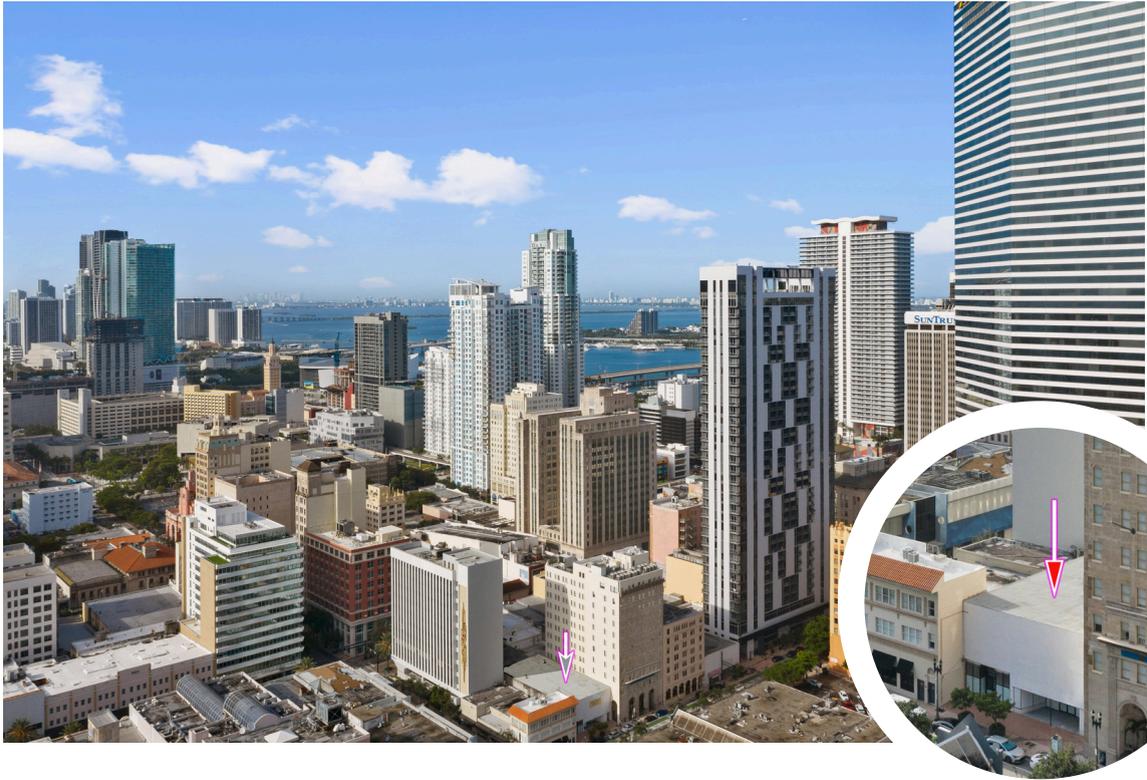




EXCLUSIVE OPPORTUNITY TO BUY

A RARE DOWNTOWN DEVELOPMENT SITE



113-115 SE 1st Street | Miami, FL 33131

 **LOT SIZE**
6,600 SF

 **ZONING**
T6-80-O

 **BUILDABLE**
SF 158,400

Location

- ✓ Located in the heart of Miami Downtown's Central Business District.
- ✓ Close to major new developments.
- ✓ Adjacent to Flagler pedestrian street project.
- ✓ Walking distance to Brickell City Center, Miami Worldcenter, Kaseya Arena, Miami Central Station.
- ✓ 0.1 mile to I-95/ 3 minute walk to Metromover.

Development Potential

- ✓ Zoning: Urban core transact zone T6-80-O.
- ✓ Most liberal zoning within Miami 21.
- ✓ Apply SB 102/ Live Local ACT with land use, zoning & tax benefits.
- ✓ Within 1,000 feet of Metromover/Metrorail.

Population

Zip Code 33131

Appr. 500k in 5 mile radius
 Population change since 2020 + 9.5%*
 Median Age: 36.2*
 Avg Household Income: \$172,558*
 Avg Disposable Income: \$121,995*
 Avg Household Size: 1.81

*Data Source: US Census American Community Survey via ESRI, 2023



Claudia Westermayr, MA MMBA
BROKER

PEGASOS GLOBAL REALTY LLC

 786-606-4288

 office@pegasosrealty.com