

EDGEWATER - MIDTOWN

DOWNTOWN - BRICKELL



WYNWOOD

DESIGN DISTRICT

I-95 (250,000 daily car traffic)



FOR LEASE

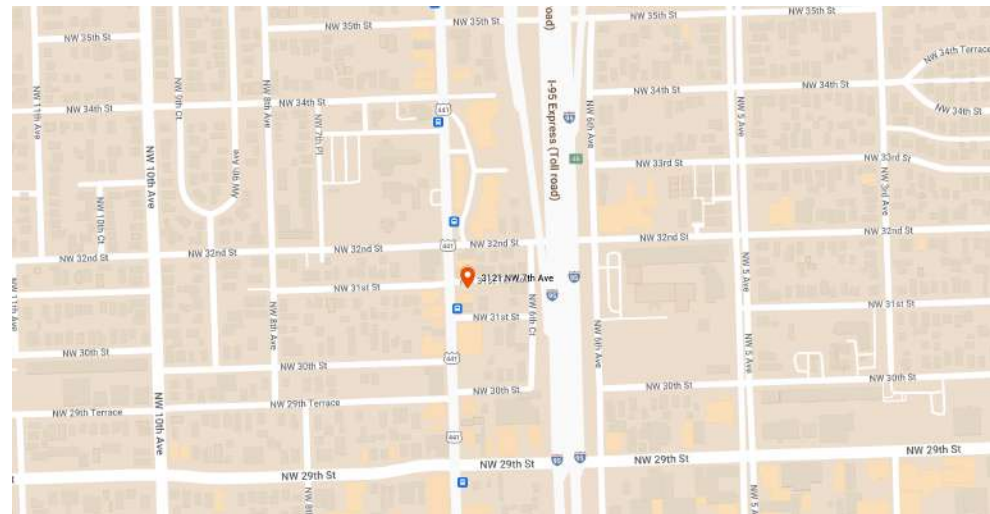


Allapattah Land
3121 NW 7th Avenue, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7 PSF NNN Ground Lease
Asset Type:	Land Lease Specialty Industrial Outdoor Storage Built-to-suit, subject to tailored pricing
Building SF:	800 SF
Lot Size:	43,200 SF / 1 AC
Suggested Uses:	IOS Storage, Soccer Field, Tennis Courts, Food Trucks, Built-to-suit
Submarket:	Wynwood, Allapattah

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to market for lease 3121 NW 7th Avenue. The 1 AC block is located on 7th Avenue, between NW 31st Street and NW 31st Terrace with a 800 SF building. The lot can be used for a land lease or as a sports center to create tennis courts or a soccer field, which is ideal with the existing building. Alternatively, the site can be used as Industrial Outdoor Storage for equipment rentals or built-to-suit, subject to tailored pricing. The site is located steps away from Wynwood and benefit from high exposure to I-95.

PROPERTY HIGHLIGHTS

- 1 AC site steps away from Wynwood
- Located in the high growth neighborhood of Allapattah
- High exposure to I-95

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A Commercial Brokerage Firm

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AERIAL CONTEXT



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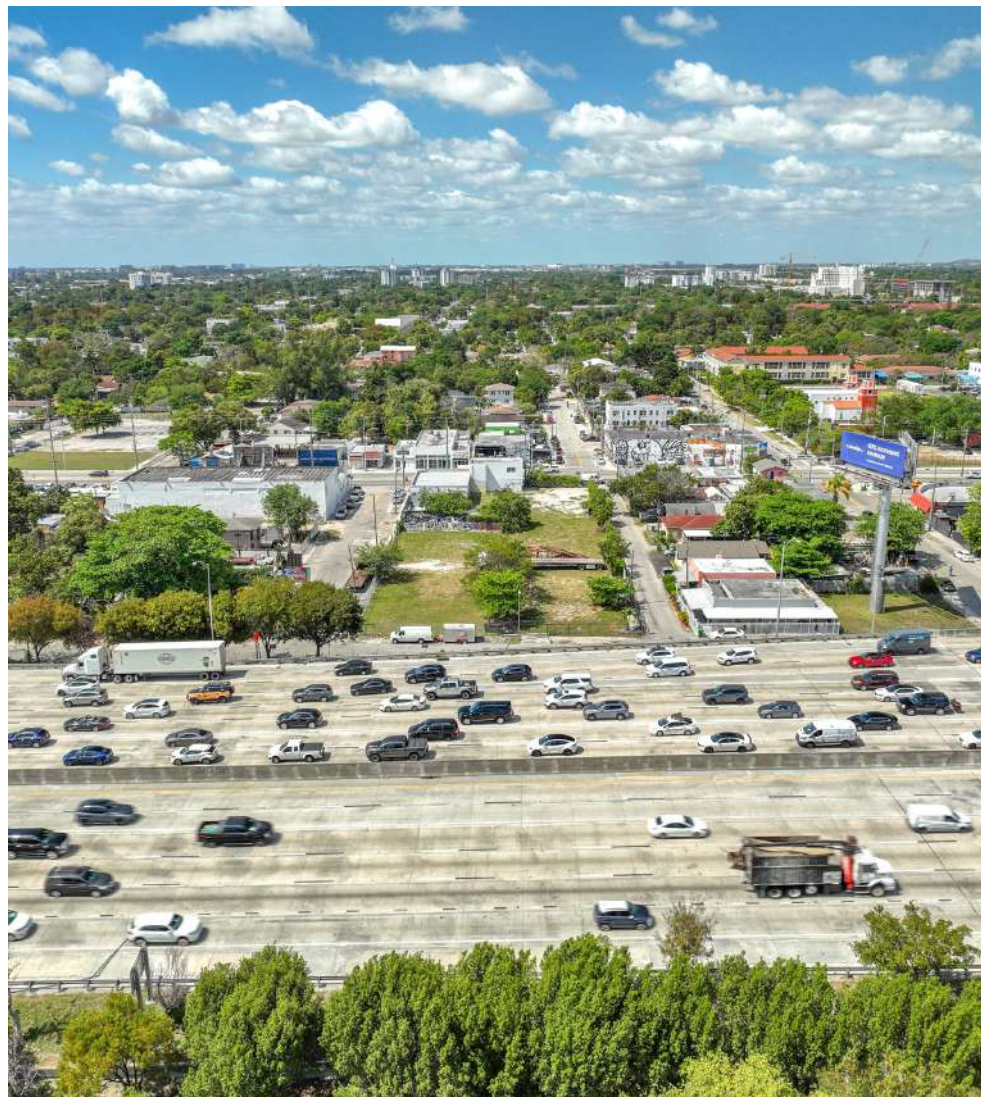
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is situated in Allapattah, steps away from Wynwood, Midtown and the Design District and a short distance from the Civic Center/Health District which is the second largest concentration of medical and research facilities in the United States. The Health District is home to major employment drivers such as Jackson Memorial Hospital, University of Miami Hospital, Veterans Administration Hospital, Dade County Court House and Miami Dade State Attorneys Office, among others. In addition, there is public transportation in the immediate area that includes the Metrobus and Miami Metrorail at Civic Center Station and Santa Clara Station. The Metrorail connects directly to all the major hospitals and research centers and connects the district to downtown Miami, Dadeland and Hialeah, as well as to Miami's commuter rail system. The Allapattah neighborhood has experienced explosive growth in the last five years. New restaurants, art galleries, supermarkets and apartment communities by Miami's major developers like Urban-X Group's River Landing, Related Group and Neo Companies are among the most notable projects in the area.

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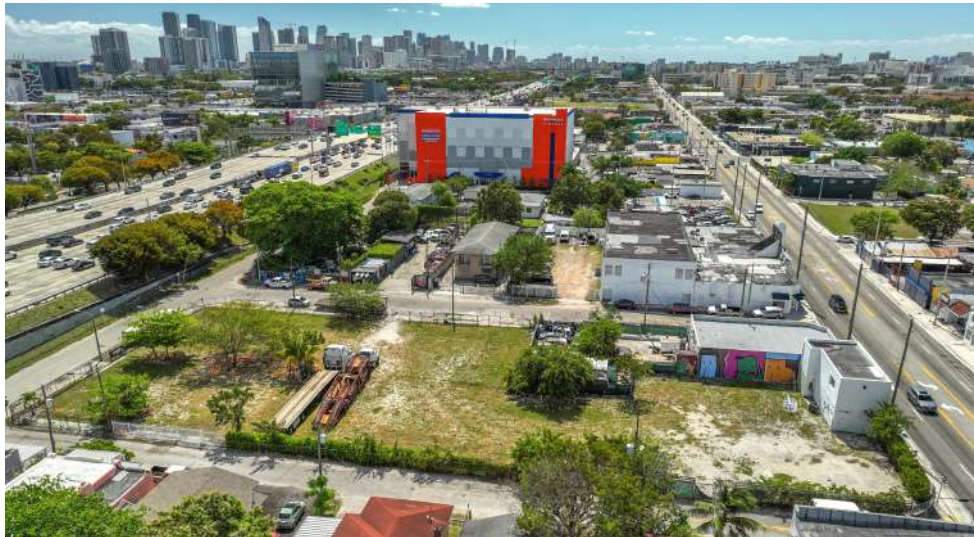
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ADDITIONAL PHOTOS



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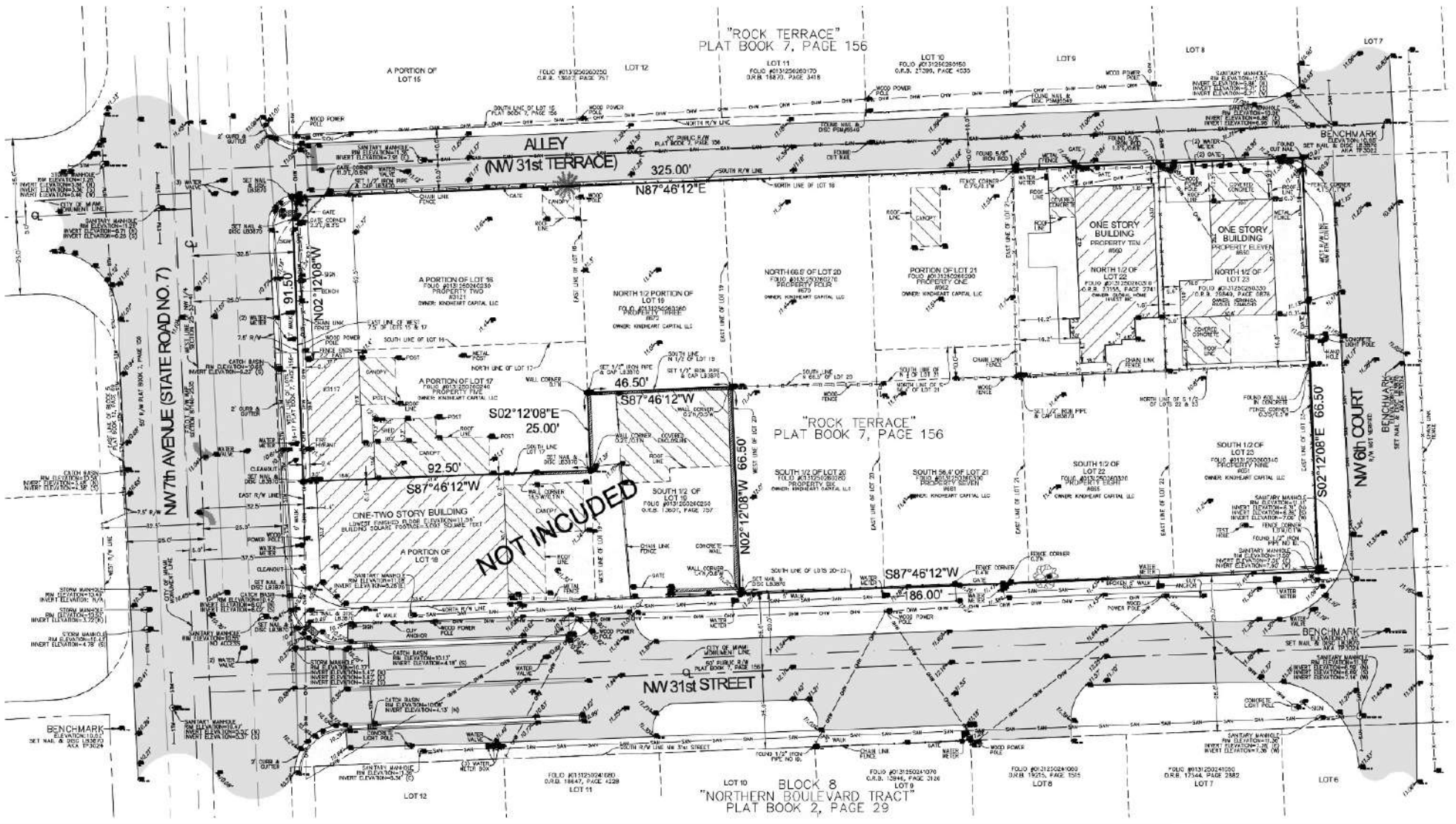
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SURVEY PLAN



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SITE PLAN



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CONCEPT IDEAS



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WYNWOOD NEIGHBORHOOD CONTEXT

11+
MILLION
ANNUAL VISITORS



1,736 **RESIDENTS**
AND
5,000 **LOCAL JOBS**



\$552
MILLION
VISITOR SPENDING



CLOSE TO
\$1 BILLION
IN DIRECT RADIUS
DEVELOPMENTS

2,397 APARTMENTS UNITS
UNDER CONSTRUCTION WITH
1,194 PLANNED UNITS

460 HOTEL ROOMS UNDER
CONSTRUCTION WITH
175 PLANNED UNITS

70%
POPULATION GROWTH
BETWEEN 2010 & 2022

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25.77°N -80.19°W