



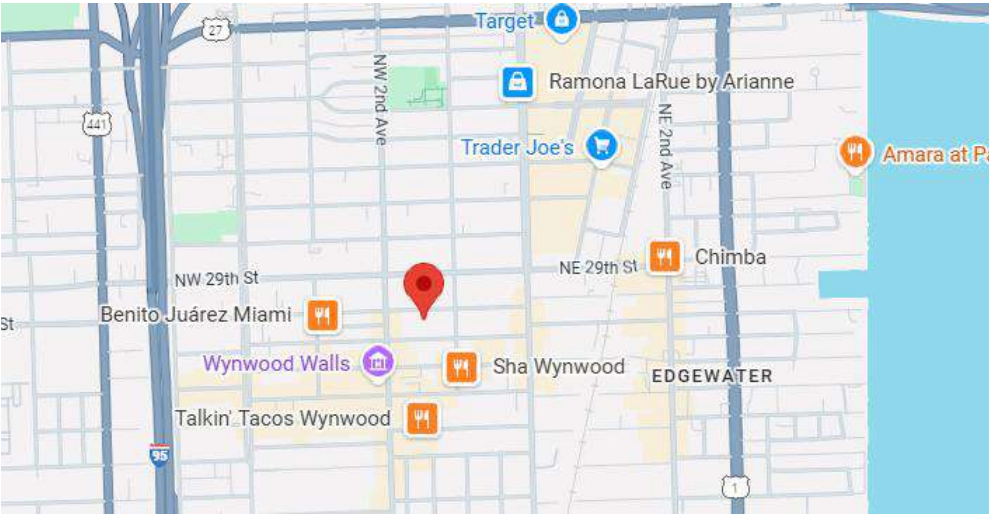
**FOR SALE**



# Core Wynwood Micro-Building and Land

148 NW 28<sup>th</sup> St, Miami, FL 33127

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,900,000
Price/SF:	\$693.17/SF
Submarket:	Wynwood
Lot SF:	5,625 SF (0.13 Acres)
Building SF:	1,620 SF
Max Height:	8 Stories (W/ Bonus Height)
Max Density (Residential):	29 Units
Max Keys (Hospitality):	58 Keys
Total FAR:	43,392 SF
Frontage Description:	Frontage along NW 28th Street
Investment Type:	Development Site
Zoning:	T5-O // NRD-1

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### INVESTMENT OVERVIEW

DWNTWN Realty Advisors is pleased to present a rare core micro-building and development opportunity at 148 NW 28th Street, just half a block off NW 2nd Avenue in the heart of Wynwood. The 5,625 SF (0.13 acre) site is positioned along one of the neighborhood's most active development corridors, surrounded by major retail, hospitality, and multifamily projects. Zoned T5-O, the property allows for residential, hospitality, office, and retail uses with reduced parking requirements and access to bonus height through the Wynwood Public Benefits Program. Its boutique scale and flexible zoning make it ideal for a high-design mixed-use or hospitality concept. As Wynwood continues to attract institutional capital and top-tier operators, well-located sites of this size have become increasingly scarce. This offering provides investors a unique chance to secure a micro-scale asset with strong upside potential in one of Miami's most dynamic growth markets.

### INVESTMENT HIGHLIGHTS

- Small Core Building and/or Infill Development Site
- Small Boutique Project
- Prominent Wynwood Location
- Flexible Zoning

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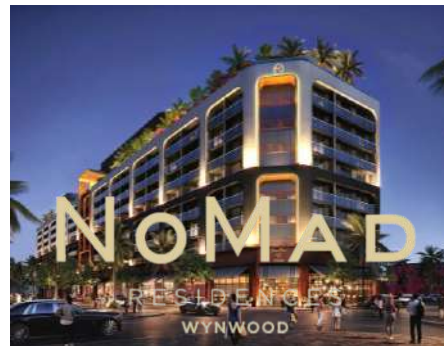
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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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## AERIAL CONTEXT



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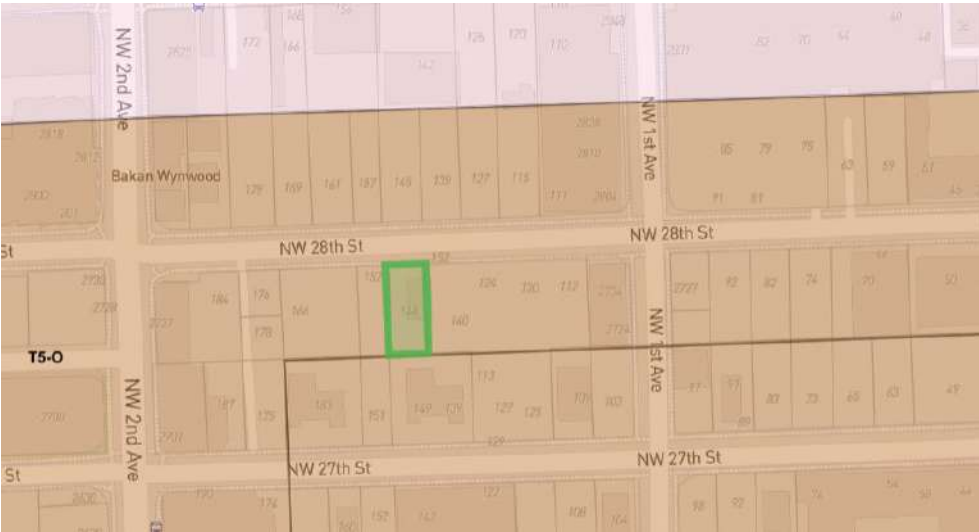


# Core Wynwood Micro-Building and Land

148 NW 28<sup>th</sup> St, Miami, FL 33127



## ZONING



### ZONING SUMMARY

Zoning Code:	T5-O (Urban Center – Office)
Overlay District:	Wynwood NRD-1
Lot SF:	5,625 SF (0.13 Acres)
Building SF:	1,620 SF
Max Height:	8 Stories (W/ Bonus)
Max Buildable Area:	43,392 SF
Residential Density:	29 Units
Max Hotel Keys:	58 Keys

### ZONING OVERVIEW

The site is zoned T5-O (Urban Center – Office) within the Wynwood NRD-1 Overlay, one of Miami’s most progressive zoning districts crafted to encourage pedestrian-friendly, design-forward mixed-use development. This flexible designation permits residential, hospitality, office, and retail uses with reduced parking requirements and the ability to unlock additional height through the Wynwood Public Benefits Program. Under current zoning, developers can build up to 8 stories, offering excellent efficiency and versatility for a boutique-scale project. Positioned along NW 28th Street—an active corridor surrounded by ongoing hotel, multifamily, and retail developments—the property benefits from strong visibility and sustained neighborhood momentum. This combination of zoning flexibility and location creates a compelling foundation for a boutique mixed-use, creative office, or hospitality concept that can fully capitalize on Wynwood’s high demand and premium tenant base. As developable sites of this size become increasingly scarce, the offering presents a rare opportunity to deliver a high-impact project in one of Miami’s most dynamic and rapidly evolving districts.

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## FULL DENSITY MASSING CONCEPT



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## LOW DENSITY CONCEPTS

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## PROPERTY PHOTOS

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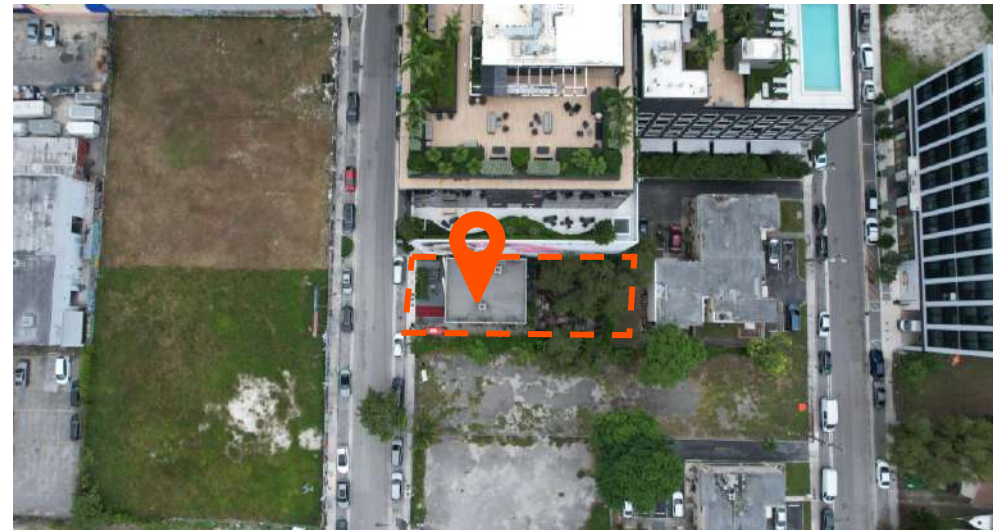
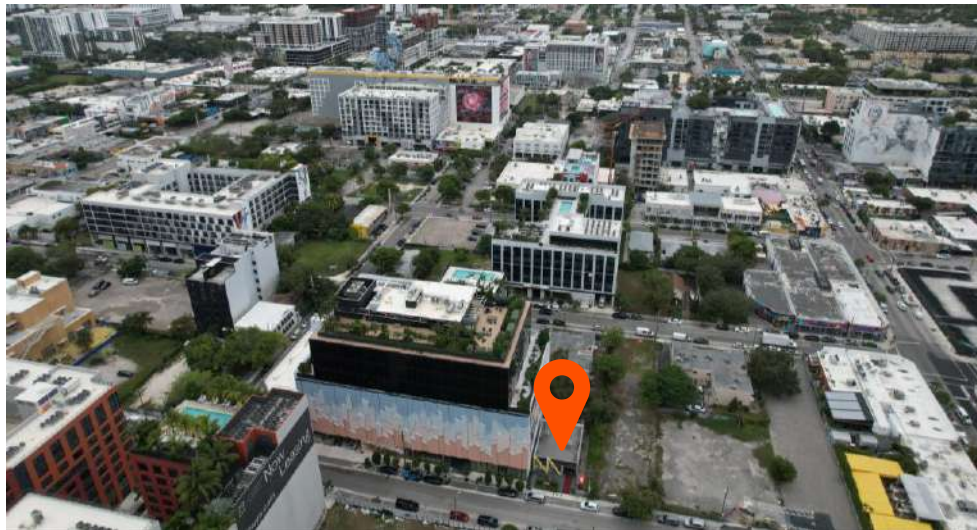
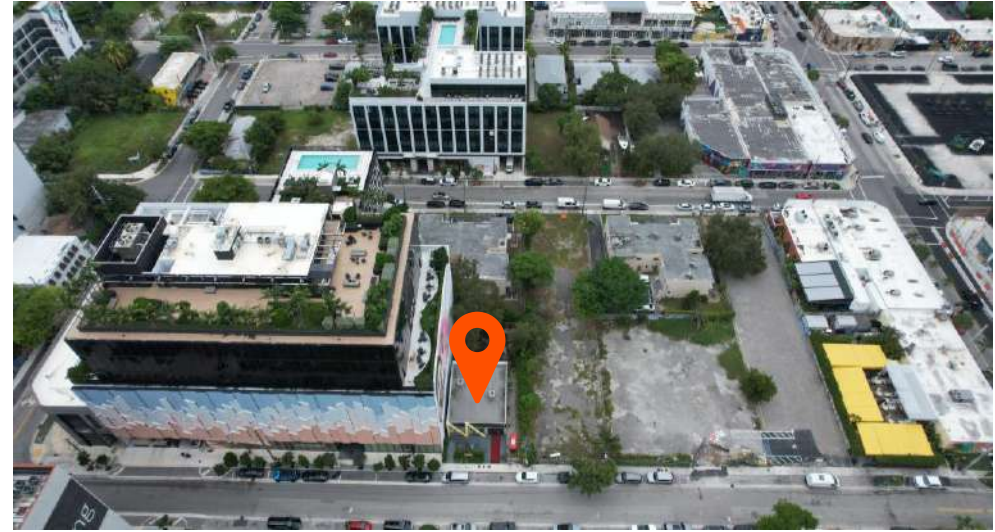
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## AERIALS



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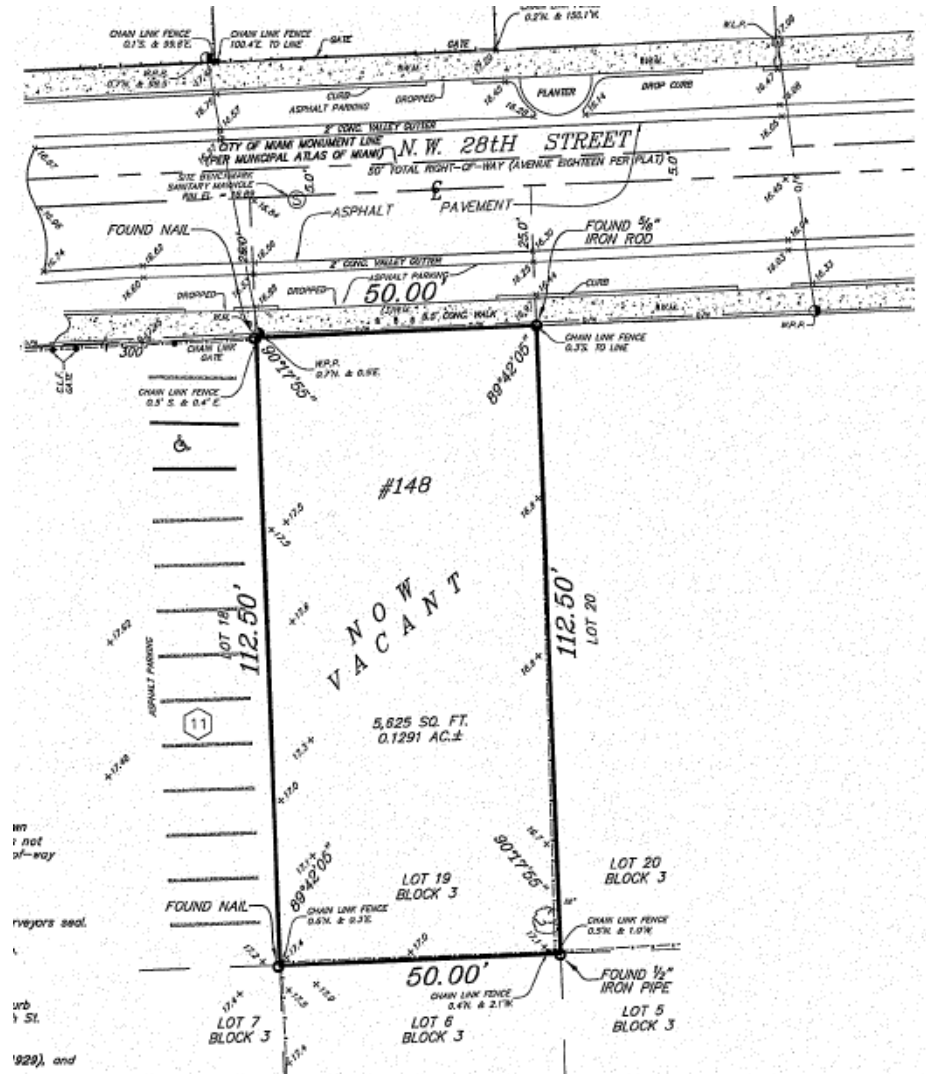
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## SURVEY



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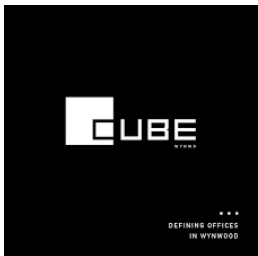
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## DEMOGRAPHIC CONTEXT



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**pwc**



**ATOMIC** 



**ramp** ↗



**Gensler**

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## WYNWOOD + HOSPITALITY HIGHLIGHTS

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moxy NoMAD  
HOTELS RESIDENCES  
WYNWOOD



FOOD & WINE MIAMI WYNWOOD

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## WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



NoMad



Society



29 Wyn



Wynd 27 & 28



250 Wynwood



Wynwood 25

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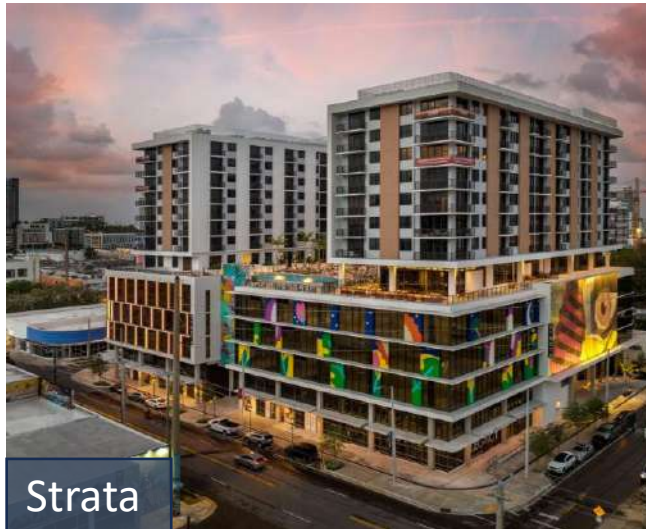
The Oasis



Arlo



The Dorsey



Strata



Moxy



Lynq

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## WYNWOOD DEVELOPMENTS COMPLETED & UNDER CONSTRUCTION



The Wynwood Plaza



WNWD21



Wynwood Station



Annex



The Wynhouse



Wynwood Urby

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## LAND COMPS



	Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Zoning
1	2200 NW 2nd Ave	\$18,513,626	9/26/2025	49,223	\$376	T5-O/NRD-1
2	2230 NW 2nd Ave	\$3,113,936	9/26/2025	9,165	\$340	\$6,101
3	2841 NW 2nd Ave	\$14,500,000	9/12/2025	41,454	\$350	
4	187 NW 28th St	\$5,750,000	9/12/2025	6,970	\$825	\$6,101
5	2150 NW Miami Ct	\$14,600,000	5/24/2024	23,522	\$621	T5-O
6	58 NW 26th St	\$3,287,625	5/24/2024	5,227	\$629	R-3
7	2650 Biscayne Blvd	\$13,500,000	5/22/2024	30,266	\$446	T6-36A-O
8	275 NW 25th St	\$6,000,000	5/1/2024	8,106	\$740	I
9	119 NW 29th St	\$7,515,903	9/19/2023	6,900	\$1,089	T6-8-O
10	130 NW 30th St	\$3,684,302	9/19/2023	6,900	\$534	T5-O
11	120 NW 30th St	\$2,844,500	9/19/2023	6,900	\$412	T5-O
12	2724 NW 2nd Ave	\$28,000,100	5/12/2023	30,700	\$912	T5-O WW-NRD
13	160 NW 28th St	\$6,700,000	4/24/2023	11,300	\$593	T5-O
14	2825-2841 NW 2nd Ave	\$19,747,156	4/12/2023	27,750	\$712	C-2, Miami
15	166 NW 29th St	\$4,795,778	4/12/2023	13,678	\$351	C-2, Miami
16	153 NW 25th St	\$2,500,000	10/12/2022	5,300	\$472	\$6,101
17	18 NW 23rd Ave	\$18,000,000	9/29/2022	34,412	\$523	\$6,100
18	2217 Biscayne Blvd	\$4,400,000	7/18/2022	4,791	\$918	T6-36a-O
19	246 NE 26th Ter	\$35,000,000	7/1/2022	91,476	\$383	C-1, Miami, 6405
20	161 NE 27th St	\$5,680,000	6/30/2022	13,939	\$407	C-1
21	2000 N Miami Ave	\$18,850,100	3/31/2022	57,063	\$330	T6-8-O NRD-1, 6100
22	2201 NE 2nd Ave	\$30,650,000	3/21/2022	71,438	\$429	C-1, 6405, T6-36A-O
23	342 NW 29th St	\$2,443,049	2/18/2022	6,969	\$351	T6-8 O, 6100, T-6-8-L

Timeline	T48 Months
Total Sale Comparables	23
Average Price PSF LAND	\$554.02
Median Price PSF LAND	\$471.70
Total Sale Volume	\$270,076,075
Total Land Acres	11.81

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