

FREESTANDING MEDICAL OFFICE BUILDING

2380-2390 NW 7TH ST
MIAMI, FL 33125



FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a Freestanding 14,112 SF two-story medical office building, situated on a 0.40-acre corner property in Little Havana, Miami. The building is built out entirely for state of the medical facility spanning 14,112 SF complete with patient waiting rooms, exam rooms with plumbing, MRI and X-Ray rooms, Biopsy room and offers fully air-conditioned spaces. The building recently underwent renovations, including a new roof and an updated outdoor patio area. Additionally, it offers optional signage exposure to approximately 29,000 vehicles per day, ensuring visibility and brand promotion opportunities. Positioned on NW 7th Street, just a few blocks from the major thoroughfare 27th Ave, The strategic location offers exceptional access to the UM/Jackson Health District and Downtown/Brickell, making it an ideal hub for businesses. The building provides excellent accessibility, being only 0.8 miles from the Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from the Palmetto Expressway SR/826, as well as proximity to Miami International Airport (8.6 miles) and Fort Lauderdale-Hollywood International Airport (24.8 miles).

Positioned on T6-8-O Miami21 Zoning, this property also provides investors the opportunity to develop a high density mixed-use project in the future. Its versatility and potential for high-density redevelopment make it an attractive prospect for businesses looking to establish a prominent presence in the vibrant Miami market.



For more information, please contact one of the following individuals:

MARKET ADVISORS

AIDA NOLAN-RODRIGUEZ

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SALE PRICE: \$7,990,000.00

- 14,112 SF Medical Office, built-out with waiting rooms, exam rooms, MRI & x-ray rooms, biopsy room & more
- Ideal investment opportunity for businesses or investors seeking a prominent presence in Miami near UM/Jackson Health District
- Optional signage exposure to 29,000 vehicles per day for enhanced visibility.



Medical Office Facility:

14,112 SF Freestanding Medical Office
Two-Story on Corner Property
Recent Renovations Include New Roof



Prime Location:

UM/Jackson Health District and
Downtown/Brickell.
T6-8-O Miami21 Zoning allows for
future high-density redevelopment..



Exceptional Freeway Access:

0.8 miles from Dolphin Expy SR/836.1
miles from I-95.9 miles to Palmetto
Expy SR/826.8.6 miles to Miami
International Airport 24.8 miles to FLL
International Airport

PROPERTY DETAILS



LOCATION INFORMATION

BUILDING NAME	Freestanding Medical Office Building
STREET ADDRESS	2380-2390 NW 7th St
CITY, STATE, ZIP	Miami, FL 33125
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Little Havana
APN	01-4103-027-0010 01-4103-027-0020
CROSS-STREETS	NW 24th Ave & NW 7th St
NEAREST HIGHWAY	Dolphin Expy
NEAREST AIRPORT	Miami International Aripport

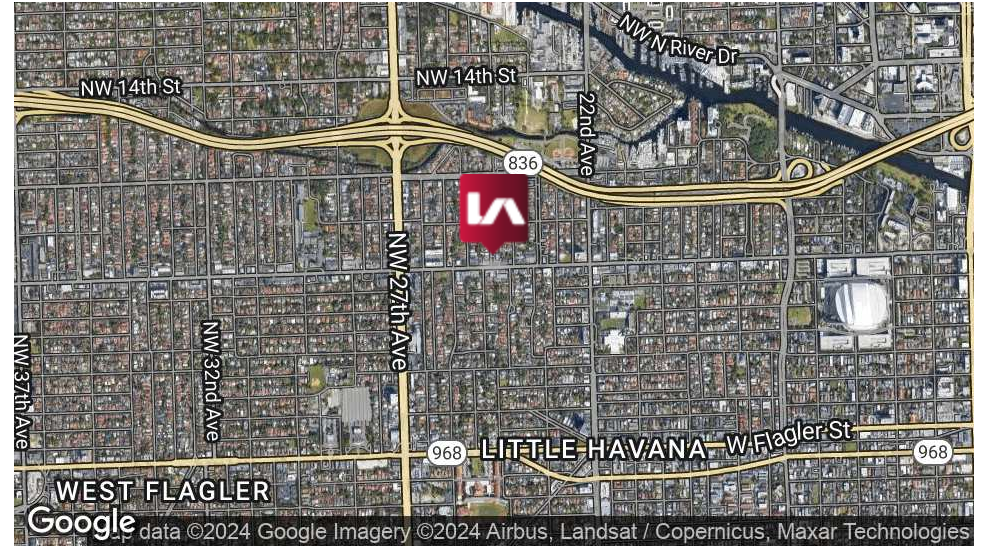
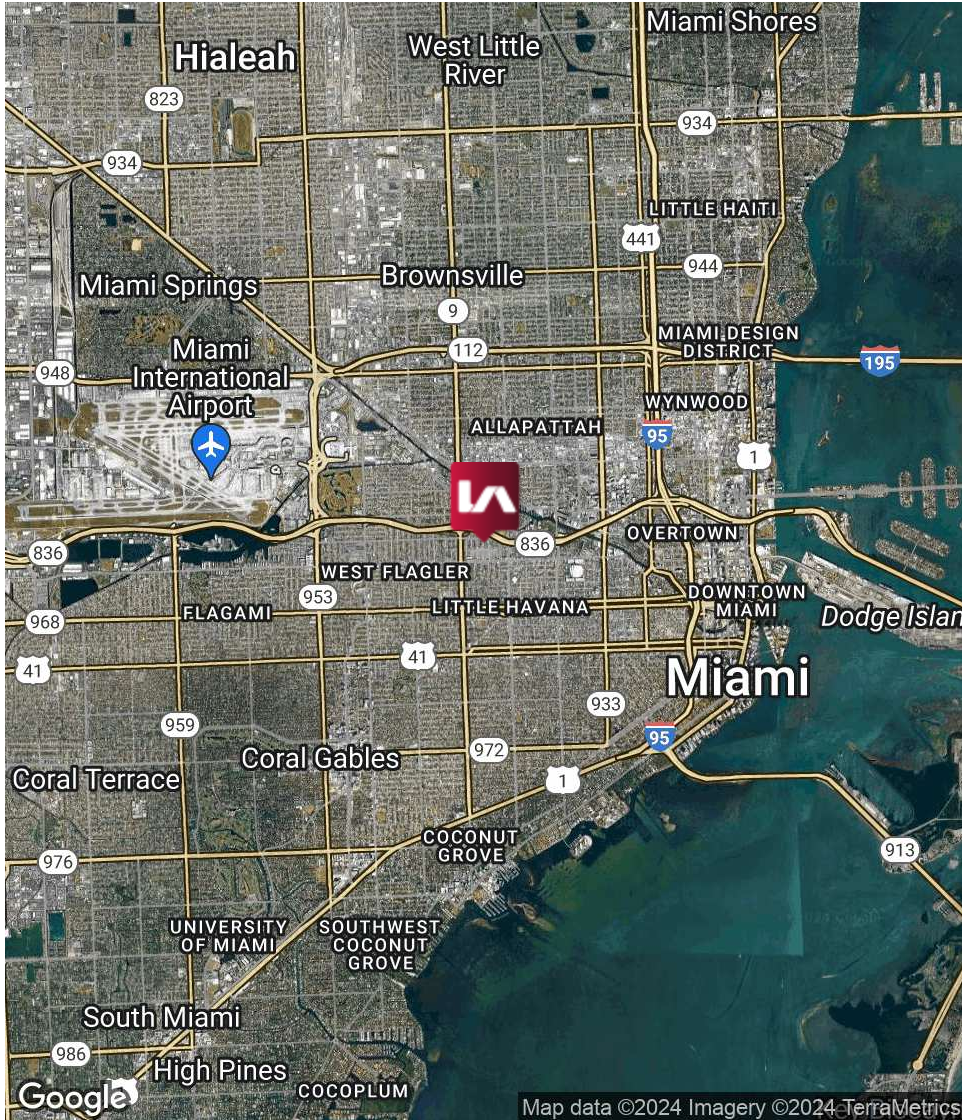
BUILDING INFORMATION

BUILDING CLASS	C
BUILDING SIZE	14,112 SF
BUILDING TYPE	Medical Office
TENANCY	Single
NUMBER OF FLOORS	2
YEAR BUILT	1930
NUMBER OF BUILDINGS	2

ADDITIONAL PHOTOS



LOCATION MAPS



LOCATION OVERVIEW

Located in Little Havana on NW 7th Street, just a couple of blocks away from major thoroughfare 27th Ave. The building has excellent accessibility just 0.8 miles away from Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from Palmetto Expressway SR/826. Miami International Airport is 8.6 miles away roughly a 19-minute drive, and Fort Lauderdale-Hollywood International Airport is 24.8 miles.

CITY INFORMATION

CITY: Miami

NEAREST HIGHWAY: Dolphin Expy

NEAREST AIRPORT: Miami International Ariport

DEMOGRAPHIC PROFILE

— KEY FACTS —

300,408
Total Population

\$71,067
Average Household Income

41.1
Median Age

2.4
Average Household Size

EDUCATION

21%
No High School Diploma

29%
High School Graduate

20%
Some College

29%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

26% White Collar

54% Blue Collar

21% Services

1.5% Unemployment Rate

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
351,249	199,717	151,532

BUSINESS

23,972	189,387	26,077,694,783
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

8% Took Public Transportation

9% Carpooled

4% Walked

1% Bicycled

NEARBY AMENITIES

1,075
Number of Restaurants

3,635
Retail Businesses

DEMOGRAPHIC PROFILE

— KEY FACTS —

1,006,433
Total Population

\$92,420
Average Household Income

40.8
Median Age

2.5
Average Household Size

EDUCATION

17%
No High School Diploma

26%
High School Graduate

20%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

White Collar	22%
Blue Collar	61%
Services	17%
Unemployment Rate	1.4%

DAYTIME POPULATION

Total Daytime Population	1,285,611
Daytime Population: Workers	787,227
Daytime Population: Residents	498,384

BUSINESS

Total Businesses	102,304
Total Employees	731,609
Total Sales	122,652,413,283

COMMUTING TRENDS

Took Public Transportation	5%
Carpooled	8%
Walked	3%
Bicycled	1%

NEARBY AMENITIES

Number of Restaurants	4,688
Retail Businesses	16,899

DEMOGRAPHIC PROFILE

— KEY FACTS —

2,049,709
Total Population

\$95,609
Average Household Income

40.6
Median Age

2.6
Average Household Size

EDUCATION

15%
No High School Diploma

27%
High School Graduate

23%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 30 minutes

EMPLOYMENT TRENDS

- 21% White Collar
- 63% Blue Collar
- 16% Services
- Unemployment Rate: 1.4%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
2,275,222	1,256,123	1,019,099

BUSINESS

162,876	1,163,012	203,875,061,019
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

- 4% Took Public Transportation
- 8% Carpooled
- 2% Walked
- 1% Bicycled

NEARBY AMENITIES

7,321
Number of Restaurants

26,894
Retail Businesses