

3850 SOUTH DIXIE HIGHWAY



Prime Redevelopment Site For Sale



OFFERING SUMMARY

Lot Size: 0.68 Acres

Zoning: Commercial T6-8 O

Market: Miami

Submarket: Coconut Grove

PROPERTY OVERVIEW

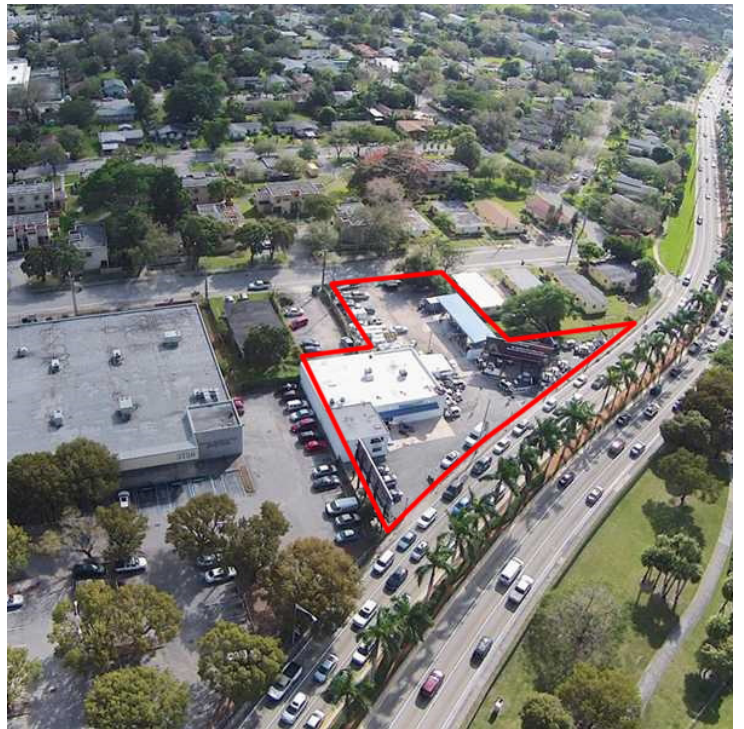
The Keyes Company is proud to be the exclusive broker of this rare land offering-a 100% fee simple interest in the prime redevelopment site located at 3850 South Dixie Highway in the southern part of the Coconut Grove submarket. This coveted parcel is ideally suited for a higher and better use through the opportunities afforded to a developer by Miami 21 T-6-8 O zoning and opportunity zone incentives. The site has excellent exposure and is well located. The property is proximate to our metrorail system, buses, and the new Miami Underline. Coconut Grove is a mix of local, regional, and national retailers, private and public offices, and residential uses. Additionally, the property is one mile from the heart of the resurgence going through in Coconut Grove and a quarter mile from Coral Gables.

PROPERTY HIGHLIGHTS

- Rare offering of urban land for development
- Coconut Grove Submarket
- On US1 corridor (Northbound)
- Generous zoning
- Ideal for multi-family, hotel, office or mixed use.
- Opportunity zone
- Survey available

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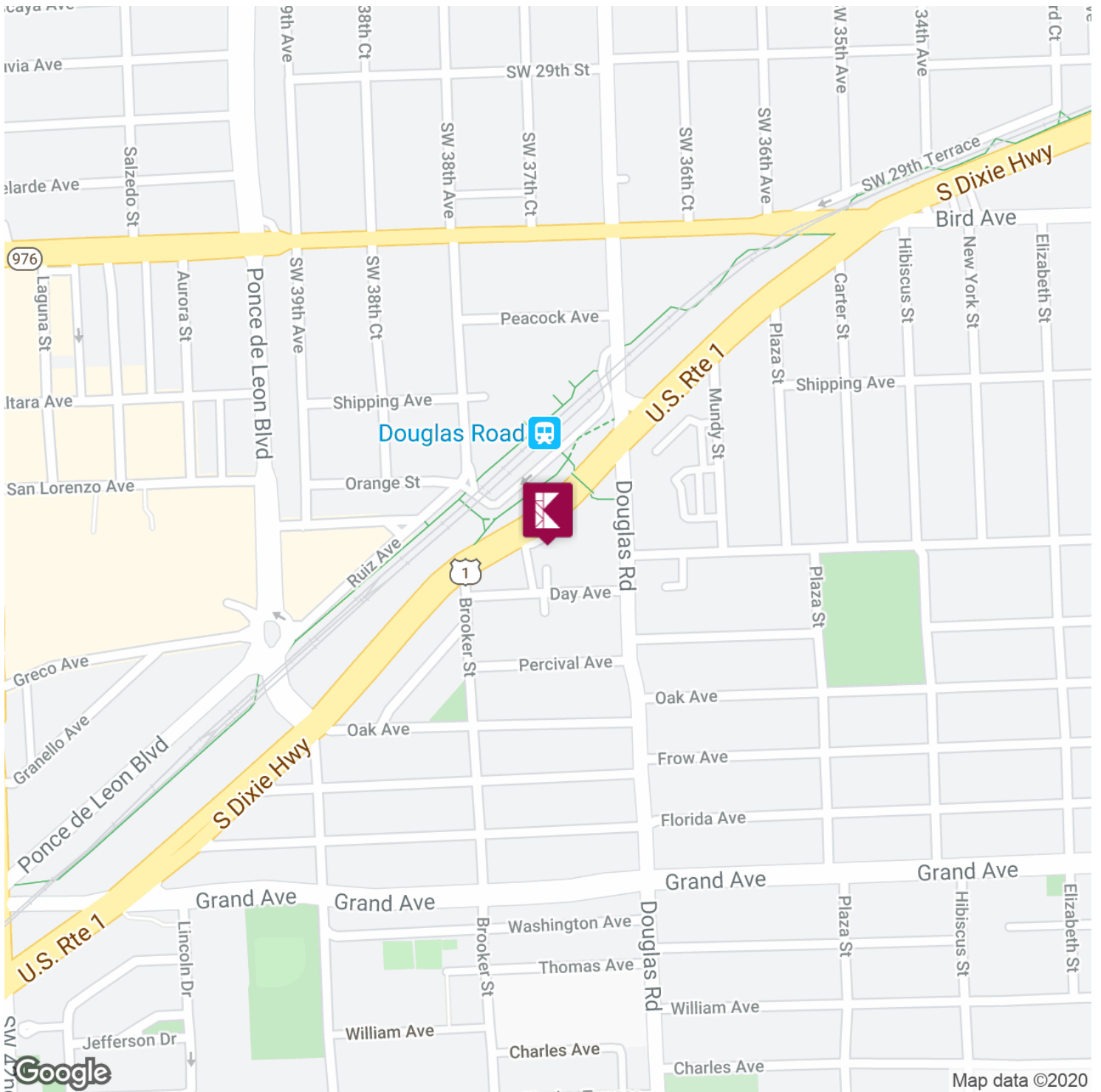
Aerials



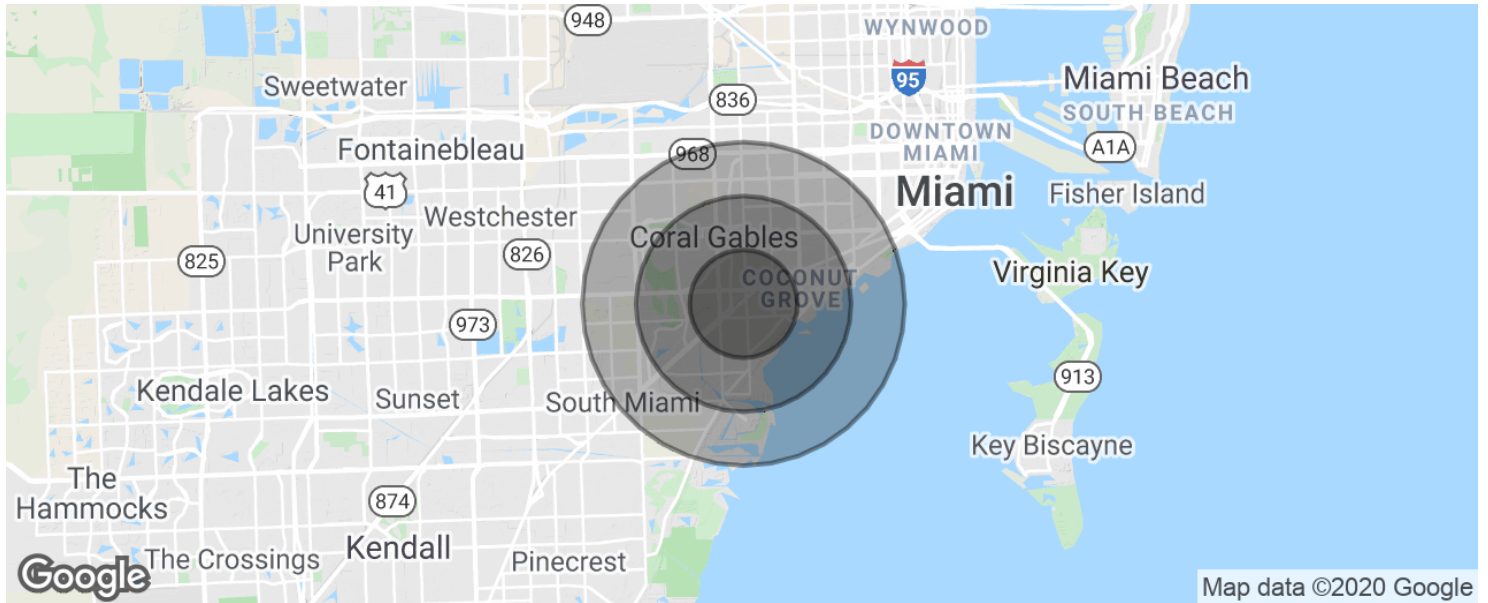
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Location Maps



Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	22,524	72,693	154,766
Median age	37.8	38.7	40.5
Median age (Male)	36.1	37.3	39.0
Median age (Female)	39.2	39.9	42.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,176	28,487	58,006
# of persons per HH	2.5	2.6	2.7
Average HH income	\$76,422	\$86,076	\$78,669
Average house value	\$605,075	\$551,290	\$539,499

* Demographic data derived from 2010 US Census

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Exclusively Offered By



CARLOS VILLANUEVA

Vice President and Regional Sales Manager

305.772.3897

carlosvillanueva@keyes.com

FL #0638148