



BAWONS
PROPERTIES

FOR SALE

56 W 12th St,
RIVIERA BEACH, FL 33404
\$1,600,000



WENDY PIERRE, CCIM
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OPPORTUNITY OVERVIEW

Situated in the heart of the Marina District of Riviera Beach, 56 W 12th St is positioned at the forefront of a major waterfront transformation. The surrounding Marina Village redevelopment—anchored by the upcoming 149-unit mixed-income Residences at Marina Village and a planned 1.23 million-square-foot, 508-unit condominium community—signals the beginning of large-scale reinvestment along this emerging corridor. New residential, retail, and hospitality components are reshaping the neighborhood, driving significant long-term value growth.

For investors, this property represents a rare opportunity to own new construction in the path of substantial public and private development. As the Marina District evolves into a vibrant mixed-use destination, 56 W 12th St is poised to benefit from rising demand, improving infrastructure, and the continued momentum of Riviera Beach's waterfront renaissance.



PROPERTY FEATURES



Asking Price
\$1,600,000



Building Square Footage
4,942 SF



Number Of Units
4



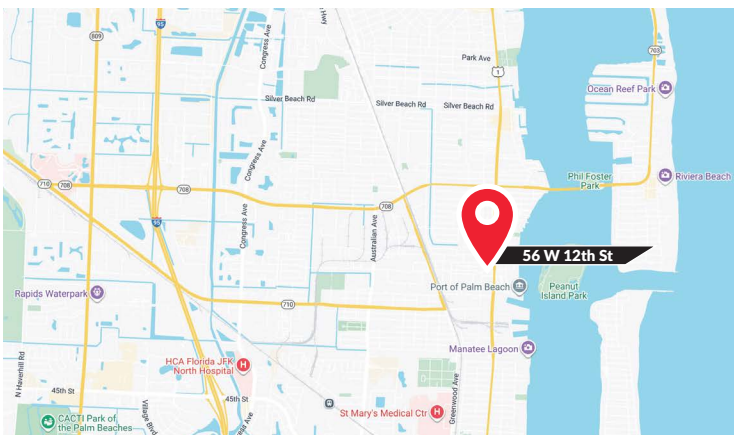
Unit Type
3 Bedroom/2 Bathroom



Construction
2021 CBS



Transformative
Location



PROPERTY HIGHLIGHTS

Asking Price: \$1,600,000

Unit Mix: Large 3 Bed/2 Bath Units

Transformative Location

2021 CBS Construction



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PROPERTY PHOTOS



AREA MAP



CALL FOR MORE INFORMATION **561 254 8335**



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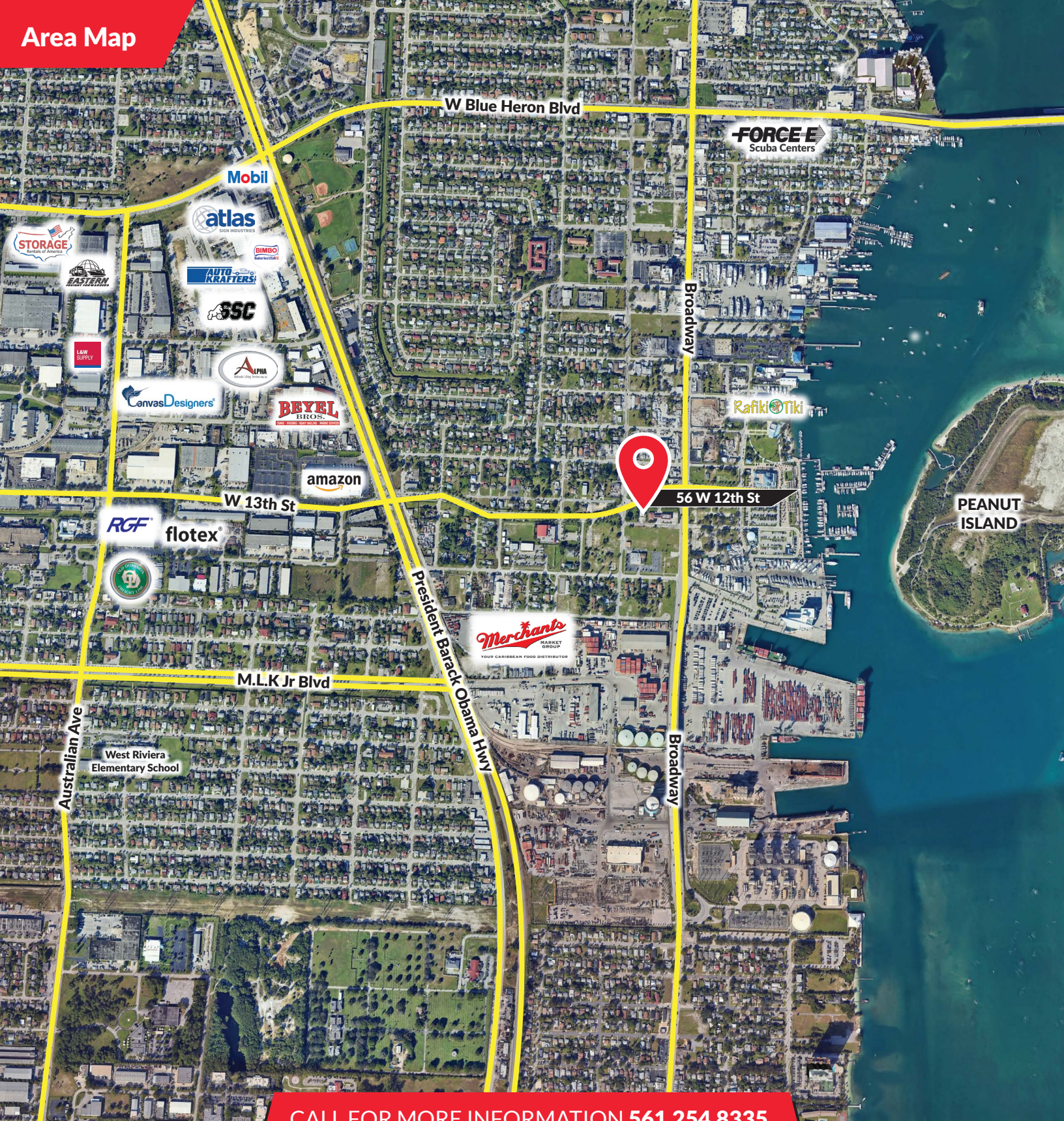
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Area Map



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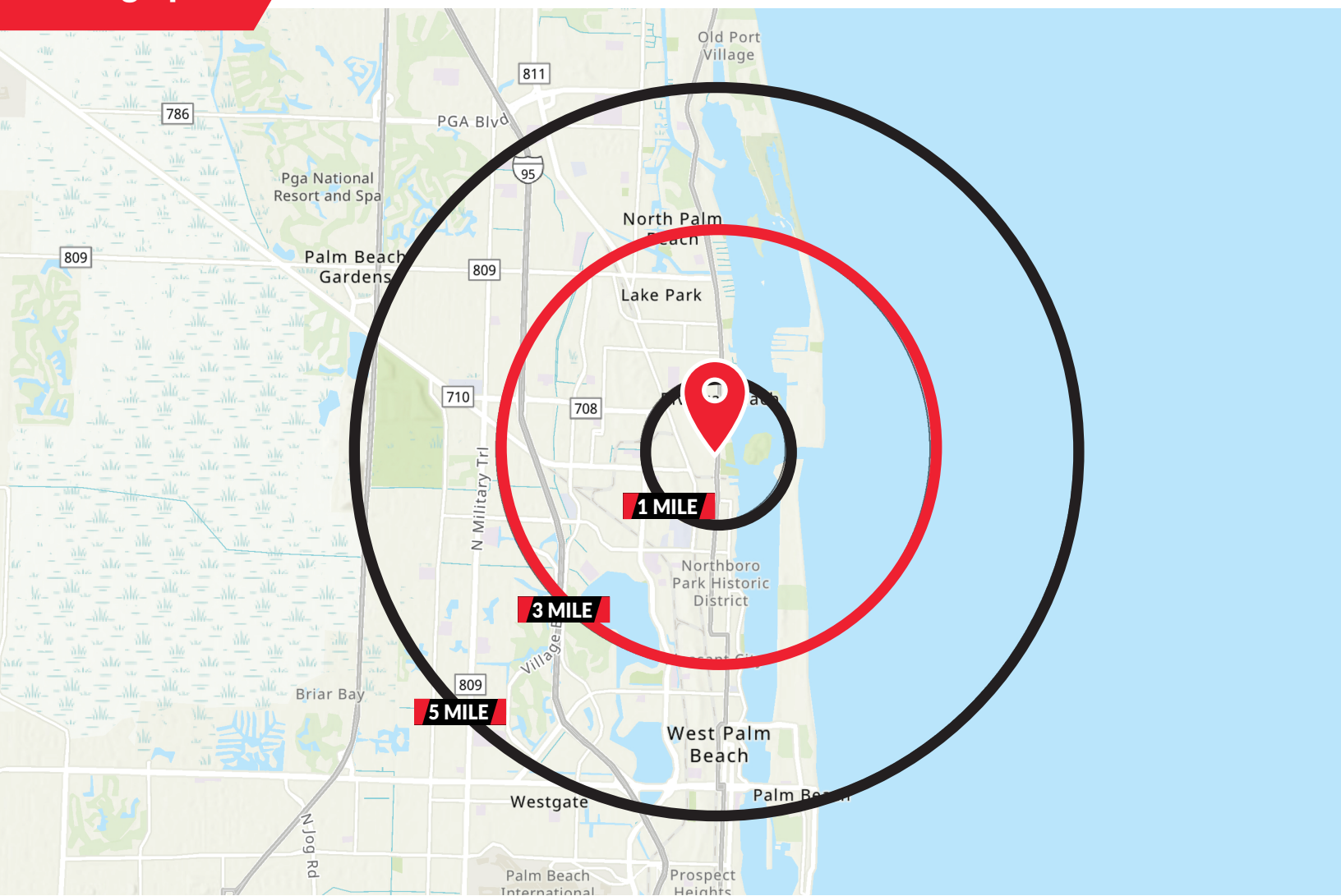
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Demographics



2025 SUMMARY	1 MILE	3 MILES	5 MILES	2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,303	76,892	189,547	Population	10,605	80,244	200,030
Households	3,849	30,389	80,805	Households	3,999	31,995	86,216
Families	2,306	18,148	45,035	Families	2,401	19,136	47,968
Average Household Size	2.57	2.47	2.28	Average Household Size	2.55	2.45	2.26
Owner Occupied Housing Units	1,972	16,125	42,131	Owner Occupied Housing Units	2,248	18,087	46,176
Renter Occupied Housing Units	1,877	14,264	38,674	Renter Occupied Housing Units	1,751	13,908	40,040
Median Age	40.4	40.7	42.0	Median Age	41.6	42.0	43.2
Median Household Income	\$60,387	\$69,563	\$77,330	Median Household Income	\$67,905	\$80,395	\$90,262
Average Household Income	\$85,365	\$114,839	\$128,275	Average Household Income	\$96,761	\$128,351	\$143,379

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CREATING REAL VALUE

BAWONS Properties is a full-service commercial real estate firm that focuses exclusively on representing private property owners in Miami Dade, Broward, and Palm Beach Counties. The firm comprises of the following Business units:

- 1 Capital Markets Group,
- 2 Multi-Housing Group,
- 3 Retail Advisory Group,
- 4 Industrial Advisory Group,
- 5 Office Advisory Group,
- 6 Special Asset Group,
- 7 Property Management Group



BROKERAGES SERVICES

The market experts at BAWONS Properties use our client centric approach, proprietary databases, and allied resources to provide value added Representation, Leasing and Financing Services.



ADVISORY SERVICES

The trusted advisors at BAWONS properties are trained to turn complex real estate challenges into real opportunities. Our range of customized services include: Valuation, Due Diligence, Lease Analysis, Market Analysis, Transaction Management, Development Management and Receivership.



PROPERTY MANAGEMENT

The managers at BAWONS Properties excel at attracting and retaining the best tenants for our clients while improving operational efficiency and augmenting the financial performance of their properties.

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