

FOR SALE

BOUTIQUE DEVELOPMENT SITE

29 NW
28TH ST

33127 MIAMI, FL

GRIDLINE
PROPERTIES



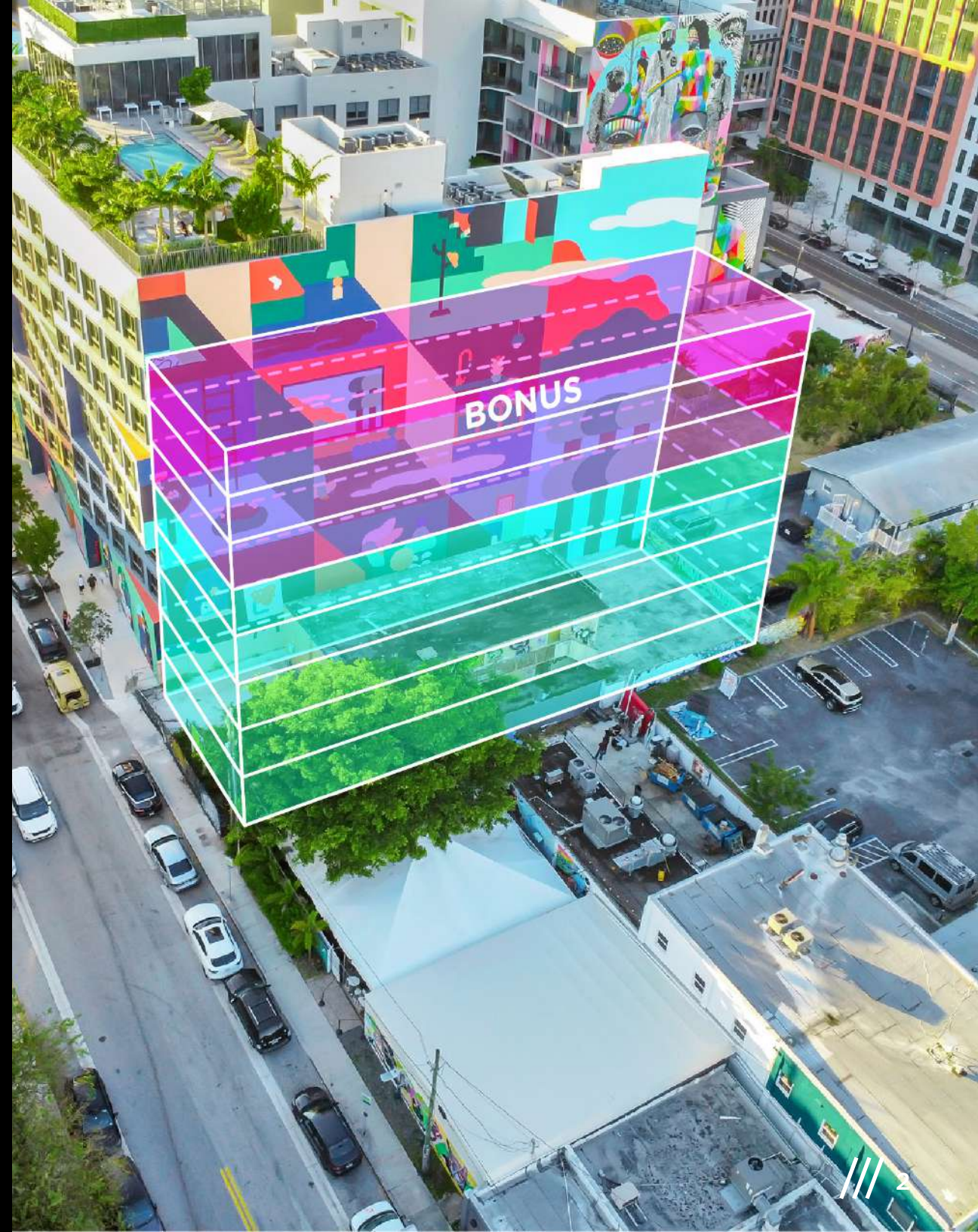
Executive Summary

Wynwood's Northeast quadrant development site is for sale with soon-to-be-approved plans featuring a boutique eighth-story mixed-use project in the heart of Miami's iconic Wynwood.

The property will soon be fully entitled and is posed for developing a high-end boutique mix-use building. Ownership has created modern plans featuring 35 luxury residential units, with ground-floor mezzanine-level F&B space and rooftop lounge or wellness space. The Seller has strategically value-engineered the project for an efficient construction cost and has expedited the entitlement process over the past two years with the City of Miami.

Located within the highly coveted NRD-1 zoning overlay, The Development site at 29 NW 28 Street benefits from proximity to world-class cultural, culinary, and nightlife destinations. The property sits amidst a dynamic roster of neighboring developments by industry leaders such as Related Group, Lenna, and Kushner companies. The location provides unparalleled access to major transportation arteries, public transit, and a thriving hospitality and retail ecosystem with strong market fundamentals.

The property allows for flexible uses, including residential, hospitality, office, retail, or mixed-use. With entitlements for an eight-story building plus bonus height available, developers can tailor the project to capitalize on Wynwood's rapid growth and demand for premium spaces.



Property Highlights

- **Sale**
- **Type:** Vacant Land / Development Site
- **Total Lot Size:** 6,900 SF
- **Zoning:** T5-O - Wynwood NRD 1
- **Total Buildable:** 49,500 SF
- **Price:** \$4,000,000
- PSF \$579 PSF or \$80 Per Buildable SF

Development Site

- **Maximum Built Area:** 27,600 SF
- **Building Coverage:** 90%

HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 5 Levels or 8 Levels with Bonus
- **Minimum Building Height:** 2 levels



Proposed Development



Modern plans featuring 35 luxury residential units, with ground-floor mezzanine-level F&B space and rooftop lounge or wellness space.

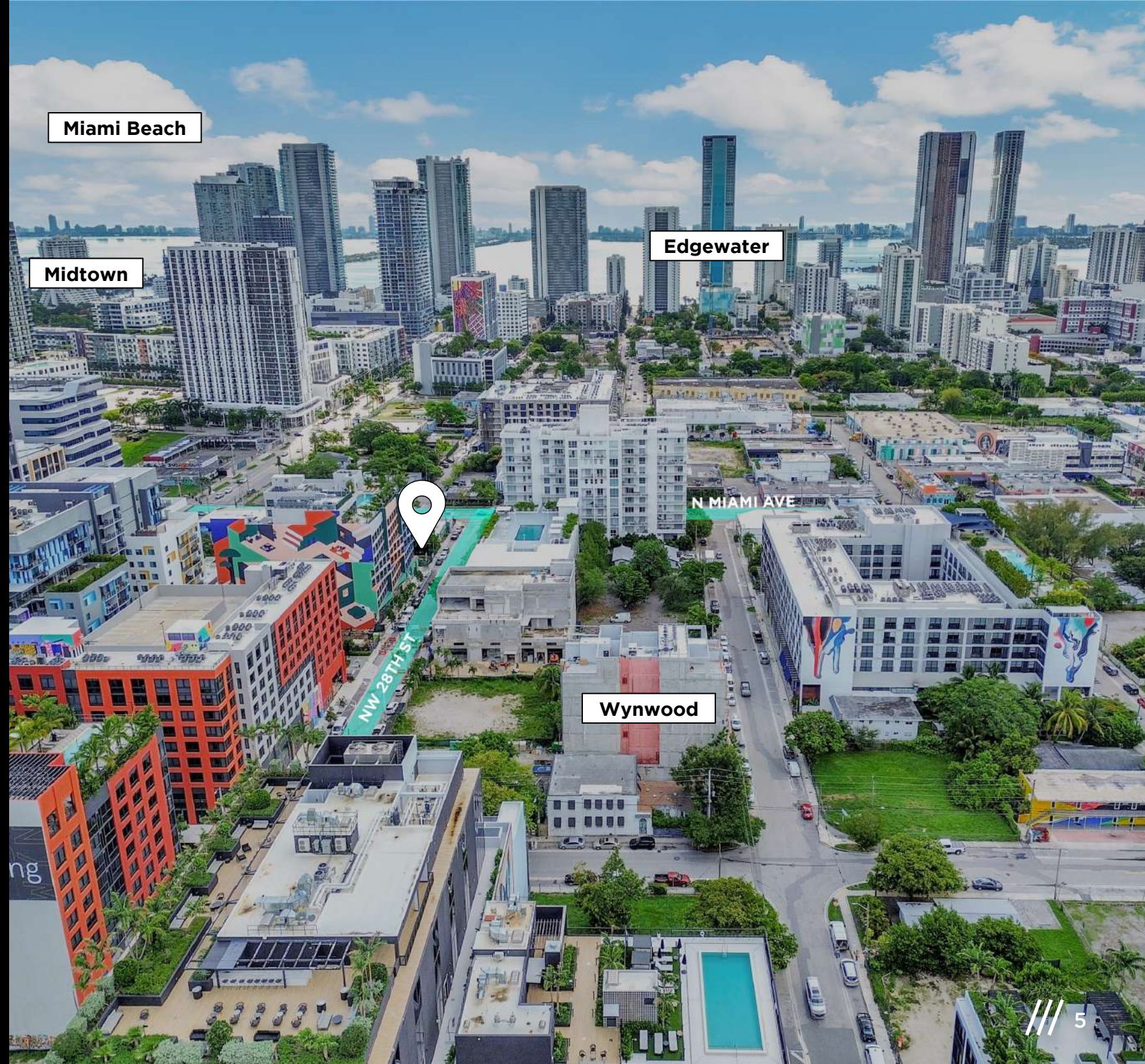


Location Overview

Located in the heart of Miami, Wynwood stands as a testament to the dynamic blend of creativity and urban revitalization.

This burgeoning neighborhood has evolved from its industrial roots into a vibrant epicenter of arts, culture, technology, and innovation, making it a prime destination for development.

In addition to world class development projects, in recent years the area has also witnessed a major office boom that has brought some of the most celebrated technology, financial, and professional companies to the growing district. This neighborhood, once dominated by warehouses and street art, has evolved into a sought-after destination for tech companies, startups, and entrepreneurs seeking a unique blend of innovation and creative energy.



Neighborhood Map

Wynwood 27

Wynwood 29
248 units

The Artem
189 units

15 Wynwood
63 units

Cynergy
100 units

Wynwood
Plaza



29TH ST

28TH ST

NORTH MIAMI AVE

Proposed Wynwood Woonerf

"Woonerfs, Dutch-inspired "living streets" designed with pedestrians and cyclists in mind, have long been proposed for Wynwood and are now one step closer to being approved. Cars are allowed on woonerfs (pronounced voo-nerfs), but strategically placed landscaping and bollards force drivers to slow down, pay closer attention to the road, and coexist with others using the street as a shared, social space."

- Miami New Times

Pedestrian-Friendly "Woonerf" Streets in Wynwood One Step Closer to Approval



About Wynwood

6M+
ANNUAL
VISITORS

\$590M
SPENDING FROM
VISITORS

1,736
RESIDENTS

8K+
LOCAL JOBS
SUPPORTED

2018

1,462,834

2019

1,535,997

2020

895,404

2021

1,817,432

MPA PAY-BY-PHONE PARKING TRANSACTIONS IN WYNWOOD

GRIDLINE

PROPERTIES

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FOLLOW US



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