

WYNWOOD COMMERCIAL PROPERTY

560-566 NW 29 ST.
MIAMI, FL 33127

FOR SALE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

560-566 NW 29 St., Miami, FL 33127



PROPERTY DESCRIPTION

Lee & Associates South Florida presents two adjacent commercial buildings totaling 10,951 SF along NW 29th St for sale in the heart of Miami's trending Wynwood neighborhood. This property offers the opportunity to keep as warehouse, creative commercial space or convert to retail space with direct frontage along busy NW 29th Street. The space is in an excellent location within Wynwood's high-traffic pedestrian area just blocks away from the Wynwood Walls, and among the areas hottest restaurants, art galleries and entertainment venues attracting hundreds of thousands of visitors each month. The property totals 10,951 SF between two contiguous buildings (6,345 SF and 4,606 SF respectively) with a gated private parking lot offering 6 parking spaces, and the site has visibility from I-95 traffic counts of over 247,000 vehicles per day. This property offers an excellent opportunity for an owner-user to bring their business into this market, a great value add property for an investor, and the underlying Miami21 T6-8-O zoning allows excellent future development potential.

OFFERING SUMMARY

Sale Price:	SOLD
Price / SF Building	\$449.73
Price / SF Land	\$351.79
Number of Units:	2
Lot Size:	14,000 SF
Building Size:	10,951 SF
Zoning:	T6-8-O
Market:	South Florida

COMPLETE HIGHLIGHTS

560-566 NW 29 St., Miami, FL 33127



LOCATION INFORMATION

Building Name	Wynwood Commercial Property
Street Address	560-566 NW 29 St.
City, State, Zip	Miami, FL 33127
County	Miami-Dade
Market	South Florida
Sub-market	Wynwood
Cross-Streets	NW 29th Street / NW 5th Ave
Nearest Highway	I-95 and I-195
Nearest Airport	Miami International Airport

BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	1
Year Built	1951
Number of Buildings	2

PROPERTY HIGHLIGHTS

- 10,951 SF Commercial Property with T6-8-O in Trending Wynwood Location
- 100' of Frontage on NW 29th Street just blocks from Wynwood Walls, Restaurants, Art Galleries, and Entertainment Venues
- Gated, Private Parking Lot with 6 Parking Spaces
- Great for Owner-User, or Value Add Opportunity for an Investor
- Visibility from I-95 Traffic Counts of 247,000 Vehicles Per Day!

ADDITIONAL PHOTOS

560-566 NW 29 St., Miami, FL 33127



PROPERTY DETAILS

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LOCATION INFORMATION

Building Name	Wynwood Commercial Property
Street Address	560-566 NW 29 St.
City, State, Zip	Miami, FL 33127
County	Miami-Dade
Market	South Florida
Sub-market	Wynwood
Cross-Streets	NW 29th Street / NW 5th Ave
Side of the Street	South
Signal Intersection	Yes
Nearest Highway	I-95 and I-195
Nearest Airport	Miami International Airport

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
APN #	01-3125-024-2660, 01-3125-024-2670
Lot Frontage	100 ft
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1951
Free Standing	Yes
Number of Buildings	2

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	6

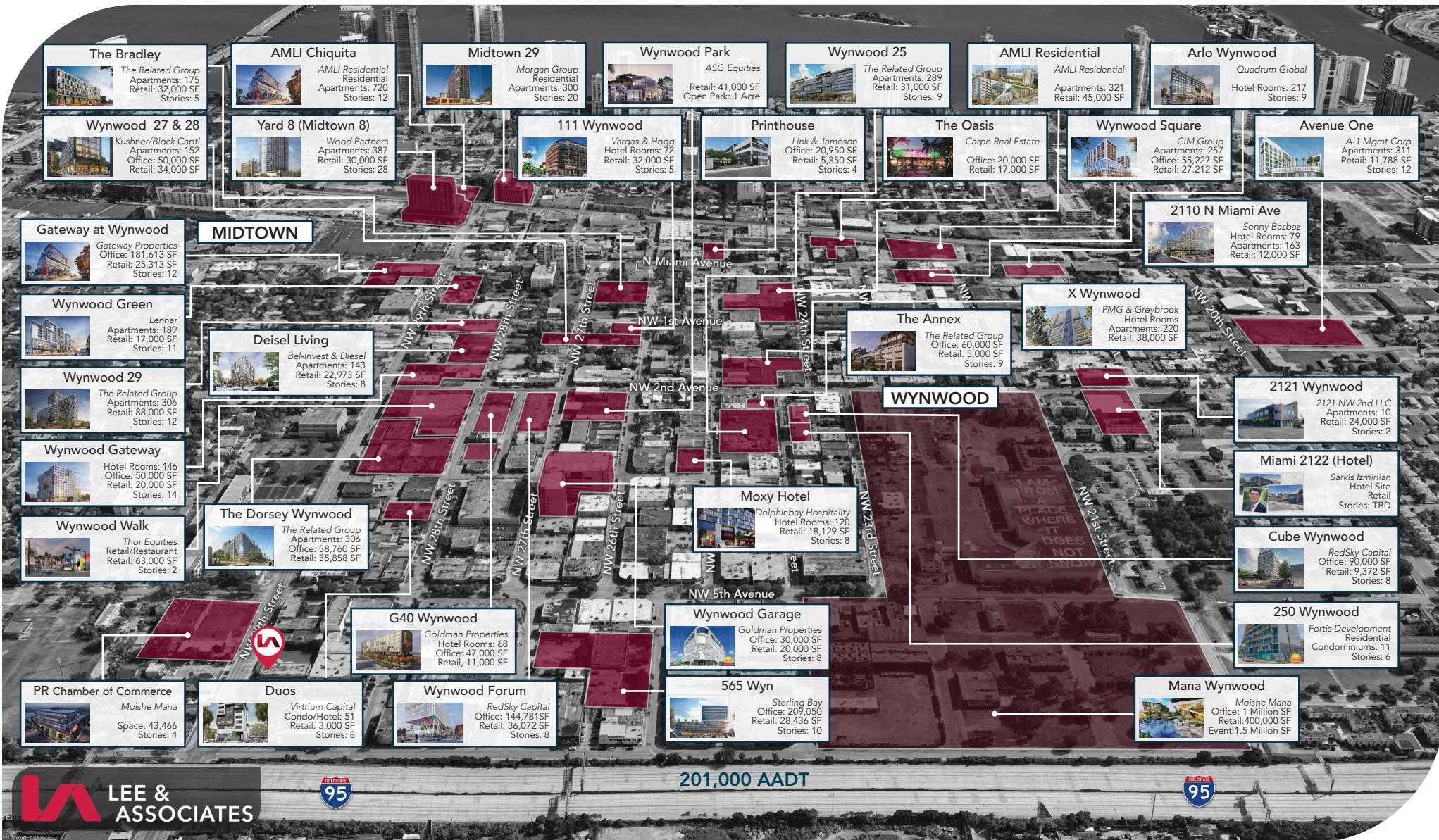
T6-8-O MIAMI21 ZONING

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WYNWOOD DEVELOPMENTS

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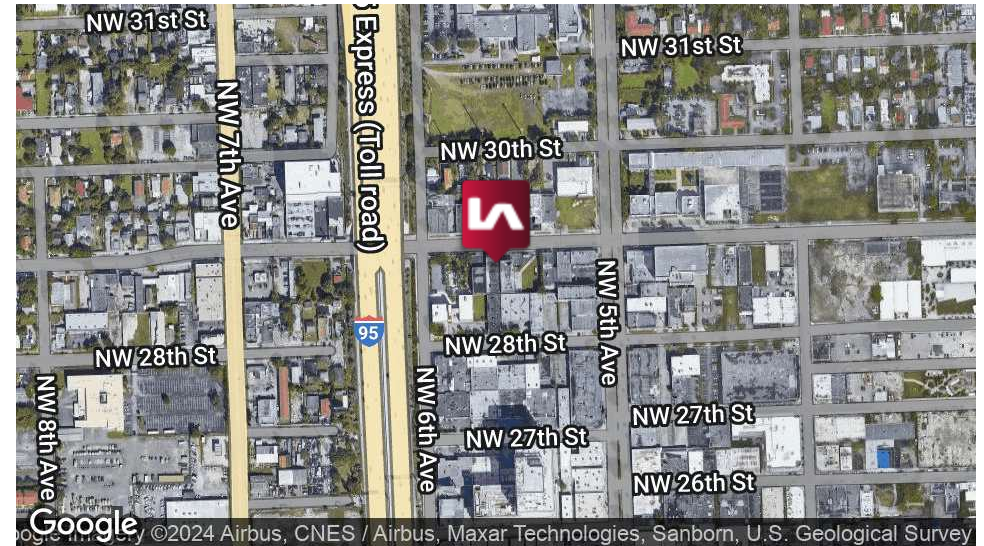
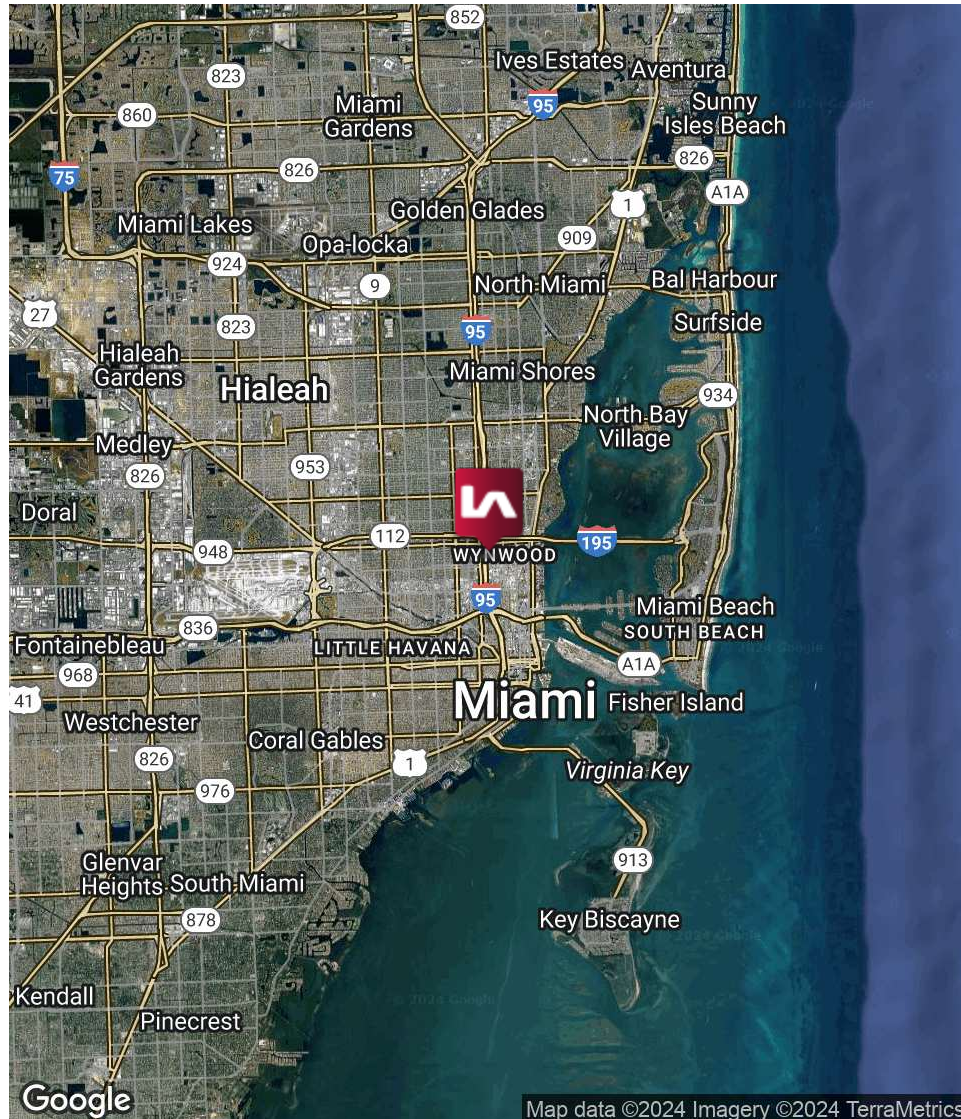
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LOCATION MAP

560-566 NW 29 St., Miami, FL 33127



LOCATION OVERVIEW

Located in the heart of Wynwood right on NW 29th St. between 5th and 6th Ave. It has great visibility and access to I-95. Property is centrally located just minutes to Miami Beach, Downtown, Brickell, and Miami International Airport

CITY INFORMATION

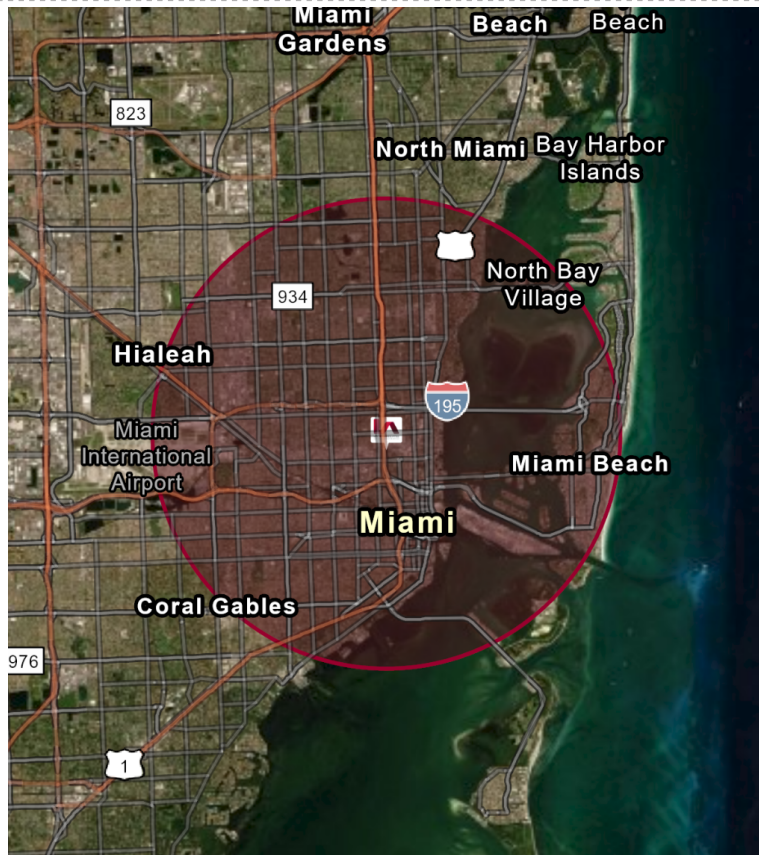
City:	Miami
Market:	South Florida
Submarket:	Wynwood
Cross Streets:	NW 29th Street / NW 5th Ave
Nearest Highway:	I-95 and I-195
Nearest Airport:	Miami International Airport

DEMOGRAPHICS

560-566 NW 29 St., Miami, FL 33127



Ring of 5 miles



KEY FACTS

601,169

Population

39.3

Median Age



Average
Household Size

66,502

2018 Average
Household Income

HOUSING UNITS



2023 Total Housing Units 297,299
2018 Total Housing Units 279,308
2010 Total Housing Units 250,950



BUSINESS



46,201

Total Businesses



361,715

Total Employees



\$60,401,679

Total Sales (\$000)

DAYTIME POPULATION



721,314

Total Daytime
Population



425,182

Daytime Population:
Workers



296,132

Daytime Population:
Residents

EMPLOYMENT



White Collar

56%



Blue Collar

21%



Services

23%

5.0%

Unemployment
Rate