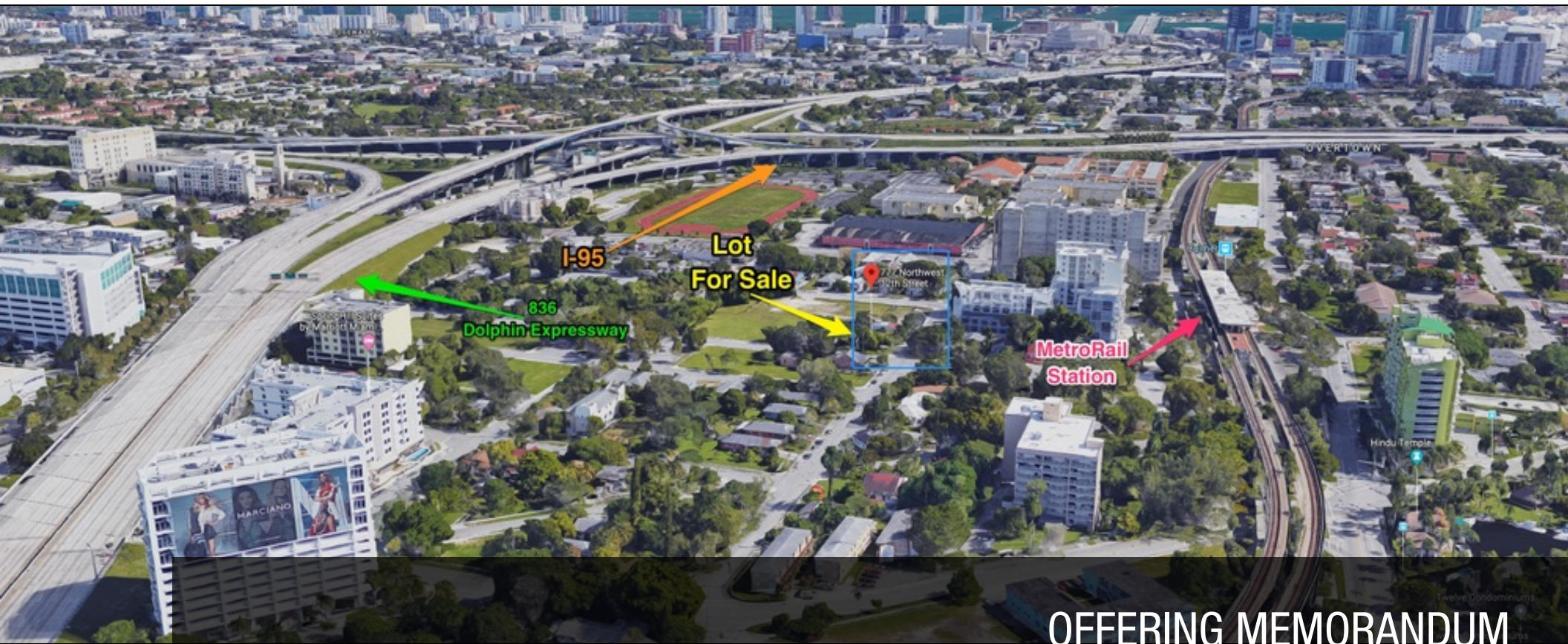


Residential Lot For Redevelopment

777 NW 12TH ST. MIAMI, FL 33136

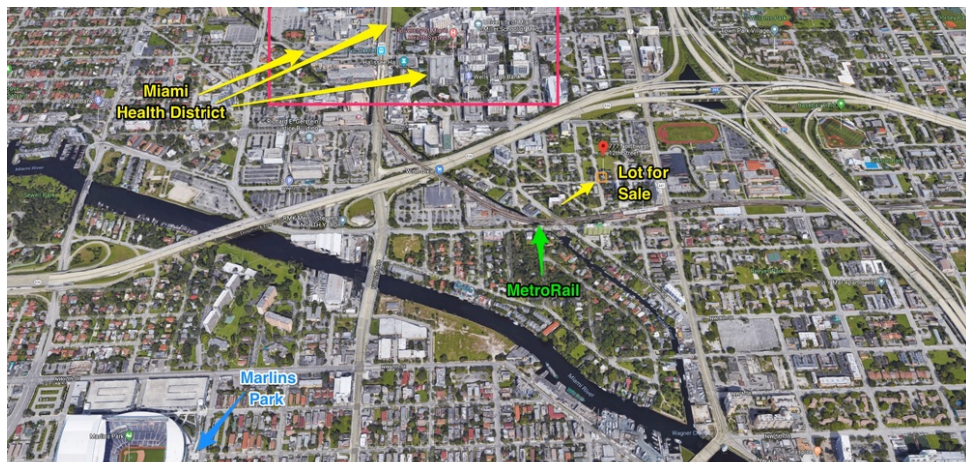


KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

PRESENTED BY:

YALIAN SERRANO
Commercial Agent
O: 305.213.4680
C: 305.213.4680
yalian@commercialregroup.com

Executive Summary



OFFERING SUMMARY

SALE PRICE: \$895,000

LOT SIZE: 7,500 SF

PRICE / SF: \$119.33

PROPERTY OVERVIEW

Wonderful opportunity for developers or investors looking to purchase in a rapidly developing area with multiple building projects recently completed and more projects currently under construction. Property is centrally located minutes away from University of Miami, UM Health System, Jackson Memorial Hospital, Marlins Park, Dolphin Expwy (836), I-95, and less than 2 miles from the coast line, American Airlines Arena, and more. **3 Corner lots available for sale in the same intersection (NW 12th St and 8th Ave.). Call listing agent for more info about acquiring all 3 listings.

PROPERTY HIGHLIGHTS

- High Developer Interest in Immediate Area
- Multiple Commercial Projects Completed and in Progress
- Rapidly changing, up-and-coming neighborhood
- Centrally located near Miami Health District
- Minutes from 836 and I-95
- Close to Wynwood, Downtown, Beaches, etc.
- Walking distance from MetroRail Station

Property Details

SALE PRICE

\$895,000

LOCATION INFORMATION

Street Address	777 NW 12th St.
City, State, Zip	Miami, FL 33136
County/Township	Miami-Dade
Road Type	Paved
Nearest Highway	836, I-95
Nearest Airport	Miami International Airport, MIA

LAND

Number Of Lots	1
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Residential
Lot Size	7,500 SF
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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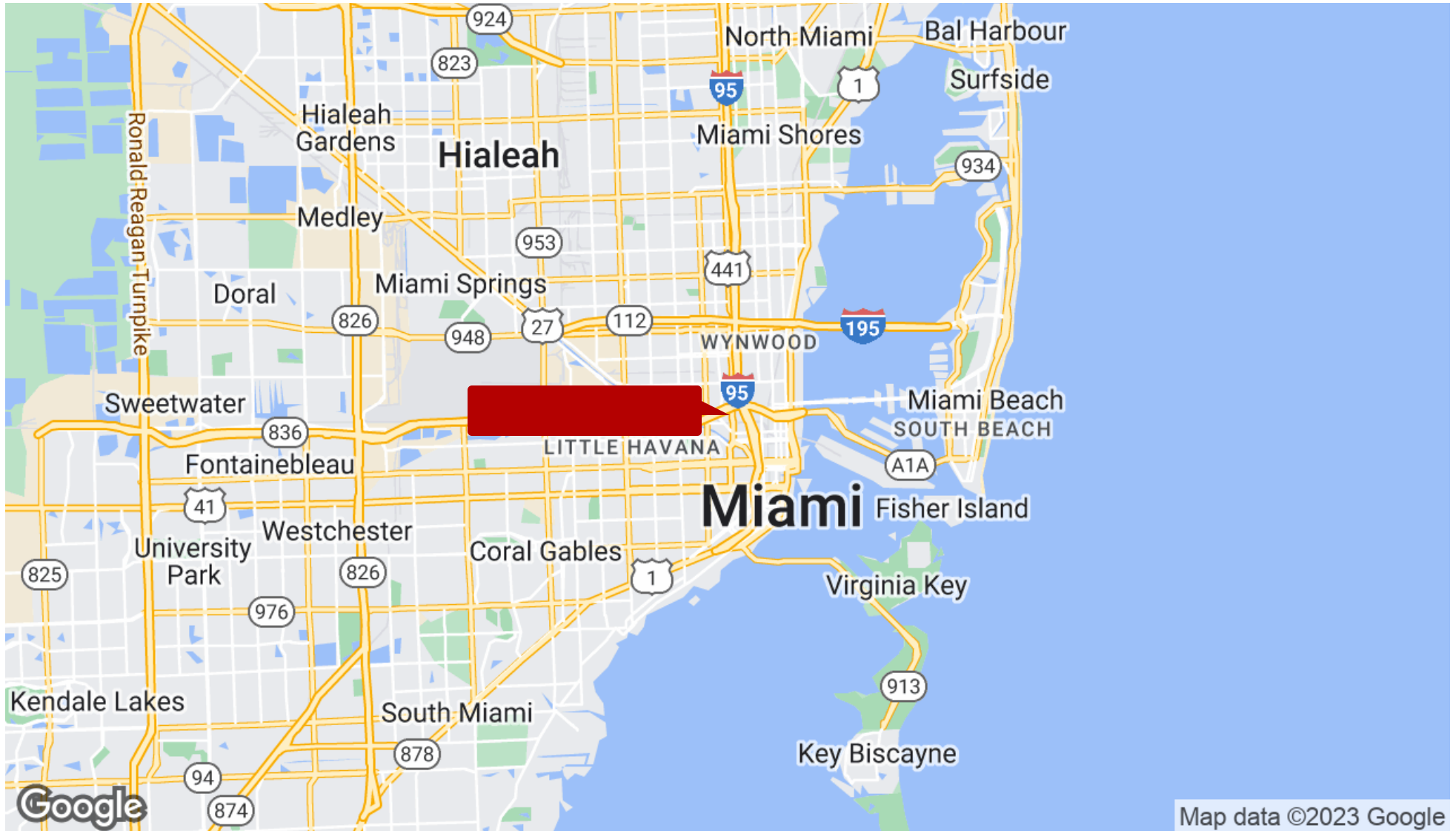
UTILITIES & AMENITIES

Power	Yes
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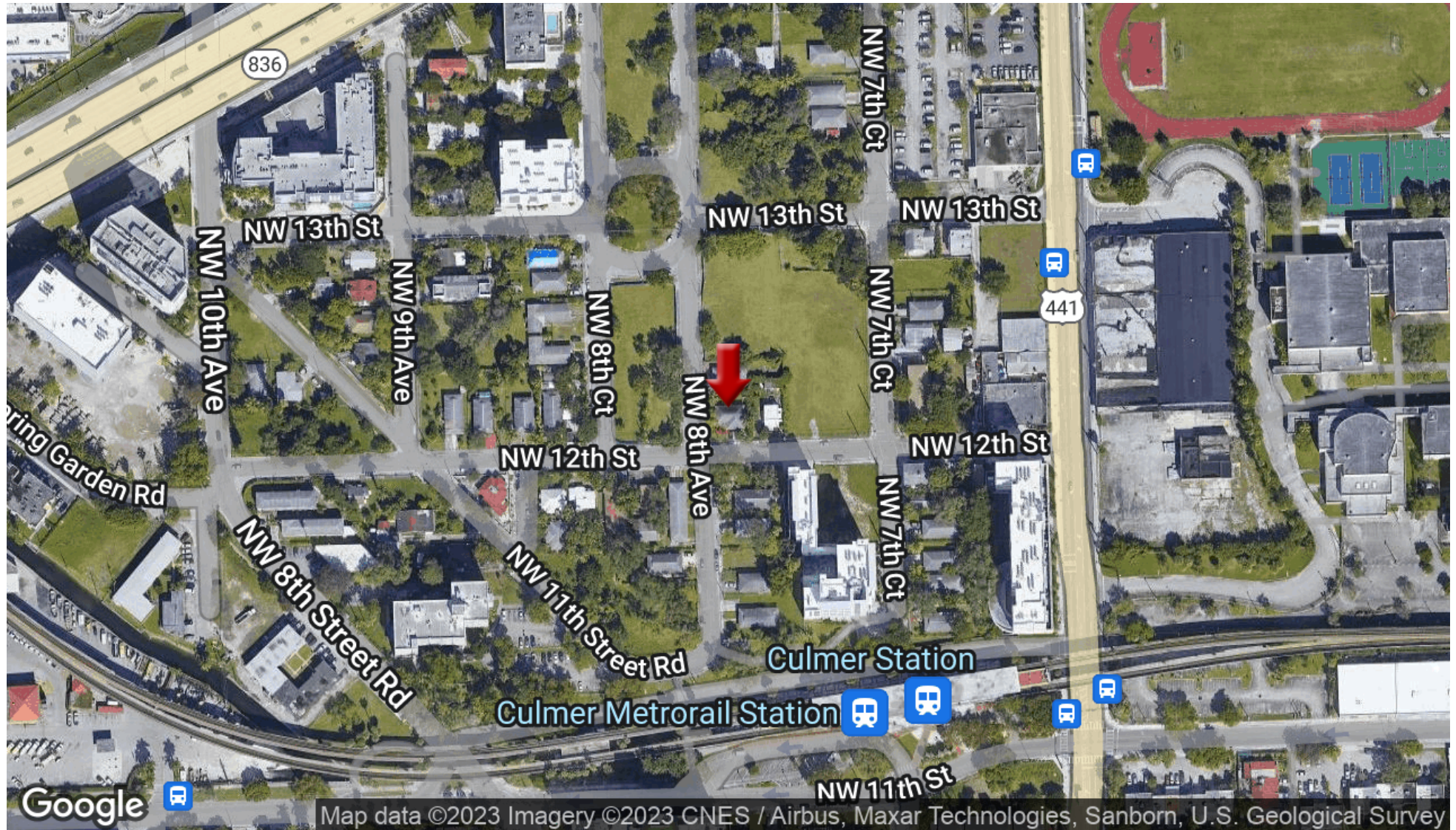
Additional Photos



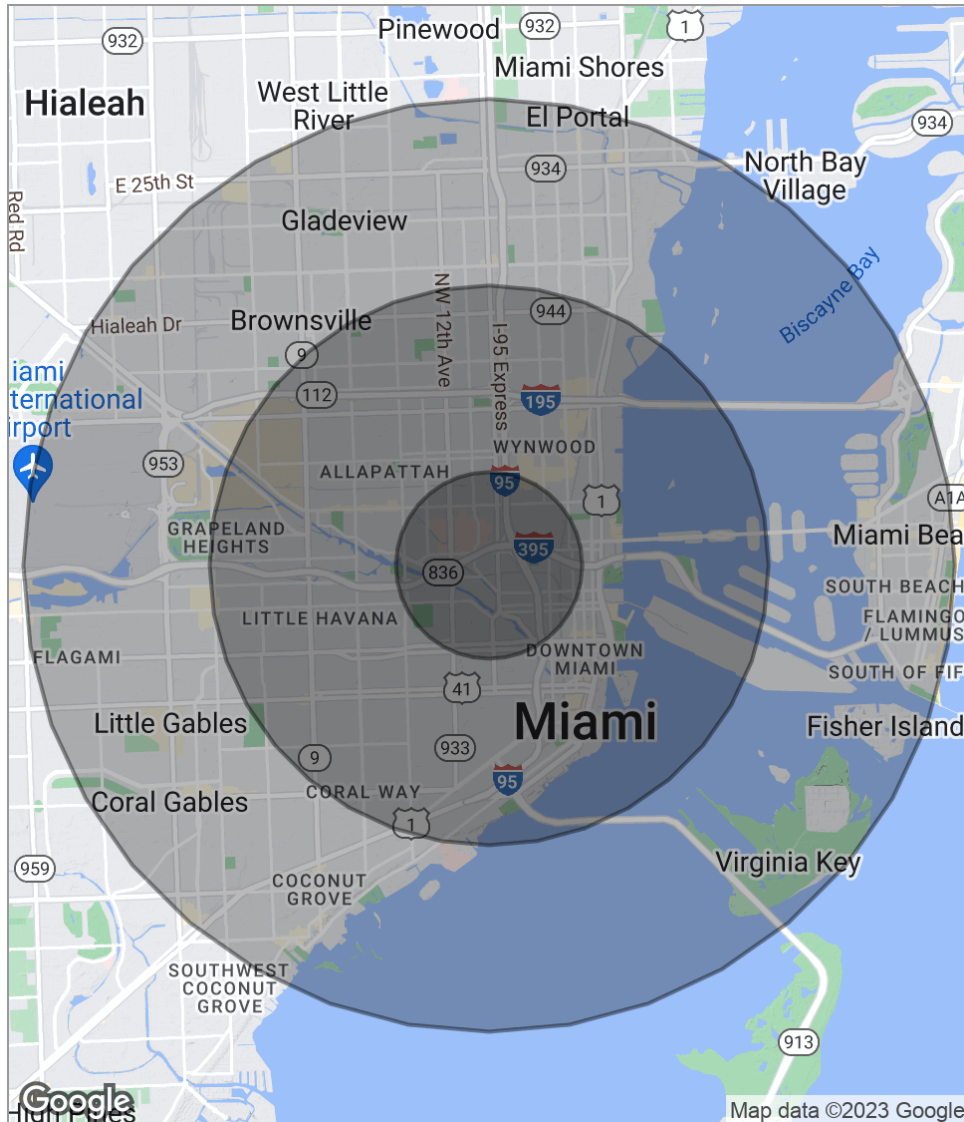
Regional Map



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,452	275,937	498,975
Median Age	37.4	38.0	38.0
Median Age (Male)	36.2	36.5	36.5
Median Age (Female)	39.1	39.4	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,592	104,545	193,568
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$28,156	\$44,893	\$50,846
Average House Value	\$291,754	\$379,203	\$399,537

* Demographic data derived from 2020 ACS - US Census