

# Single Family Lot For Redevelopment

1165 NW 8TH AVE. MIAMI, FL 33136



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

**PRESENTED BY:**

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# Executive Summary



## OFFERING SUMMARY

**SALE PRICE:** \$895,000

**AVAILABLE SF:**

**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

- Corner Lot
- Hot Area for Developers
- Rapidly-changing Neighborhood
- Near Miami Health District
- Walking Distance from MetroRail Station
- Minutes from major highways
- Close to Downtown, Beaches, Wynwood, etc.

## Property Details

**SALE PRICE****\$895,000****LOCATION INFORMATION**

Street Address	1165 NW 8th Ave
City, State, Zip	Miami, FL 33136
County/Township	Miami-Dade

**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
Lot Frontage	75
Lot Depth	100
Corner Property	Yes
Waterfront	Yes
MLS ID#	A10527002

**PARKING & TRANSPORTATION**

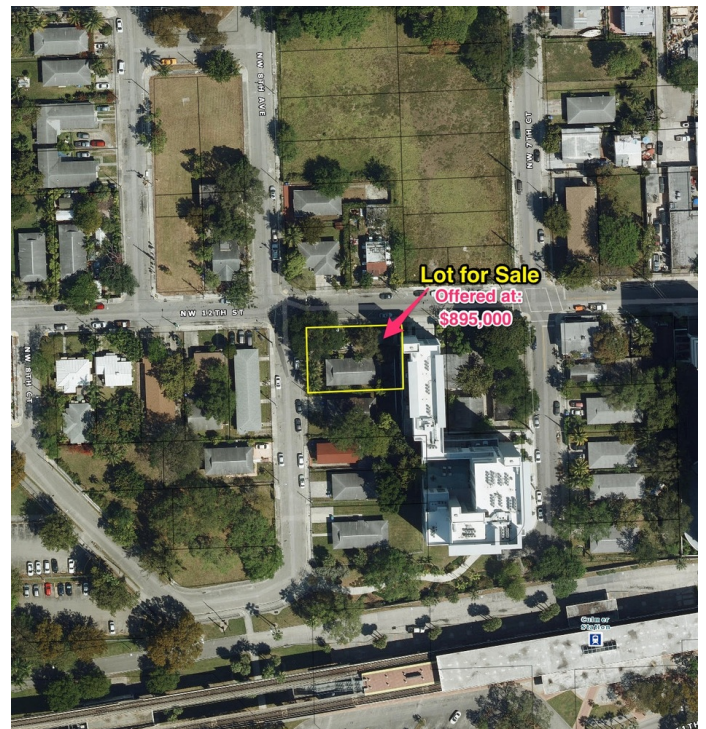
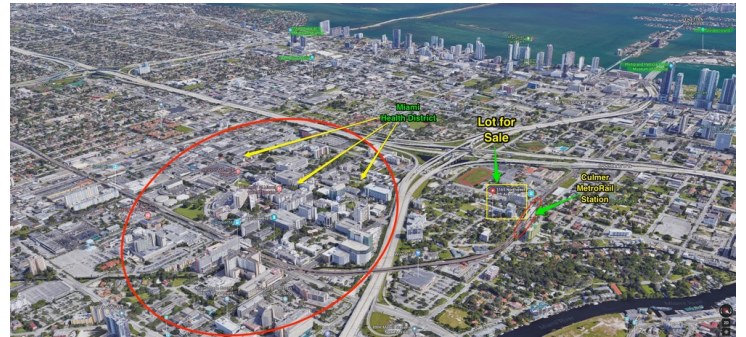
Street Parking	Yes
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**UTILITIES & AMENITIES**

Power	Yes
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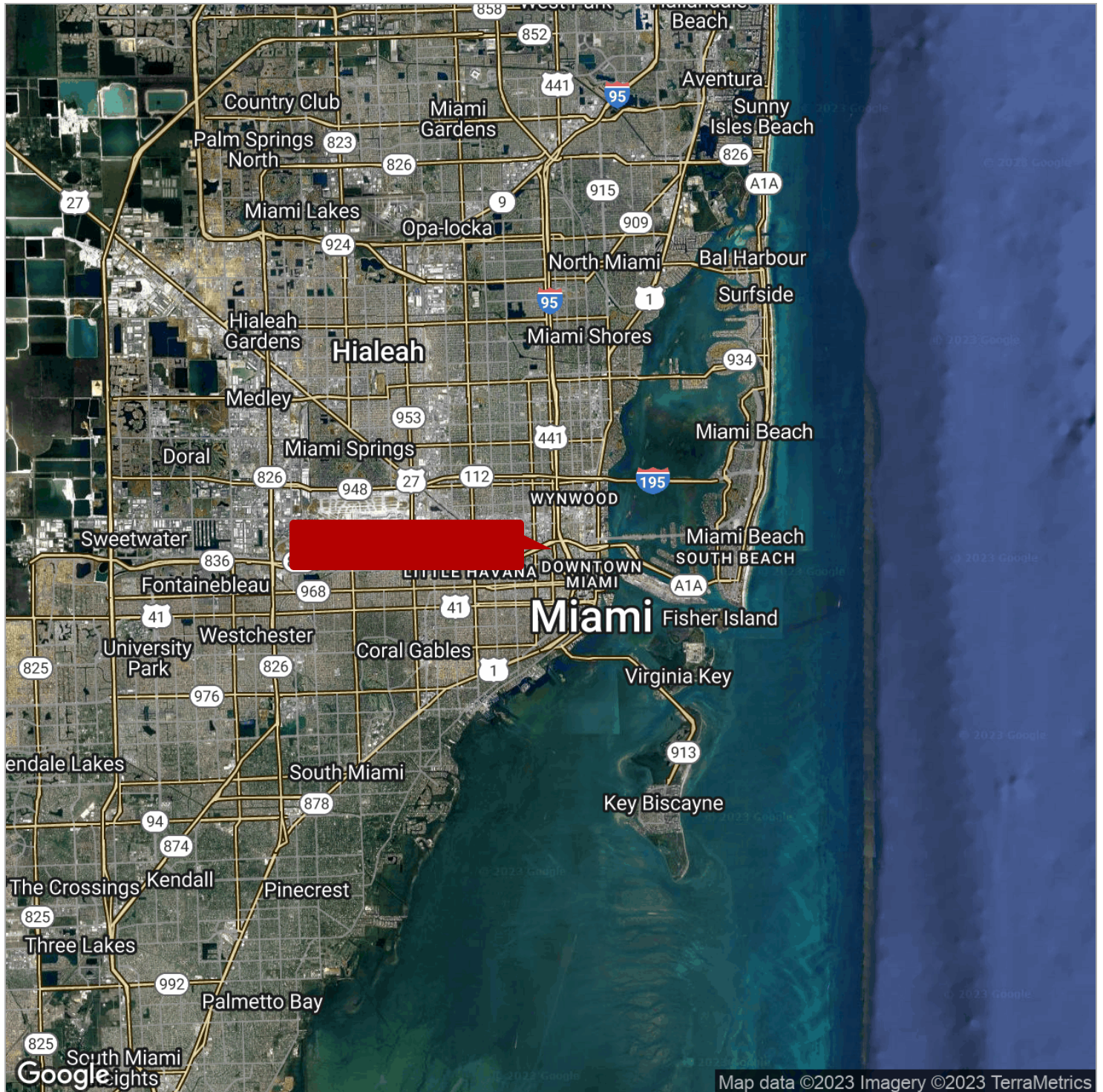


# All Photos

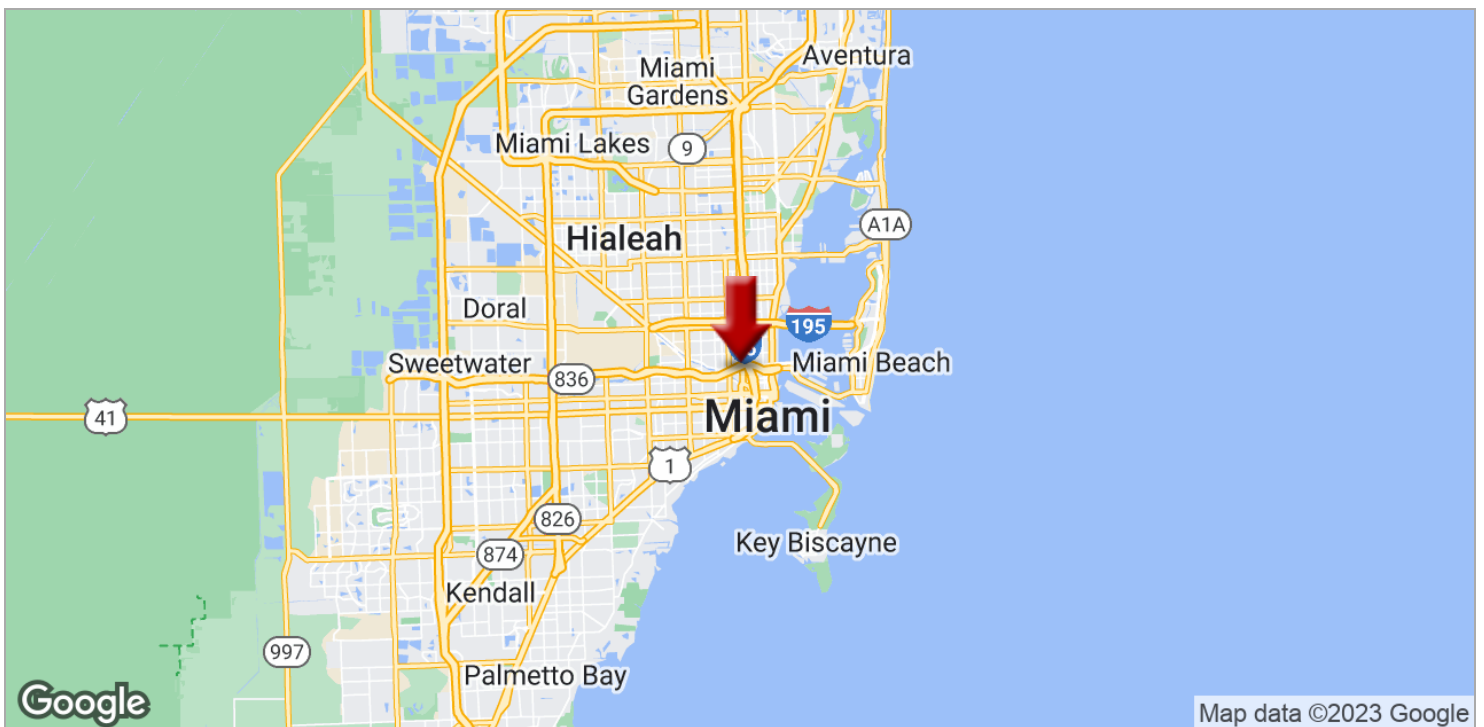
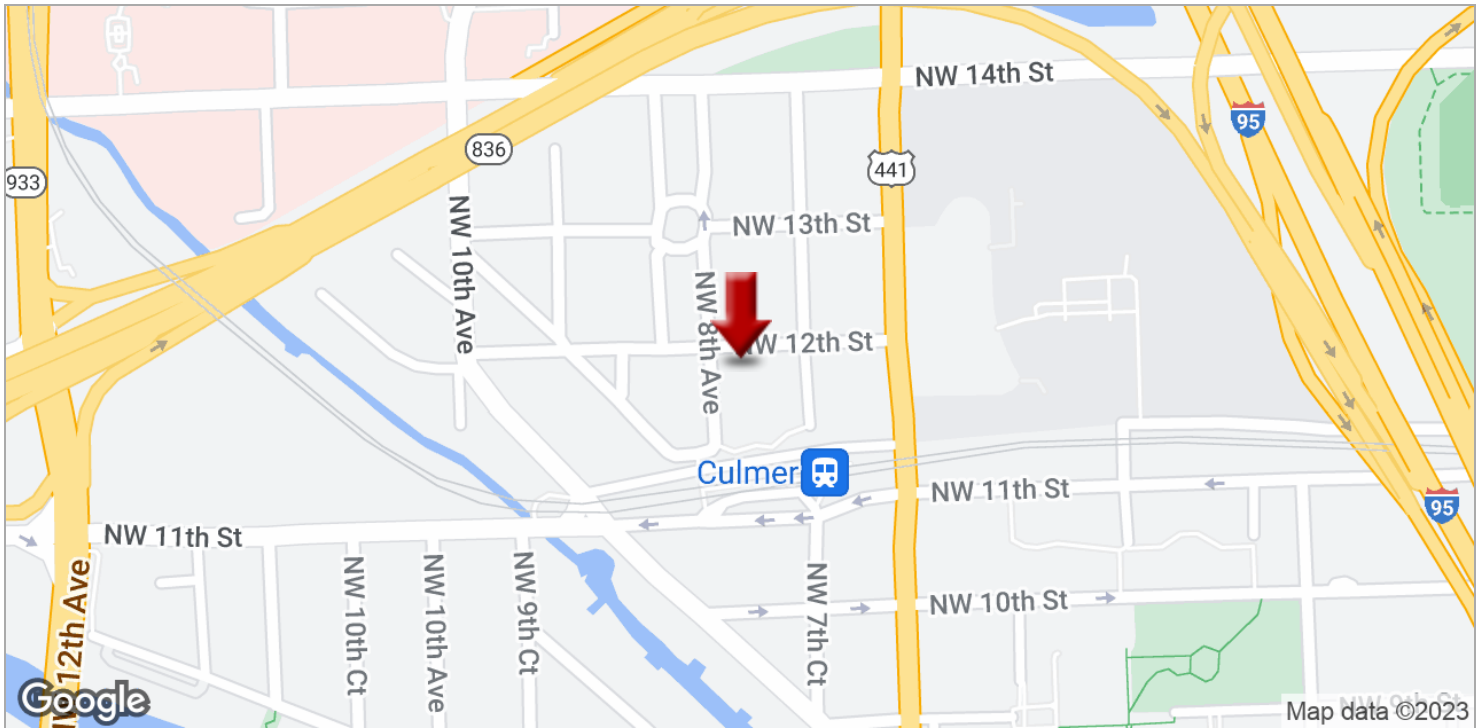




## Regional Map

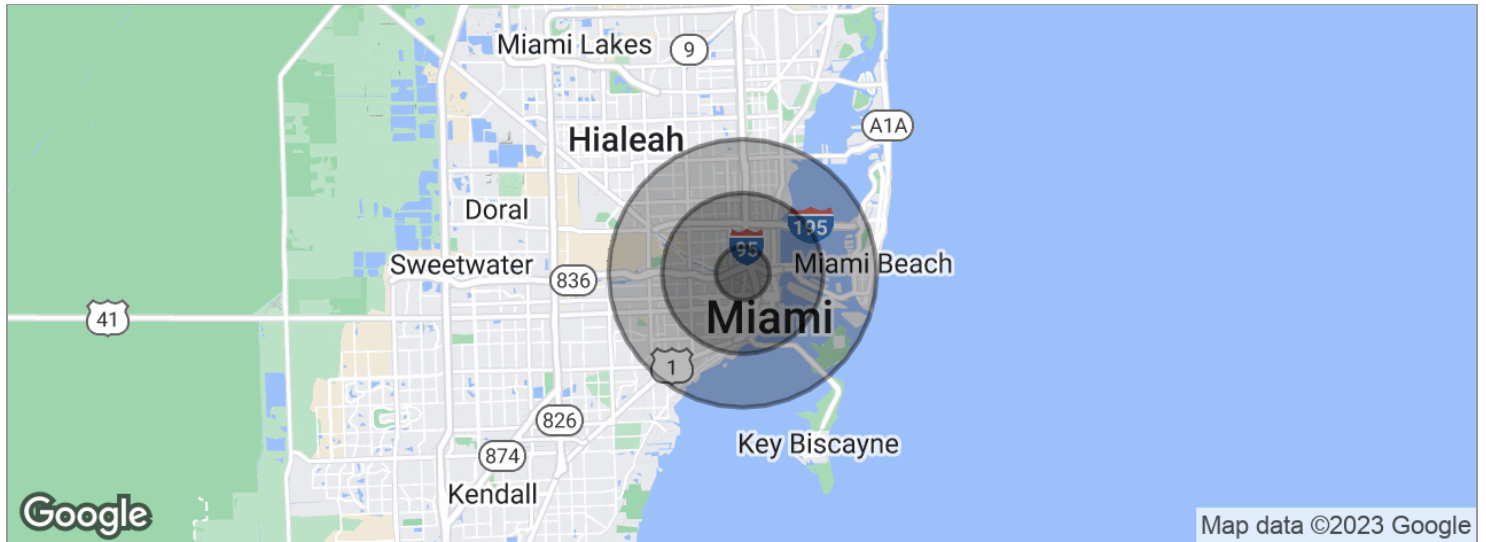


## Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	37,835	274,610	497,154
Median age	37.4	38.0	37.9
Median age (male)	36.2	36.6	36.5
Median age (Female)	39.1	39.5	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	14,825	103,990	192,431
# of persons per HH	2.6	2.6	2.6
Average HH income	\$28,075	\$45,174	\$50,935
Average house value	\$294,642	\$382,143	\$403,247

\* Demographic data derived from 2020 ACS - US Census