

The  
Keyes  
Company

---

Commercial Real Estate

Offering Memorandum  
for:  
15 SW 17 Ave  
Miami, FL 33135



# Table Of Contents

SECTION 1:	PROPERTY INFORMATION	3
	Executive Summary	
	Property Details	
	Complete Highlights	
	Additional Photos	
	Additional Photos	
	Land Survey	
SECTION 2:	LOCATION INFORMATION	10
	Regional Map	
	Location Maps	
	Aerial Map	
SECTION 3:	DEMOGRAPHICS	14
	Demographics Report	
	Demographics Map	



SECTION 1

# PROPERTY INFORMATION



# Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,700,000
<b>Lot Size:</b>	16,729 SF
<b>Price Per Land Sq Ft</b>	\$161.40
<b>Year Built:</b>	1972
<b>Building Size:</b>	3,829 SF
<b>Zoning:</b>	T6-8-0
<b>Market:</b>	City of Miami
<b>Submarket:</b>	Miami-Dade County
<b>Traffic Count:</b>	36,000

## PROPERTY OVERVIEW

East Little Havana area. High visibility and Prime corner location in Little Havana/West Brickell. One of the fastest growing submarkets in Miami. Presently used as an auto repair shop. Redevelopment Opportunity. Brickell and Downtown to the east, Civic Center and Hospitals to the north, and Coral Gables to the south. Near the airport and the Marlins Baseball Stadium. Wonderful development/investment opportunity. T6-8-0 Zoning for Multiple usage. Site could allow for a maximum 40 units over 60k buildable sf. up to 8 stories or 12 with a bonus.

## LOCATION OVERVIEW

Corner location with tremendous exposure to SW 17th Ave SW 1st St and Flagler St. Brickell and Downtown to the East, Civic Center and Hospitals to the North. Coral Gables to the South. Near Airport and the Marlins Baseball Stadium.



# Property Details



**PROPERTY NAME:** Corner Lot/Service Center

**PROPERTY ADDRESS:** 15 SW 17th Ave  
Miami, FL 33135

**APN:** 01 4102 006 1220

**ZONING:** T6-8-0

**YEAR BUILT:** 1972

**NUMBER OF STORIES:** 1

**ROOF:** Flat

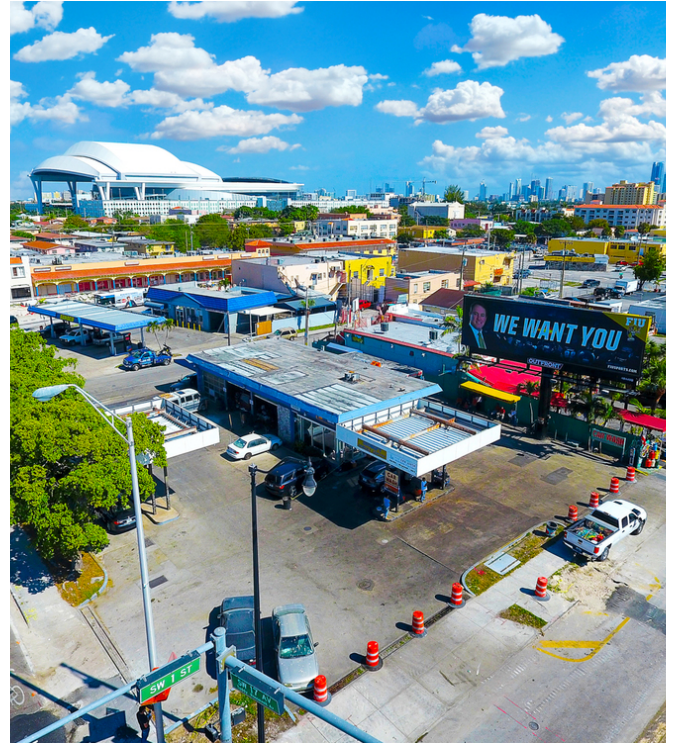


# Complete Highlights



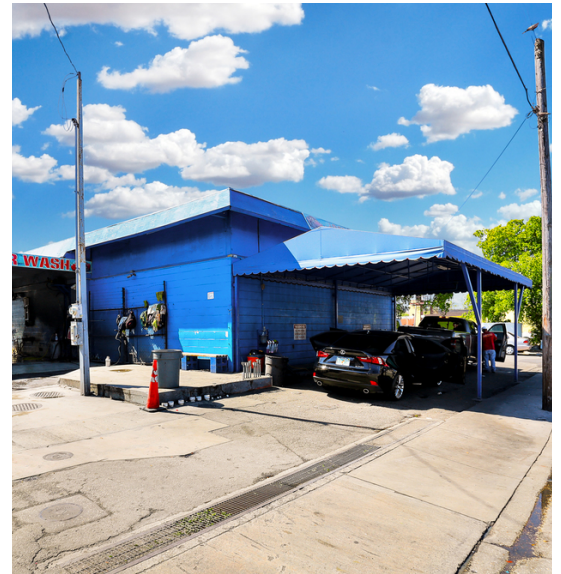
## PROPERTY HIGHLIGHTS

- 17th Ave Frontage. Redevelopment Opportunity
- Prime Corner Location
- Solid Demographic Fundamentals. 26,000 Cars per Day
- T6-8-0 Zoning. Business and Residential District
- West Brickell
- Close to Marlins Baseball Stadium
- Near Downtown, Hospitals, Airport





# Additional Photos





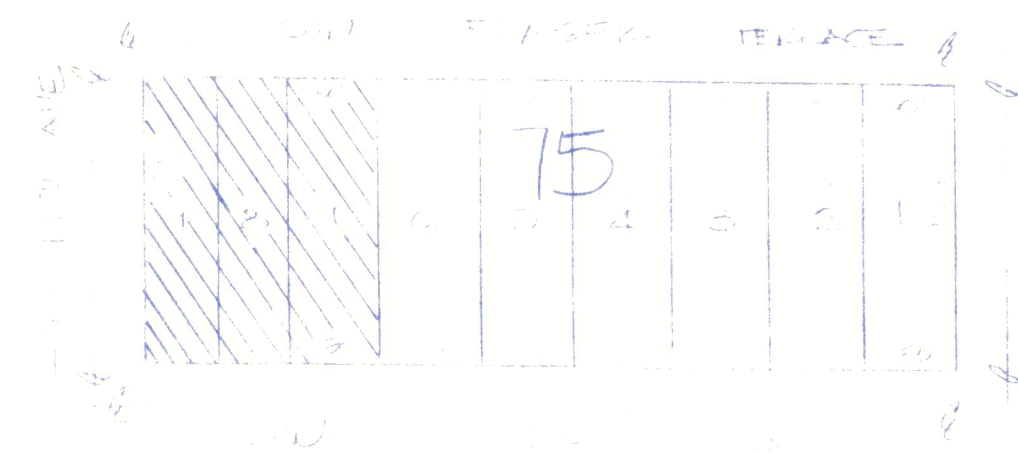
SECTION 1 | PROPERTY INFORMATION

# Additional Photos





S.W. 1<sup>ST</sup> STREET



**LOCATION SKETCH**  
SCALE 1" = 100'


**LEGAL DESCRIPTION:**  
Lots 7, 8, and 9, Block 75, LAWRENCE EST. LAND COMPANY'S SUBD., according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of DADE County, Florida

CERTIFIED TO: International Finance Bank, its successors and/or assigns, as their interests may appear, George Berger, Carlos J. Villanueva, P.A., Attorneys' Title Insurance Fund, Inc.

Alum.	=	Aluminum	N <sup>#</sup>	=	Number
CL	=	Center Line	O/S	=	Offset
Conc.	=	Concrete	PL	=	Property Line
DH	=	Drill Hole	P.P.	=	Power Pole
Encr.	=	Encroachment	R	=	Distance on Record
Fnd	=	Found	R/W	=	Right-of-Way
MS	=	Distance Measured	Sdwk.	=	Sidewalk
MW	=	Monitoring Well	Sty	=	Story

REVISSED: 7-7-98

other than as shown hereon.

  
NELSON MOJARENA  
Registered Surveyor & Mapper No. 5504  
State of Florida

**MOJARENA & ASSOCIATES, INC.**  
Land Surveyors & Mappers  
Certificate of Authorization No. 6698  
10025 S.W. 83rd Street  
Miami, Florida 33173 (305) 270-6967

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY
DATE: 09/10/97		REVISED 7-7-98

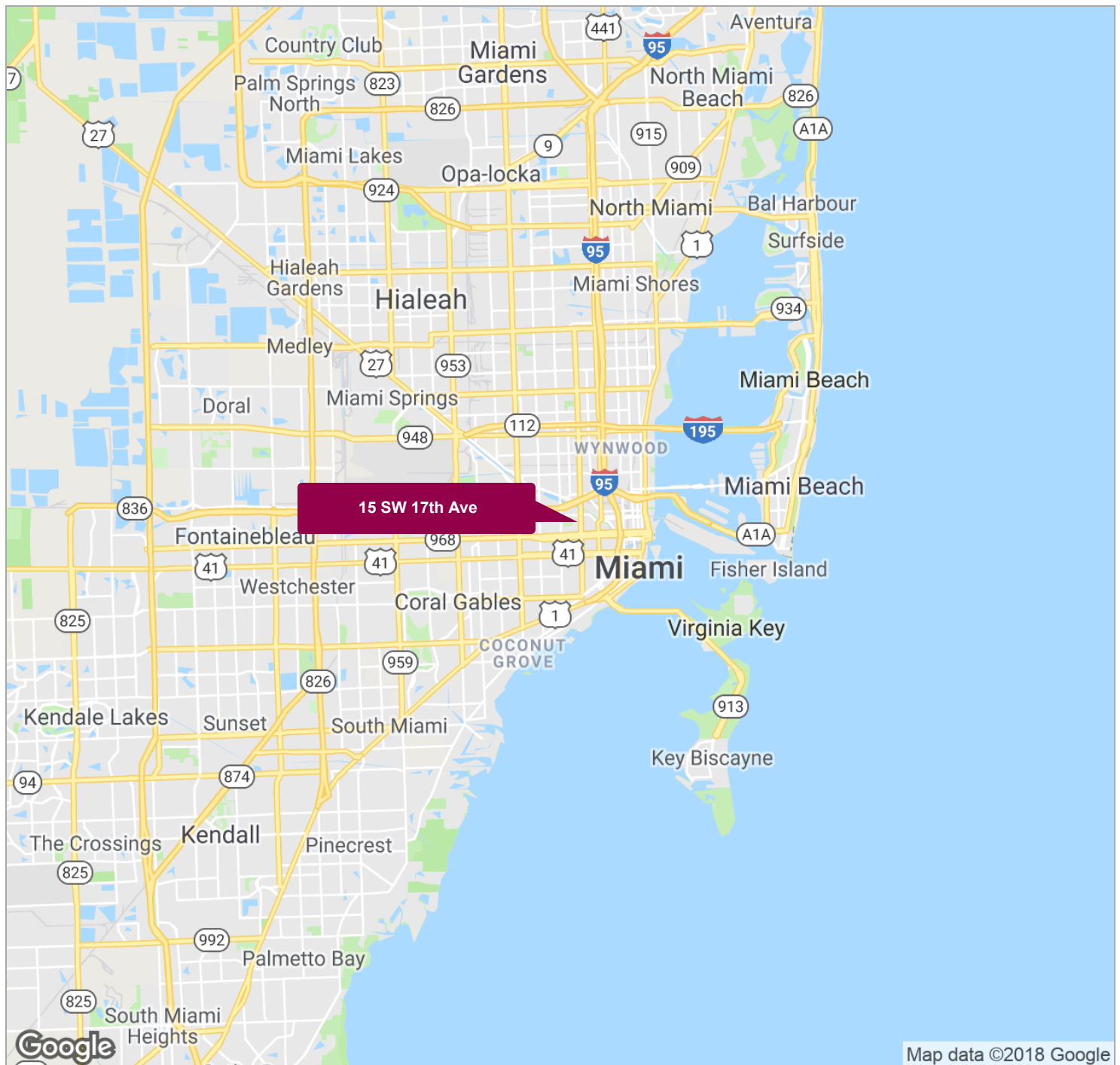
DRAWING NUMBER  
97-0975



SECTION 2

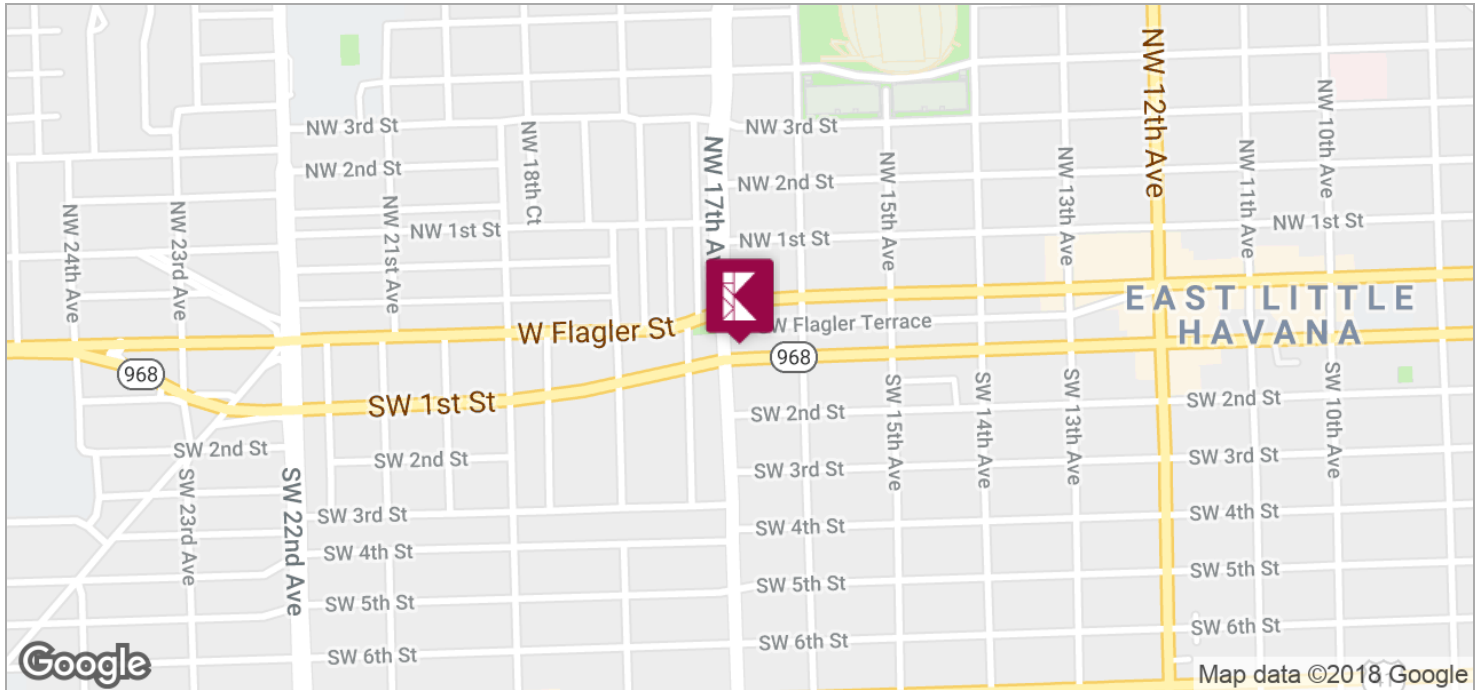
# LOCATION INFORMATION





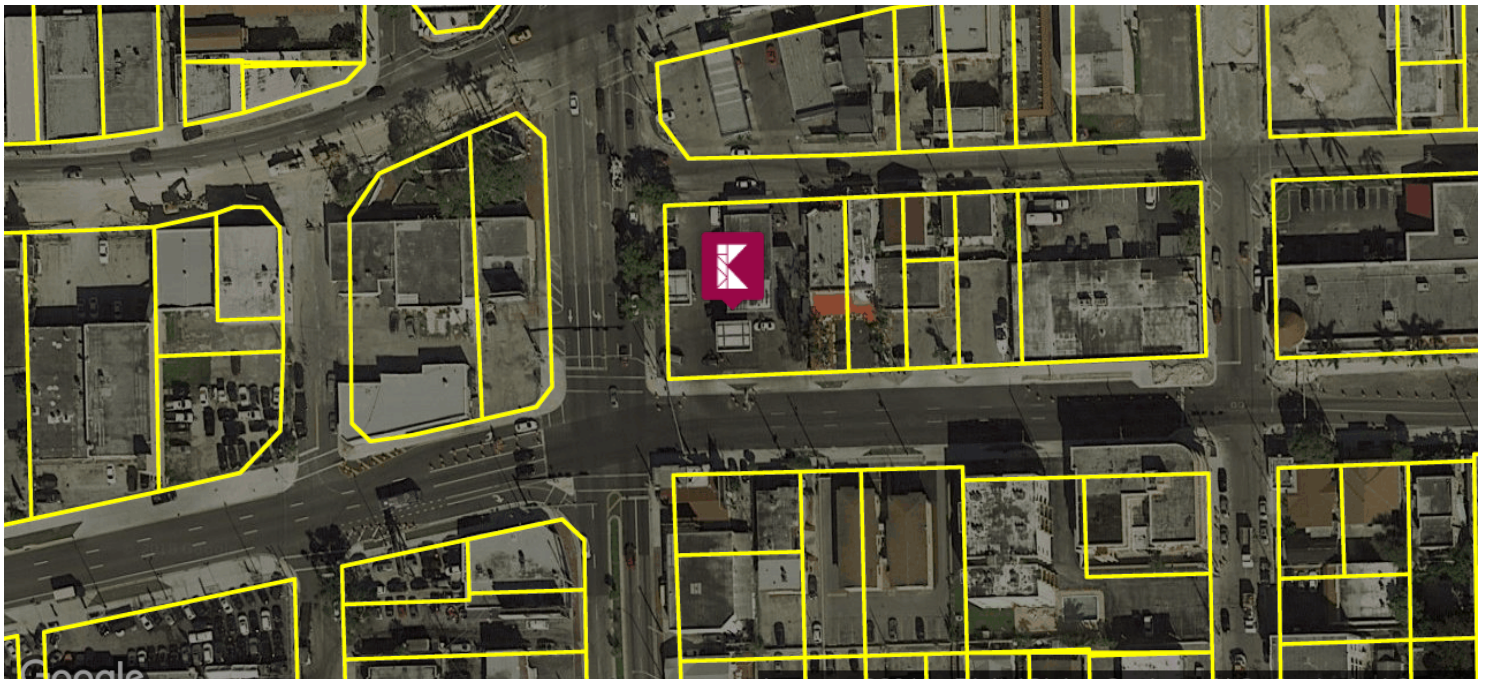
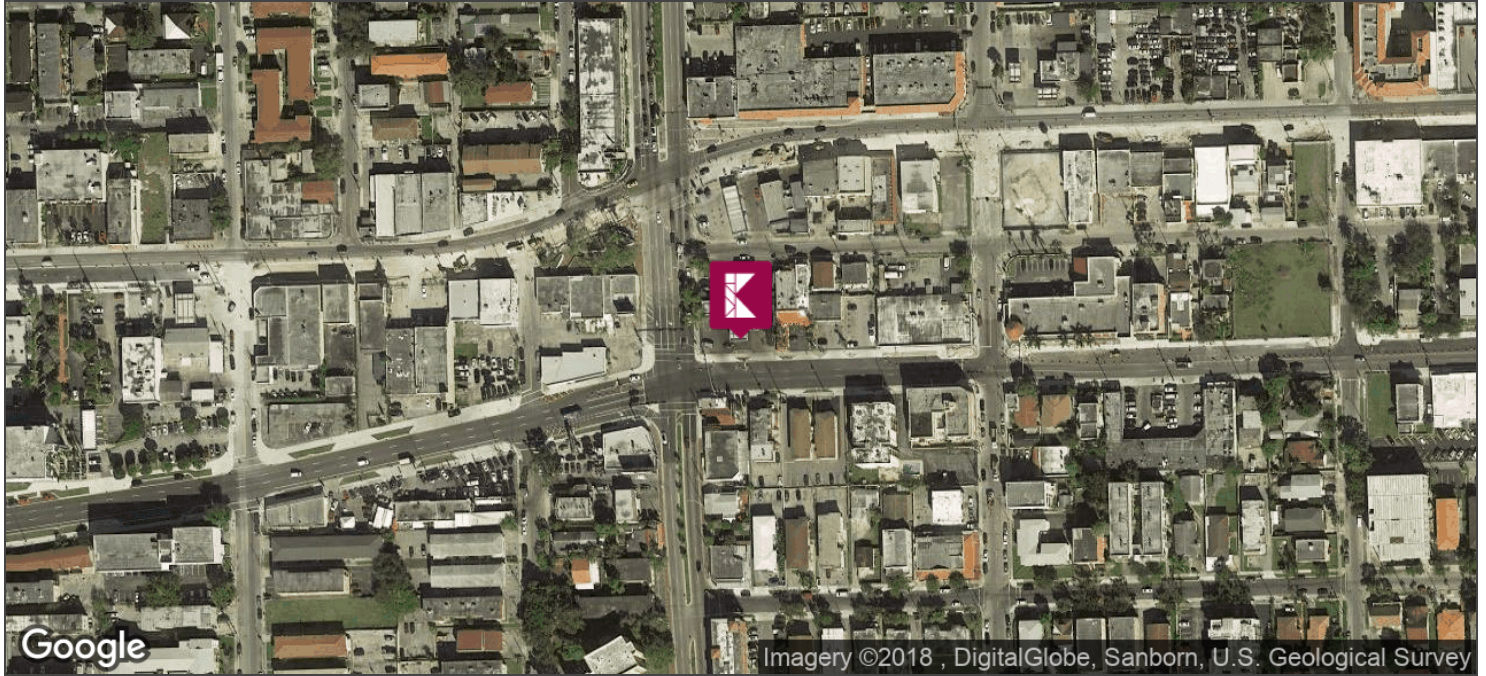


# Location Maps





# Aerial Map





SECTION 3

# DEMOGRAPHICS



# Demographics Report

	1 MILE	3 MILES	5 MILES
<b>Total households</b>	23,540	113,436	183,176
<b>Total persons per hh</b>	2.6	2.6	2.6
<b>Average hh income</b>	\$29,864	\$46,123	\$52,396
<b>Average house value</b>	\$316,304	\$361,346	\$425,547

	1 MILE	3 MILES	5 MILES
<b>Total population</b>	61,889	295,605	483,308
<b>Median age</b>	40.5	39.5	38.7
<b>Median age (male)</b>	38.2	38.0	37.1
<b>Median age (female)</b>	43.1	40.9	40.2

\* Demographic data derived from 2010 US Census



A map of the Miami metropolitan area with three concentric circles centered on downtown Miami. The innermost circle represents a 10-minute drive time, the middle circle represents a 20-minute drive time, and the outermost circle represents a 30-minute drive time. The map includes labels for various neighborhoods and cities such as Hialeah, Medley, Doral, Miami Springs, Wynwood, Downtown Miami, Coral Gables, Coconut Grove, Fontainebleau, University Park, Westchester, Kendall Lakes, Sunset, South Miami, Key Biscayne, Virginia Key, Fisher Island, Miami Beach, and South Beach. Major highways are marked with their respective shields, including US-27, US-953, US-948, US-836, US-968, US-959, US-826, US-836, US-913, US-934, US-195, US-95, US-1, and US-41. The Google logo is visible in the bottom left corner, and the text 'Map data ©2018 Google' is in the bottom right corner.

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	61,889	295,605	483,308
MEDIAN AGE	40.5	39.5	38.7
MEDIAN AGE (MALE)	38.2	38.0	37.1
MEDIAN AGE (FEMALE)	43.1	40.9	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	23,540	113,436	183,176
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$29,864	\$46,123	\$52,396
AVERAGE HOUSE VALUE	\$316,304	\$361,346	\$425,547

\* Demographic data derived from 2010 US Census