



FOR SALE

7460 BISCAYNE BLVD

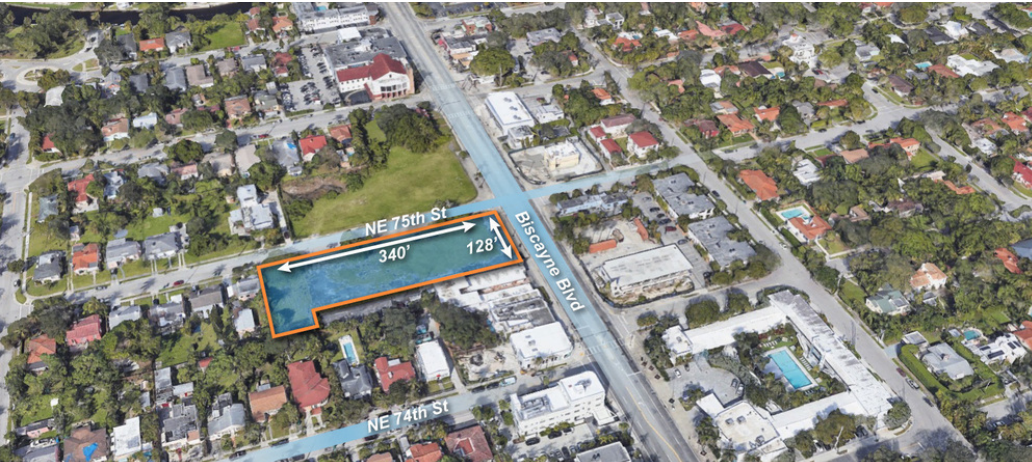
**BISCAYNE DEVELOPMENT SITE
111 APARTMENT UNITS**



EXECUTIVE SUMMARY

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



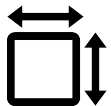
SALE PRICE

\$7,500,000



LOT SIZE

39,640 SF



DIMENSIONS

128' W x 340' L



LEASE PRICE

\$29,000 /month

PROPERTY OVERVIEW

FA Commercial presents land on Biscayne Boulevard. The property is surrounded by some of Miami's most dense neighborhoods and is only minutes away from Miami Beach. These lots are located on the intersection of Biscayne Blvd, in between 74th and 75th street. This area of Biscayne Blvd. is experiencing an era of revitalization and attracting new major retailers like Whole Foods supermarket, which complements other national retailers already in the area like Home Depot, Target and Costco.

PROPERTY HIGHLIGHTS

- **Excellent exposure with a 128 feet of frontage on Biscayne Blvd**
- **Total 39,666 SF almost an acre on Biscayne Blvd add to subjects to build 111 units as per code but you can change zoning of the 3 lot in the back to obtain bonus**
- Only minutes away from Miami Beach
- Surrounded by some of Miami's most dense neighborhoods
- Higher average income of the local residents
- Daily traffic count of over 50,000 vehicles
- Potential to lease the retail space at 50 NNN per SF but owner preferred to sale

ZONING SUMMARY

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138

FOLIO BREAKDOWN

Folio 1

Folio Number	01-3207-000-0190
Land Size	21,934 sf
Zoning	T6-8-0

Folio 2

Folio Number	01-3207-059-0010
Land Size	10,332 sf
Zoning	T6-8-0

Folio 3

Folio Number	01-3207-040-1380
Land Size	7,400 sf
Zoning	T3 L

Total Lot Size	39,666 SF
-----------------------	------------------

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area	5000 sq.ft min.; 40,000 sq ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	
1-8 stories	80% max.
Above 8 story	15,000 sq. ft. max. floor plate for Residential & Lodging 30,000 sq. ft. max. floor plate for Office & Commercial
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% min.
f. Open space Requirements	10% lot area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 30 ft. min. above 8th story
d. Rear	0 ft. or 30 ft. min. above 8th story
e. Abutting T5	0 ft. min. 1rst through 5th story 10 ft. min. 6th through 8th story 30 ft. min above 8th story
Abutting T4	6 ft. min. 1rst through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1rst through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	
Principal front	10 ft. 1rst through 3rd story
Secondary front	20 ft. min. above 3rd story

LOT WITH DIMENSIONS

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



LOT WITH FOLIO DIVISIONS

Land For Sale

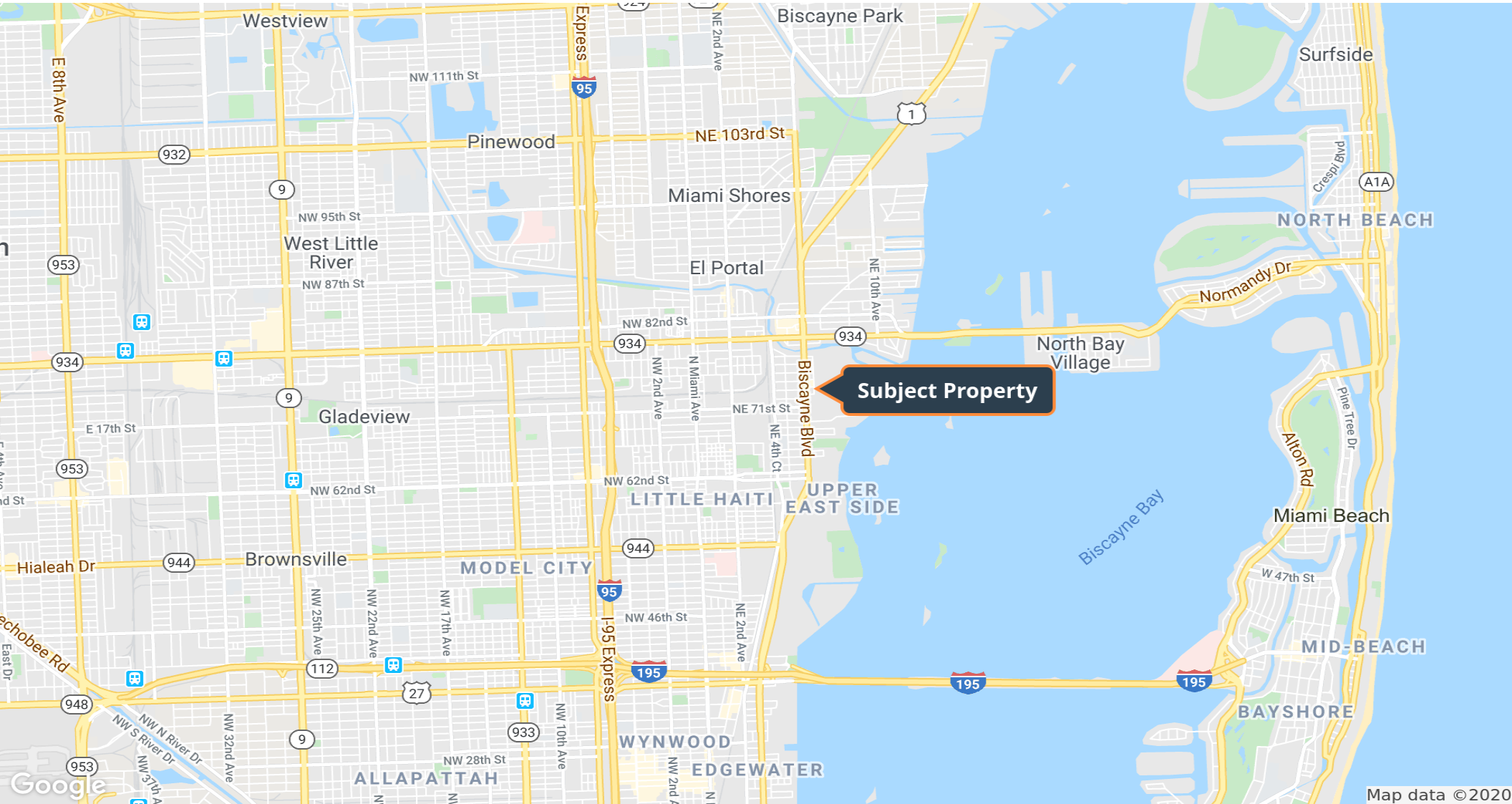
7460 BISCAYNE BLVD, MIAMI, FL 33138



REGIONAL MAP

Land For Sale

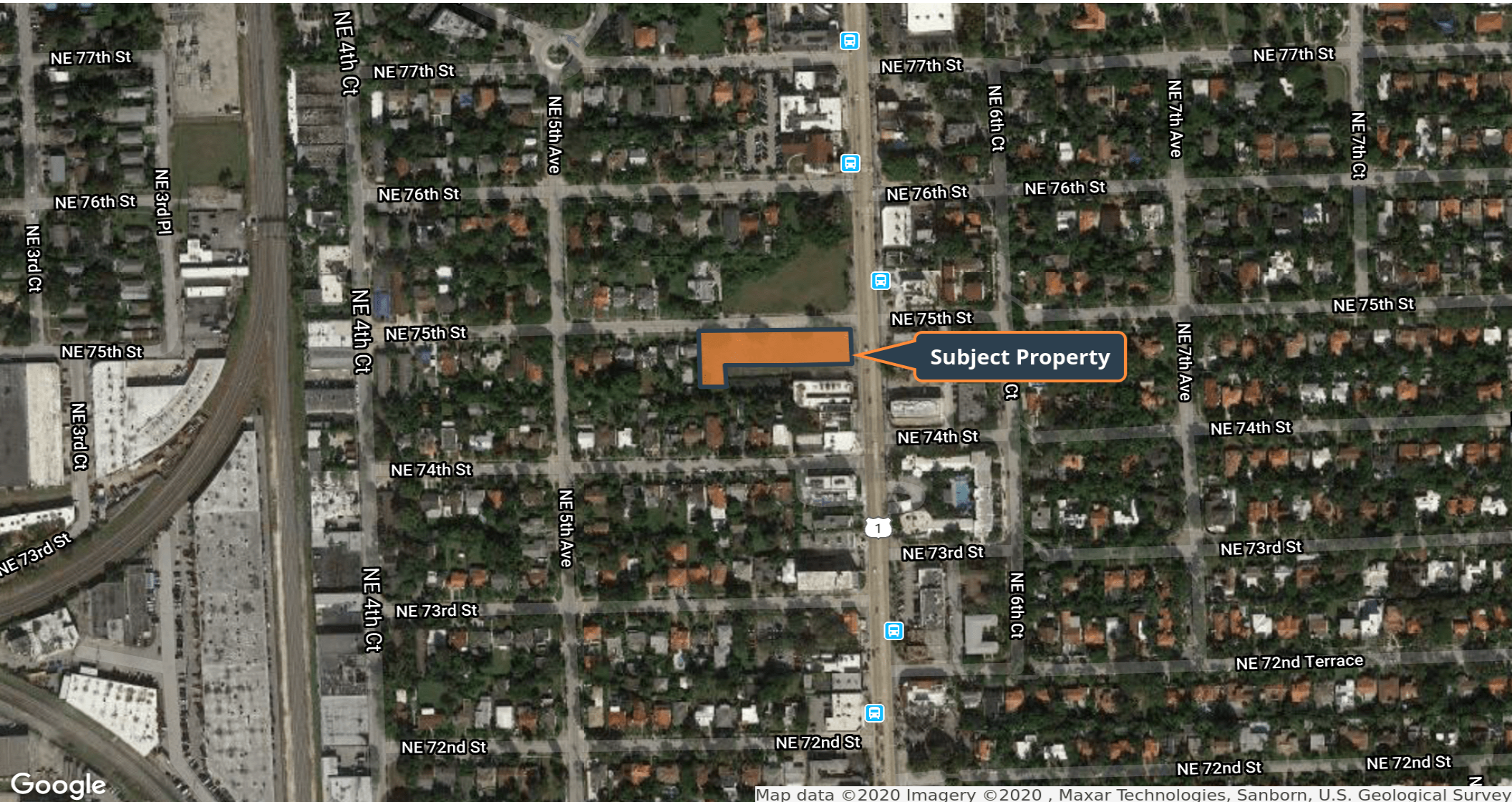
7460 BISCAYNE BLVD, MIAMI, FL 33138



AERIAL MAP

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, Sanborn, U.S. Geological Survey



FABIO FAERMAN, CCIM

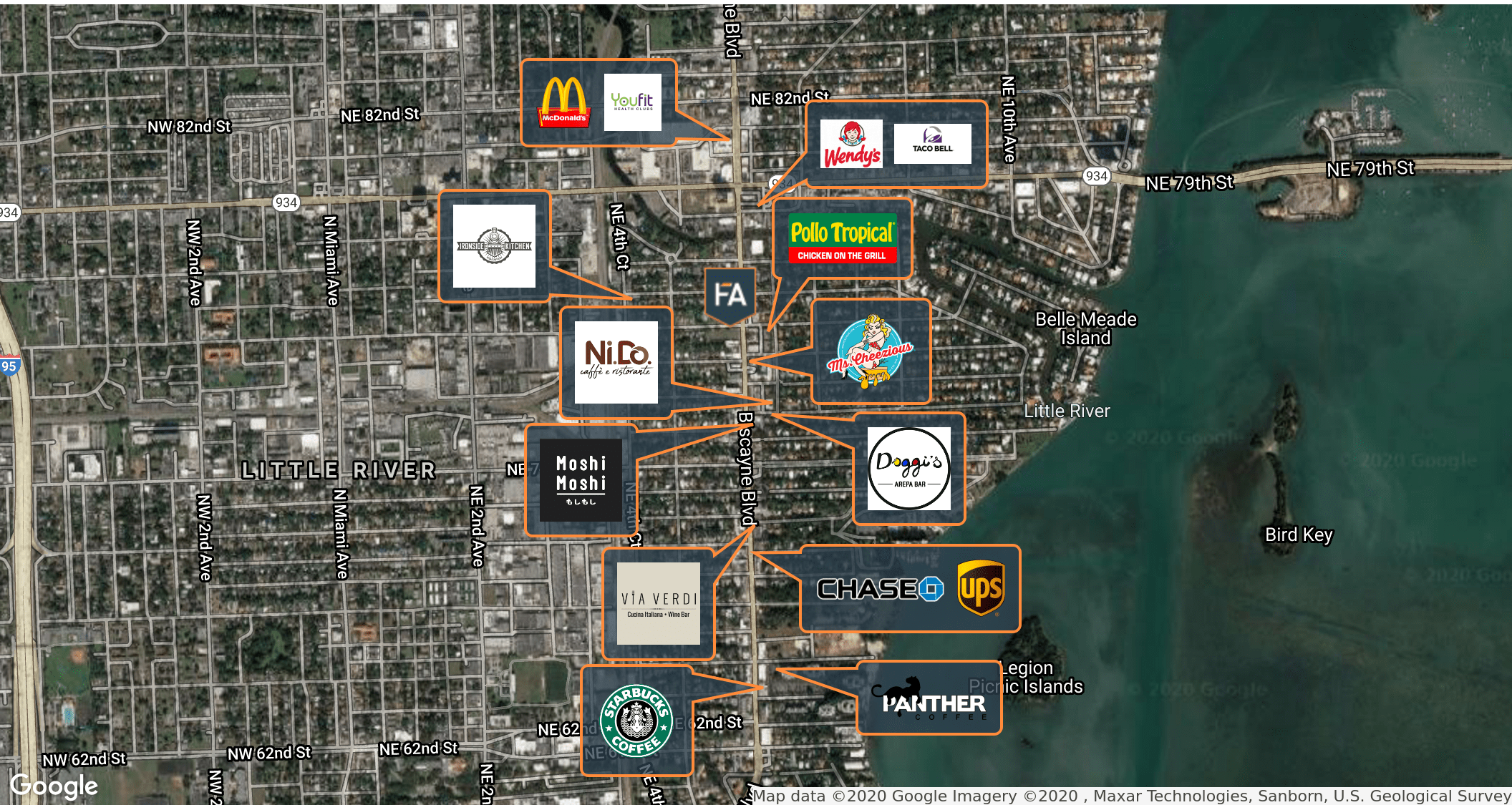
786.262.9966

info@facommercial.com

RETAILER MAP

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



Map data ©2020 Google Imagery ©2020 , Maxar Technologies, Sanborn, U.S. Geological Survey

DEMOGRAPHICS

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,264	155,551	453,913



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$44,073	\$51,704	\$52,859

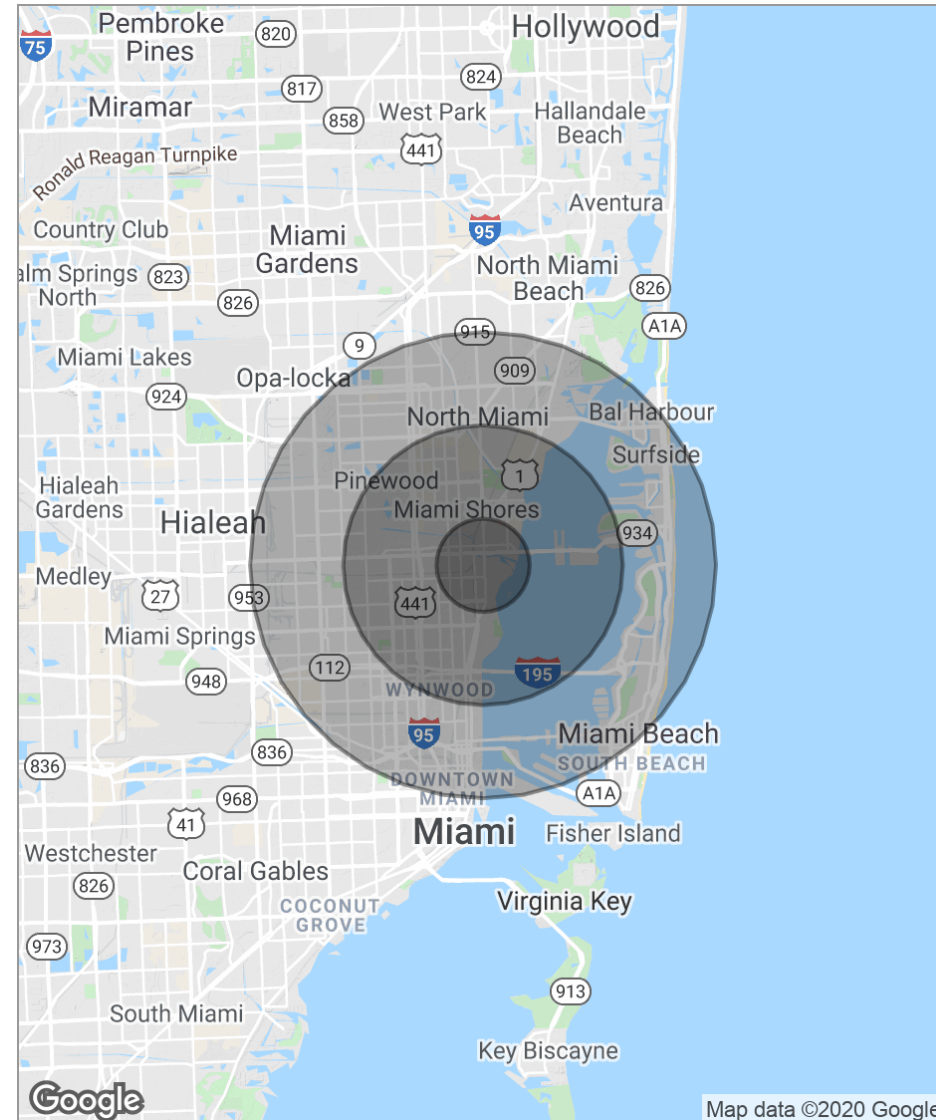


ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	22.5%	28.1%	39.2%



RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,666	58,247	207,557
Total Population - Black	11,233	85,091	206,449
Total Population - Asian	79	1,829	5,487
Total Population - Hawaiian	0	25	370
Total Population - American Indian	0	137	735
Total Population - Other	1,110	8,368	26,814

* Demographic data derived from 2010 US Census



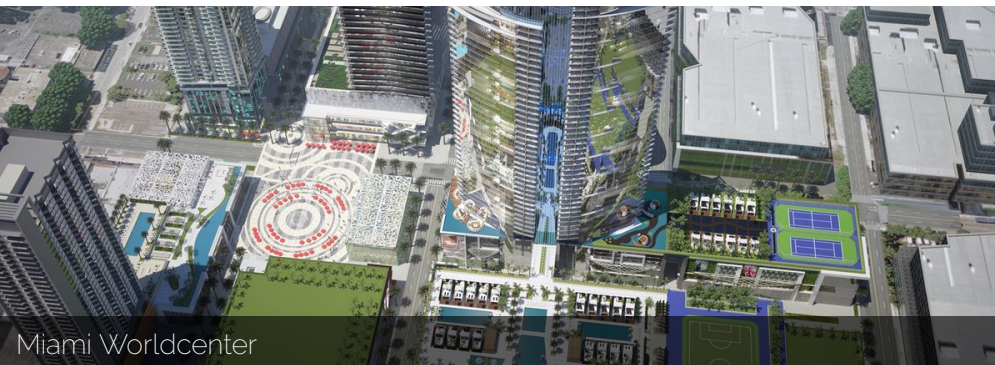
DISCOVER MIAMI

Land For Sale

7460 BISCAYNE BLVD, MIAMI, FL 33138



Brickell City Centre



Miami Worldcenter



Brightline

THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» Brickell City Centre (BCC): Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» Miami Worldcenter: Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» Brightline: The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational in 2018.

DISCOVER MIAMI

Land For Sale

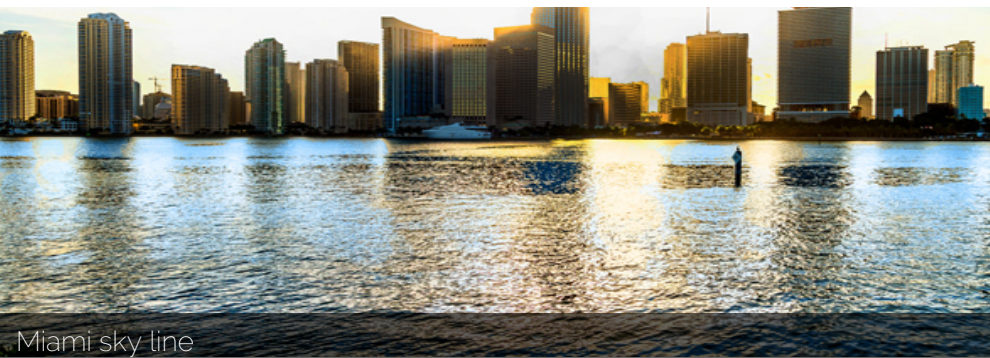
7460 BISCAYNE BLVD, MIAMI, FL 33138



MiamiCentral



Miami Skyrise



Miami sky line

THE TRANSFORMATION OF MIAMI

» MiamiCentral: Spanning nine acres next to County Hall, Downtown Miami's "Grand Central" will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

» SkyRise Miami: By 2019, Miami will be home to its own Eiffel Tower with the construction of SkyRise Miami, a brand new icon on Miami's skyline that is more than just an observation tower with breathtaking 40-mile views of the oceanfront city. Its entertainment venues, including a fine dining restaurant, exclusive nightclub, ballroom, and distinctive event space, are designed to be enjoyed by tourists and residents alike. The estimated cost of the project exceeds \$400 million.

» Record Tourism and Visitation: Miami achieved record tourism for the sixth consecutive calendar year in 2015, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both Miami International Airport (MIA—the 10th-busiest airport in the country) and Fort Lauderdale-Hollywood International Airport (FLL—the 21st-busiest airport in the country) achieved record passenger traffic in 2015, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2015 (finishing just 0.5 percent below 2014's record number).

FABIO FAERMAN

CCIM | Broker Associate



1390 Brickell Avenue.
Suite 104
Miami, FL 33131
T 786.262.9966
info@facommercial.com

FORTUNE
INTERNATIONAL
— REALTY —

PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

EDUCATION

CCIM, MBA, BA in Architecture

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

CONFIDENTIALITY & DISCLAIMER

Confidentiality & Disclaimer

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM
786.262.9966
info@facommercial.com

