

400-420 NW 42ND AVE, MIAMI, FL 33126

DEVELOPMENT LAND OPPORTUNITY ON LEJUNE



OFFERING SUMMARY

Sale Price:	\$1,400,000
NOI:	N/A
Lot Size:	12,298 SF
Building Size:	N/A
Zoning:	T6-8 O
Price / SF Lot:	\$113.00

PROPERTY OVERVIEW

Beacon Hill Property Group is pleased to present an exceptional opportunity to acquire a rare land play prime for development on the heavily transited Le Jeune Road (NW 42 Street). The development site is nestled between Miami International Airport to the North and Coral Gables to the South. This site consists of (12,298 SF lot), T-6-8-O zoned, suitable for Hotel, Multi-Family, Mixed-Used, Self-Storage, Financial Service, Retail, Medical, and Food and Beverage. Excellent traffic count of over 45,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Rare Redevelopment Land on Le Jeune Rd
- 45,000 + Daily Traffic Count
- Liberal T-6-8-O Zoning
- Minutes away from Miami International Airport

FOR MORE INFORMATION
 786.374.7431
 JULIO@BEACONHILLPG.COM

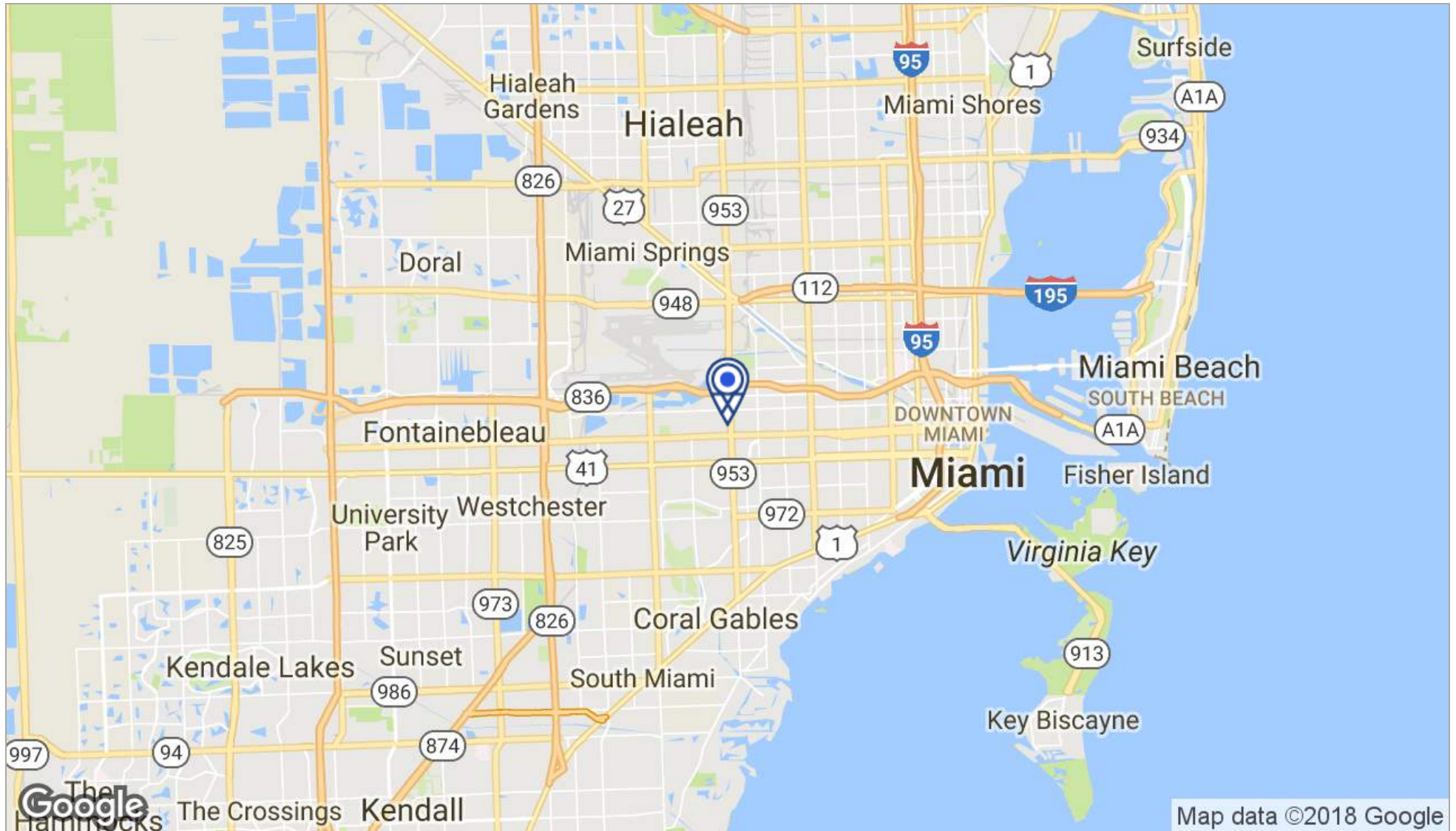
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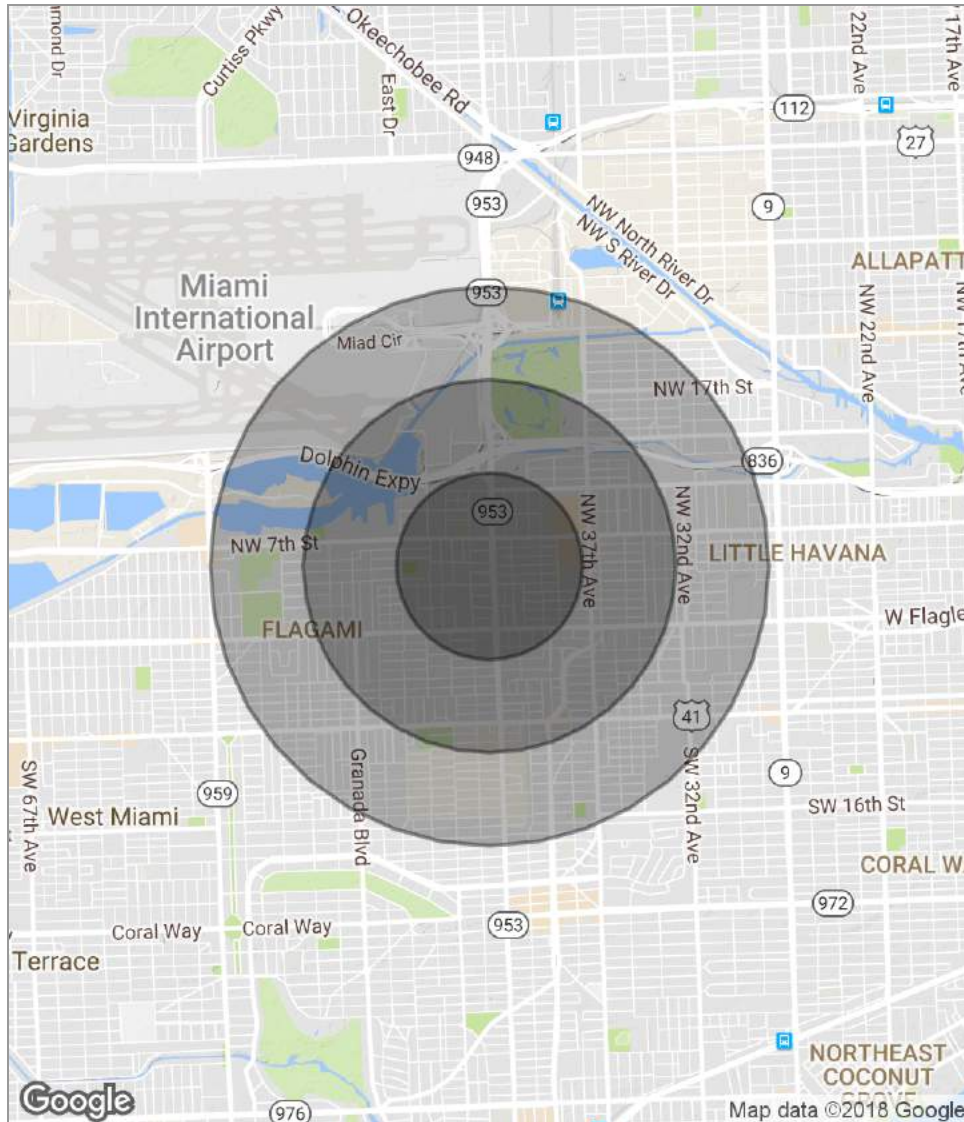
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NATIONAL TENANT COVERED LAND ON LE JEUNE ROAD



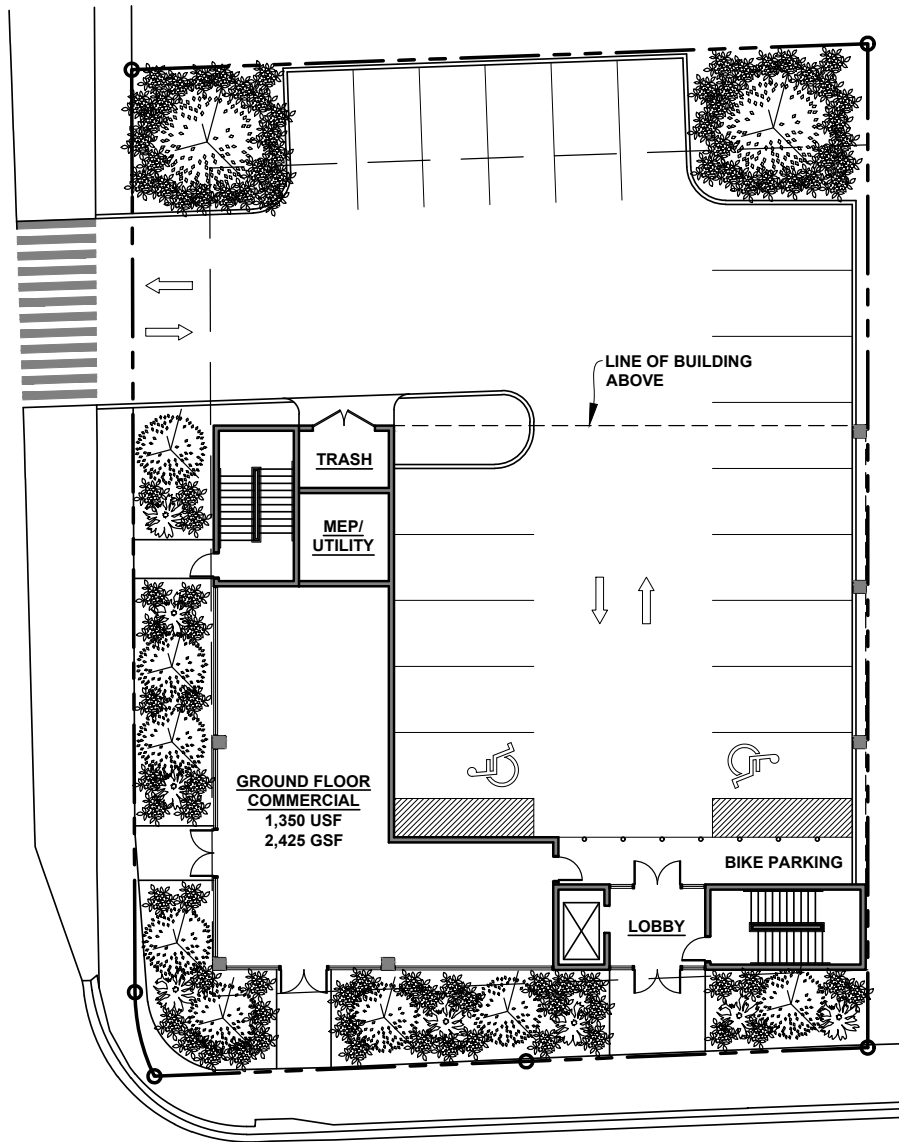
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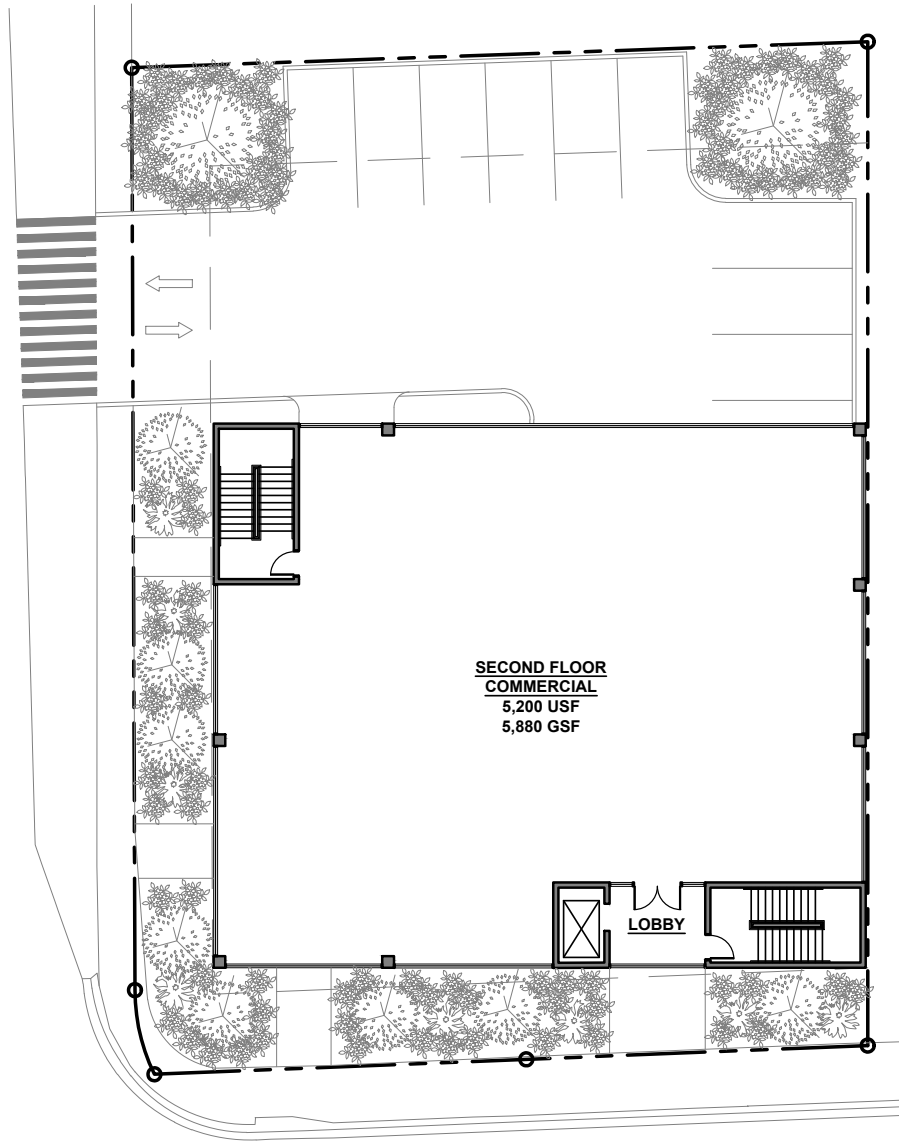


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,401	34,244	68,376
Median age	42.0	43.1	43.1
Median age (male)	39.6	41.0	40.8
Median age (Female)	43.8	44.4	44.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,813	12,426	25,683
# of persons per HH	3.0	2.8	2.7
Average HH income	\$46,021	\$43,186	\$45,698
Average house value	\$243,272	\$277,066	\$346,592

* Demographic data derived from 2010 US Census



1 GROUND FLOOR PLAN
 SCALE: 1/16"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"