

Marcus & Millichap

LAND - OFFICE
995 NORTH MIAMI BEACH
BOULEVARD REDEVELOPMENT
 995 North Miami Beach
 Boulevard
 North Miami Beach , FL 33162

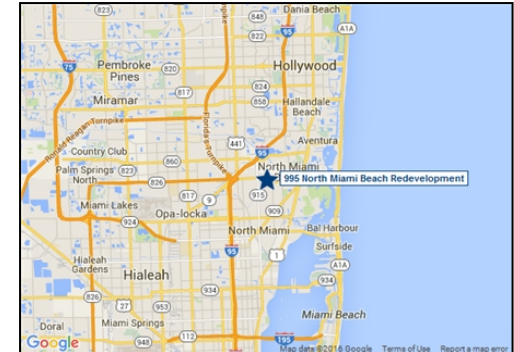


INVESTMENT HIGHLIGHTS

- ◆ Great Exposure With Excellent Visibility
- ◆ Zoned B-2 (General Business)
- ◆ Located on Busy North Miami Beach Boulevard With Traffic Counts of Over 57,000 Vehicles per Day (VPD)
- ◆ Strong Retail and Residential Presence in Surrounding Area
- ◆ Rapid Growth of High-Rise Buildings and Mixed-Use Projects in the Area
- ◆ Close Proximity to Interstate 95 (I-95)

OFFERING SUMMARY

Price	\$2,700,000
Down Payment	(100%) \$2,700,000
Lot Size (SF)	42,630
Price Per SF	\$63.34
Lot Size (Acres)	0.98
Price Per Acre	\$2,755,102
Buildable SF	42,630
Price per Buildable SF	\$63.34

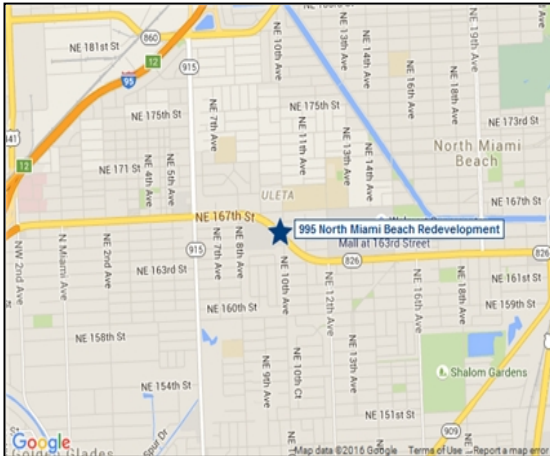


Listed by:

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PROPERTY SUMMARY

Assessor's Parcel Number	07-2217-013-0080
Zoning	B-2
Lot Size Dimensions	N/A
Frontage	North Miami Beach Boulevard



INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 995 North Miami Beach Boulevard, a 0.98 acre parcel of land located in North Miami Beach, Florida. The property has frontage on busy North Miami Beach Boulevard, which has high traffic counts of over 57,000 vehicles per day. This location provides easy access to Interstate 95 (I-95) and Miami Beach.

The lot is located in an area with a population of over 451,000 with an average household income of about \$60,000 within a Five mile radius. Plenty of high-rise buildings and mixed-use projects have been surging in the North Miami Beach area due to the new zoning code on Biscayne Boulevard, which allows for higher density projects. There are nearly 8,000 new condo and presale units in the planning and presale phase of development on and around the stretch of Northeast 151st Street and Northeast 176th Street.

995 North Miami Beach Boulevard is zoned B-2, which allows for the development of general businesses such as office, retail and service uses. The zoning allows for a maximum building height of 15 stories or 150 feet, whichever is less. There is currently a building on site consisting of 20,660 square feet. The building is 33 Percent (6,778 square feet) occupied by one tenant called Access Medical Group of North Miami Beach, Inc.



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