

INVESTMENT SUMMARY

PROPERTY OVERVIEW:

Located at 2495 NW 35th Avenue in the vibrant and rapidly developing Palmer Lake Metropolitan Urban Center (PLMUC), the Atlantic Radio Telephone property offers an outstanding investment opportunity. The site features a single-story building constructed in 1980, comprising 4,952 rentable square feet on a 25,570-square-foot lot (approximately 0.59 acres). The property is available for both sale and lease, providing flexibility to accommodate various investor and business needs.

KEY PROPERTY FEATURES:

- **Rentable Space:** 4,952 square feet
- **Lot Size:** 25,570 square feet (0.59 acres)
- **Zoning:** PLMUC, allowing for high-density mixed-use development
- **Year Built:** 1980
- **Status:** Available for sale or lease

LOCATION & AREA OVERVIEW:

Strategically positioned within the PLMUC, the property is minutes from Miami International Airport and benefits from direct access to major highways and transit hubs. The area is at the heart of a transformational revitalization, including several high-profile developments like:

- **Miami Freedom Park:** A 131-acre mixed-use project anchored by a 25,000-seat Inter Miami CF stadium (featuring Lionel Messi), a 58-acre public park, and a retail/entertainment district. Completion is expected in 2025, bringing significant economic activity and value growth.
- Nearby residential and commercial developments, including multiple approved and proposed projects that point to increasing investor and tenant interest.

DEMOGRAPHIC & ECONOMIC INSIGHTS:

- **Population:** 664,788 within a 5-mile radius (2023, Experian).
- **Average Household Income:** \$78,124 within a 5-mile radius, reflecting strong purchasing power.
- The area's growing population and rental demand (46% homeownership rate) position it as a prime location for both residential and commercial investments.

INVESTMENT CONSIDERATIONS:

- **Prime Location:** Exceptional proximity to the airport, major highways, and upcoming high-demand developments.
- **Development-Friendly Zoning:** PLMUC zoning supports mixed-use, multifamily, and commercial projects, making it ideal for investors seeking to maximize density and value.
- **High-Demand Market:** Recent comparable sales, including a \$22M hotel across the street, demonstrate the area's robust demand for investment properties.
- **Catalysts for Growth:** Miami Freedom Park and surrounding developments are expected to draw significant traffic, boost property values, and create long-term economic benefits.
- **Flexibility for Investors:** The property's availability for sale or lease opens doors for various ownership or redevelopment strategies.
- **Future Redevelopment Potential:** The site is large enough to support multifamily or mixed-use construction, with potential for 110 units while still allowing for shared amenities and retail.
- **Economic Drivers:** Proximity to Miami's vibrant commercial, residential, and cultural hubs ensures strong long-term market fundamentals.
- **Tenant Appeal:** Ideal for businesses requiring visibility and convenience, supported by the area's strong foot traffic and infrastructure improvements.

SUMMARY:

The Atlantic Radio Telephone property offers a rare chance to invest in a high-growth urban center poised for transformation. Its prime location, development-friendly zoning, and proximity to major projects like Miami Freedom Park make it a compelling option for investors seeking long-term appreciation and high returns.



PROPERTY DETAILS

Price	\$4,500,000
Property Name	Atlantic Radio Telephone
Property Address	2495 NW 35th Avenue, Miami, FL 33142
Assessor's Parcel #	30-3128-035-0010
Zoning	PLMUC - Palmer Lake Metropolitan Urban Center
Number of Buildings	1
Number of Stories	1
Year Built	1980
Building Size - Square Feet	4,952 Square Feet (*MDPA)
Lot Size - Square Feet	25,570 Square Feet (*MDPA)
Lot Size - Acres	0.59 Acres (*MDPA)
Number of Private Offices	9
Number of Kitchens	1
Number of Storage Areas	2 (Large & Small)
Number of Bathrooms	2
*MDPA - Miami Dade Property Appraiser	



Property also available for lease, please contact listing broker for more details.