

MIAMI BEACH

DOWNTOWN MIAMI



WYNWOOD / DESIGN DISTRICT



LITTLE RIVER DISTRICT



SUBJECT PROPERTY

2230 NW 76TH ST MIAMI, FL 33147

NW 22ND AVE 30,500 AADT

NW 76TH ST 15,800 AADT

2230 NW 76th Street Industrial Development Site

Joseph Suarez

2230 NW 76 ST
Miami FL 33147

2230 NW 76th Street Industrial Development Site



Exclusively Marketed by:



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Brokerage License No.: CQ1069326
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Trustpoint Rendering On-Site

OFFERING SUMMARY

ADDRESS

2230 NW 76 ST
Miami FL 33147

COUNTY

Miami-Dade

SUBMARKET

Miami Submarket

PRICE

\$4,000,000

PRICE PSF LAND

\$79.54

SF

50,289 SF

LAND ACRES

1.15

ZONING TYPE

IU-1

OF PARCELS APN

1

3031100281880

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2026 Population

23,478

215,105

571,833

2026 Median HH Income 2026

\$47,839

\$50,827

\$61,187

Average HH Income

\$61,667

\$70,684

\$91,768



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Investment Summary | 2230 NW 76th Street Industrial Development Site



STRATEGIC INFILL ADVANTAGE

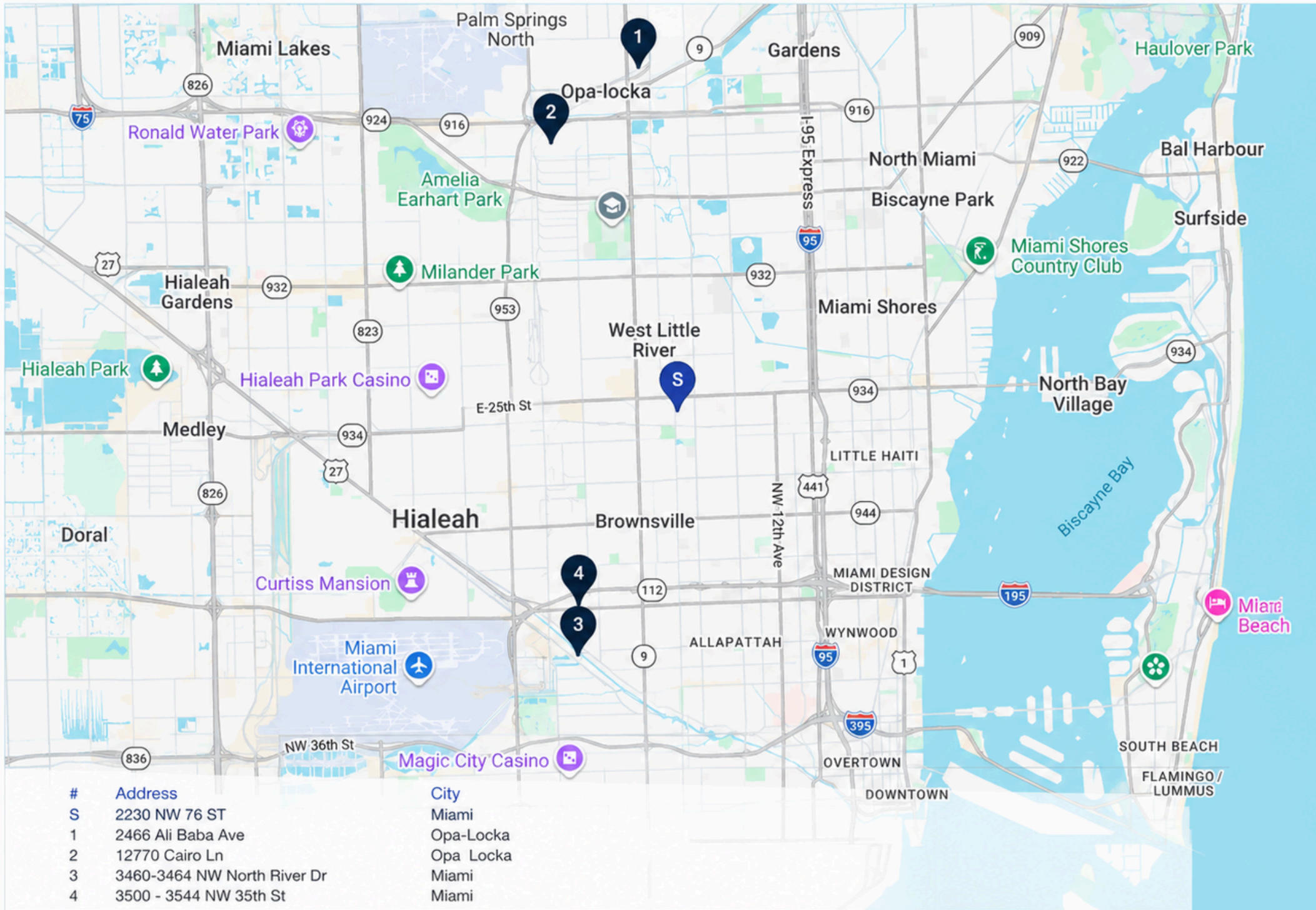
A rare opportunity to acquire 1.15 acres of IU-1 industrial land in a central Miami location. The site offers excellent visibility, dual frontage, and convenient access to major employment centers, commercial districts, and transportation corridors.

- **50,289 SF SITE**
- **30,500 AADT EXPOSURE**
- **FLEXIBLE INDUSTRIAL POTENTIAL**

PROPERTY FEATURES

LAND SF	50,289
LAND ACRES	1.15
# OF PARCELS	1
ZONING TYPE	IU-1
TOPOGRAPHY	Generally Level
LOT DIMENSION	Irregular — Dual Frontage
CORNER LOCATION	Yes
TRAFFIC COUNTS	30,500 AADT — NW 22nd Ave





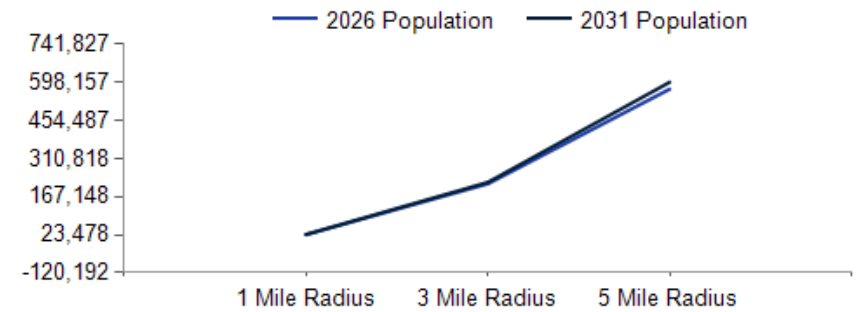
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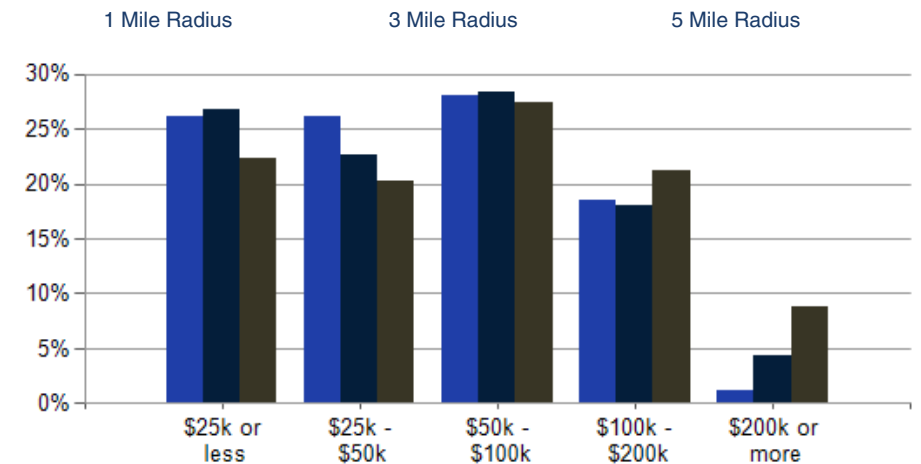
Sale Comps Map | 2230 NW 76th Street Industrial Development Site

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,991	215,778	524,878
2010 Population	19,647	214,042	535,181
2026 Population	23,478	215,105	571,833
2031 Population	24,243	220,853	598,157
2026 African American	12,901	76,451	136,399
2026 American Indian	99	1,053	2,438
2026 Asian	48	723	5,229
2026 Hispanic	10,075	129,589	377,191
2026 Other Race	2,983	28,786	75,068
2026 White	2,734	37,478	135,134
2026 Multiracial	4,710	70,558	217,426
2026-2031: Population: Growth Rate	3.20%	2.65%	4.50%

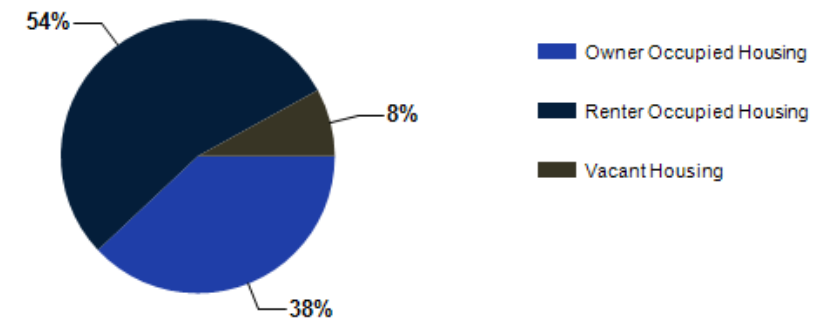
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,382	12,693	30,878
\$15,000-\$24,999	718	7,530	17,551
\$25,000-\$34,999	627	6,957	18,252
\$35,000-\$49,999	1,477	10,122	25,889
\$50,000-\$74,999	1,174	12,593	34,565
\$75,000-\$99,999	1,074	8,831	24,941
\$100,000-\$149,999	1,122	9,763	31,446
\$150,000-\$199,999	365	3,813	14,803
\$200,000 or greater	94	3,327	18,979
Median HH Income	\$47,839	\$50,827	\$61,187
Average HH Income	\$61,667	\$70,684	\$91,768



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



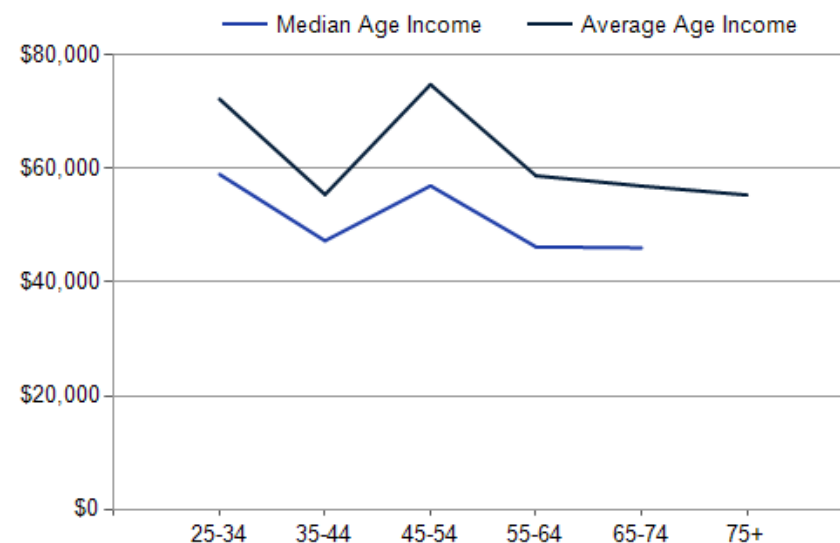
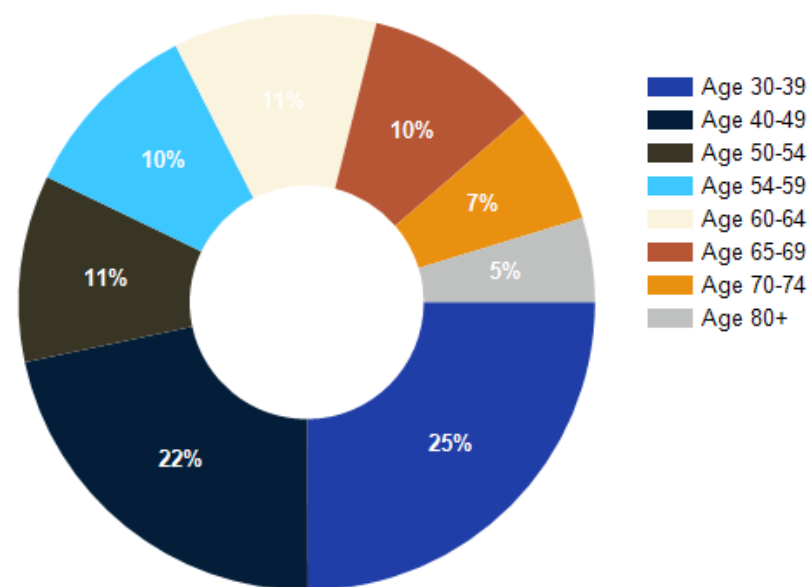
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,647	14,125	41,882
2026 Population Age 35-39	1,692	14,788	42,476
2026 Population Age 40-44	1,506	13,777	38,765
2026 Population Age 45-49	1,402	13,122	35,455
2026 Population Age 50-54	1,406	13,636	37,200
2026 Population Age 55-59	1,384	13,538	36,582
2026 Population Age 60-64	1,527	14,861	38,270
2026 Population Age 65-69	1,307	12,879	31,978
2026 Population Age 70-74	887	10,765	27,369
2026 Population Age 75-79	632	8,048	20,990
2026 Population Age 80-84	345	5,327	14,448
2026 Population Age 85+	376	5,126	14,138
2026 Population Age 18+	17,923	171,885	467,848
2026 Median Age	37	41	41
2031 Median Age	39	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,988	\$63,658	\$79,077
Average Household Income 25-34	\$72,240	\$83,641	\$109,380
Median Household Income 35-44	\$47,287	\$55,307	\$66,995
Average Household Income 35-44	\$55,439	\$75,148	\$105,262
Median Household Income 45-54	\$56,970	\$68,076	\$76,825
Average Household Income 45-54	\$74,816	\$87,425	\$107,767
Median Household Income 55-64	\$46,217	\$58,478	\$67,208
Average Household Income 55-64	\$58,731	\$76,733	\$93,455
Median Household Income 65-74	\$46,044	\$33,668	\$40,919
Average Household Income 65-74	\$56,928	\$53,851	\$74,844
Average Household Income 75+	\$55,358	\$50,060	\$57,109

Population By Age

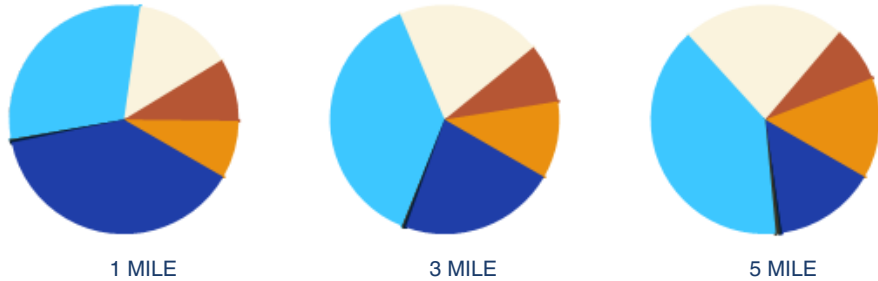


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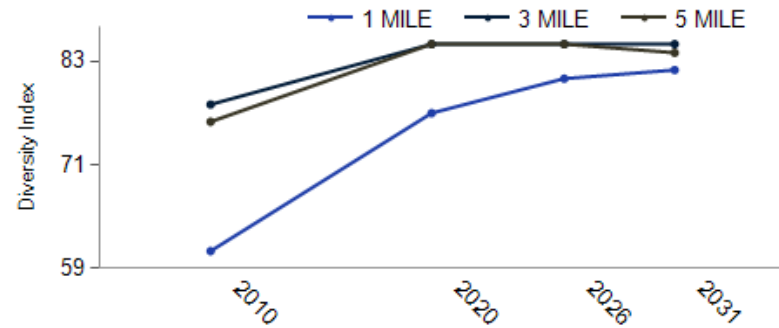
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	85	84
Diversity Index (current year)	81	85	85
Diversity Index (2020)	77	85	85
Diversity Index (2010)	61	78	76

POPULATION BY RACE



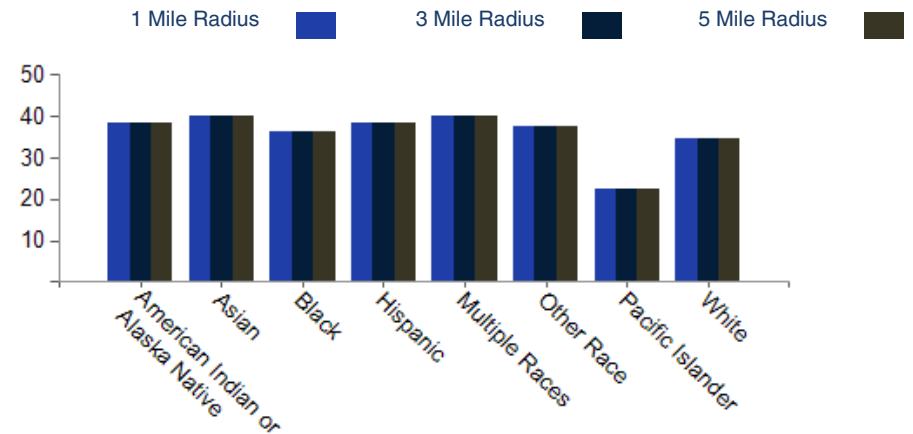
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	38%	22%	14%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	30%	38%	40%
Multiracial	14%	20%	23%
Other Race	9%	8%	8%
White	8%	11%	14%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	38	38
Median Asian Age	40	41	39
Median Black Age	36	39	38
Median Hispanic Age	38	43	43
Median Multiple Races Age	40	45	45
Median Other Race Age	37	39	39
Median Pacific Islander Age	23	39	40
Median White Age	35	41	40

2026 MEDIAN AGE BY RACE



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Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



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Advisor Profile | 2230 NW 76th Street Industrial Development Site

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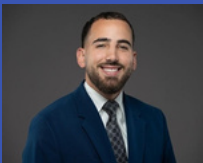
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