



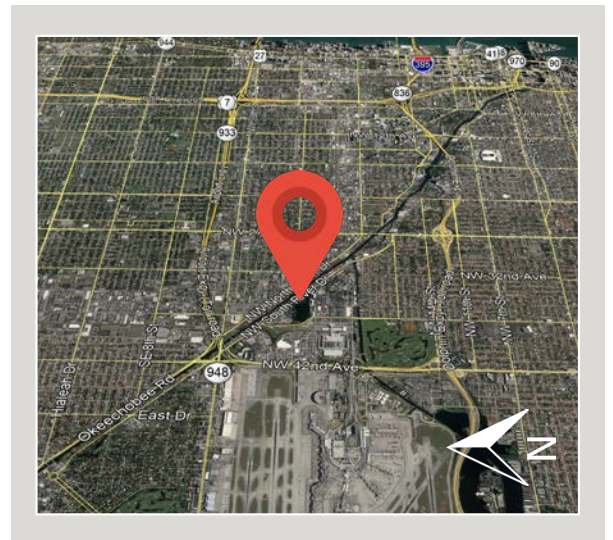
3550 NW S. River Drive,

Miami, Florida 33142

PRICING UPON REQUEST

Property Features

- 5.97 Acres (260,171 SF) with a portion submerged
- Excellent redevelopment opportunity
- Located at 618 Urban Center within PLMUC District
- Primary land us: 4937 Open Storage: Warehouse or Storage



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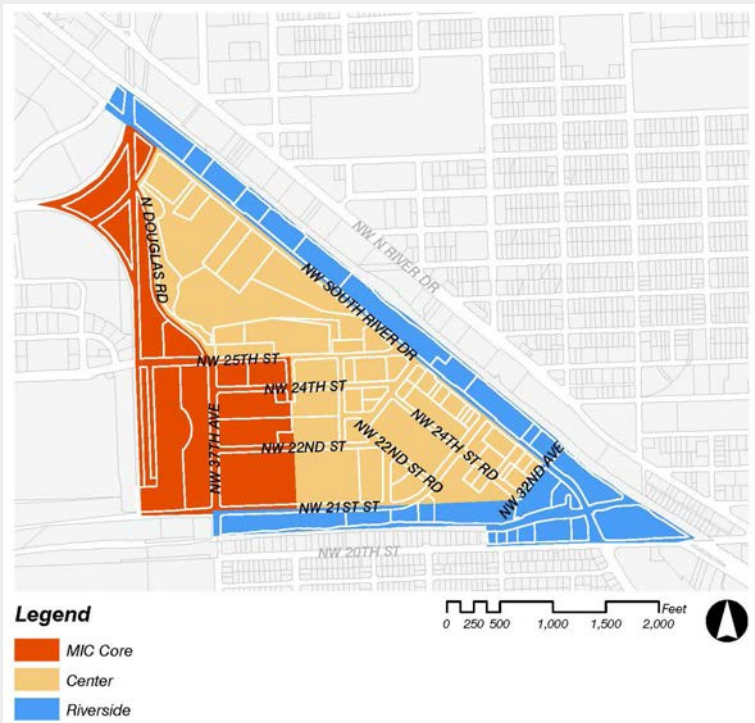
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PLMUC DISTRICT AND ACCESS

PALMER LAKE FRONTAGE



Permitted uses include:

- Residential uses shall be Permitted up to Two Hundred Fifty (250) units per acre.
- Hotels, motels, and apartment hotels developed for transient residential usage shall be permitted up to three hundred seventy-five (375) units per acre.
- All uses permitted in the IU-1, IU-2 and BU-2 Districts
- Some of the uses allowed in BU-3
- Mobile food sales and services
- Commercial parking garages alone or in conjunction with other permitted uses



Area Highlights:

- Miami-Dade County Department of Transportation and Public Works is proposing to reconstruct and widen NW South River Drive from NW 38 to NW 32 Avenues. The project encompasses a 2-lane roadway with center turn lane, parallel parking, bicycle/pedestrian lane, curb and signage, roadway lighting and bridge replacement at Palmer Lake (Project No. 20150007)
- Less than 2 miles from the proposed Miami Freedom Park: 25,000 seat soccer-specific stadium, retail shops, hotels, restaurants and a training center.

SUBJECT LOCATION

PALMER LAKE FRONTAGE

