

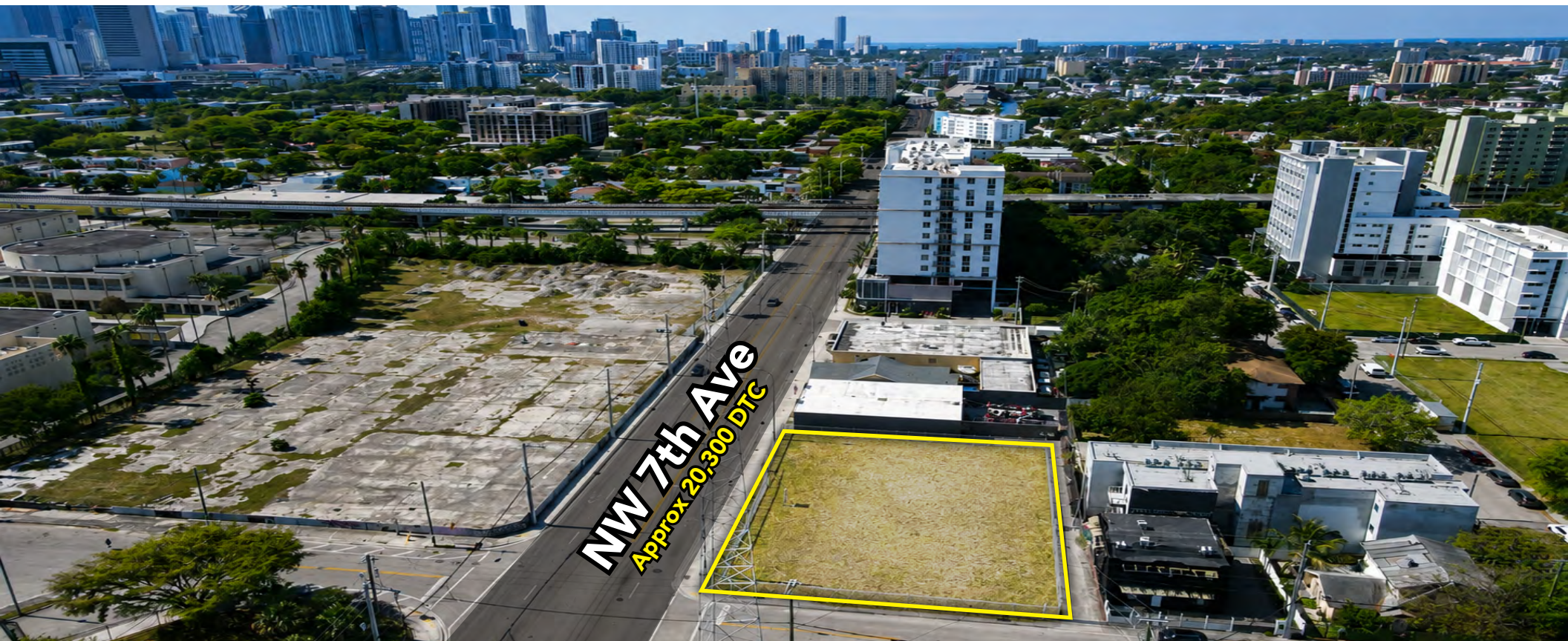
# ALLAPATTAH

1234-1250 NW 7th Ave, Miami, Florida 33136

**FOR LEASE**

## PRIME CORNER LAND OPPORTUNITY FOR LEASE IN MIAMI'S URBAN CORE

Position Your Business Where Miami Moves.



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**(305) 576-7474**

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# EXECUTIVE SUMMARY

Chariff Realty Group is pleased to present 1234 & 1250 NW 7th Avenue, a **highly visible corner land opportunity** consisting of approximately **16,950 SF** in one of Miami's **most connected and rapidly evolving corridors**.

**Strategically positioned** along NW 7th Avenue in the heart of Allapattah, the property benefits from significant **daily traffic, exceptional visibility,** and direct accessibility to **Miami's major employment centers**. The site sits just minutes from Downtown Miami, Brickell, Wynwood, the Health District, Little Havana, and major expressways including **I-95, SR-836, and I-395**.

Its **central location and flexible layout** make it ideal for a variety of commercial, automotive, retail, service, logistics, and experiential uses.

**16,950 SF**  
Corner Site

**T6-12-O**  
Zoning

**2**  
Parcels  
Combined



# PROPERTY DETAILS

## LEASING RATE

Contact Us

## LOT SIZE

16,950 SF ±

## SUBMARKET

Allapattah  
Miami Urban Core

## ZONING

T6-8-O

## NO. OF PARCELS

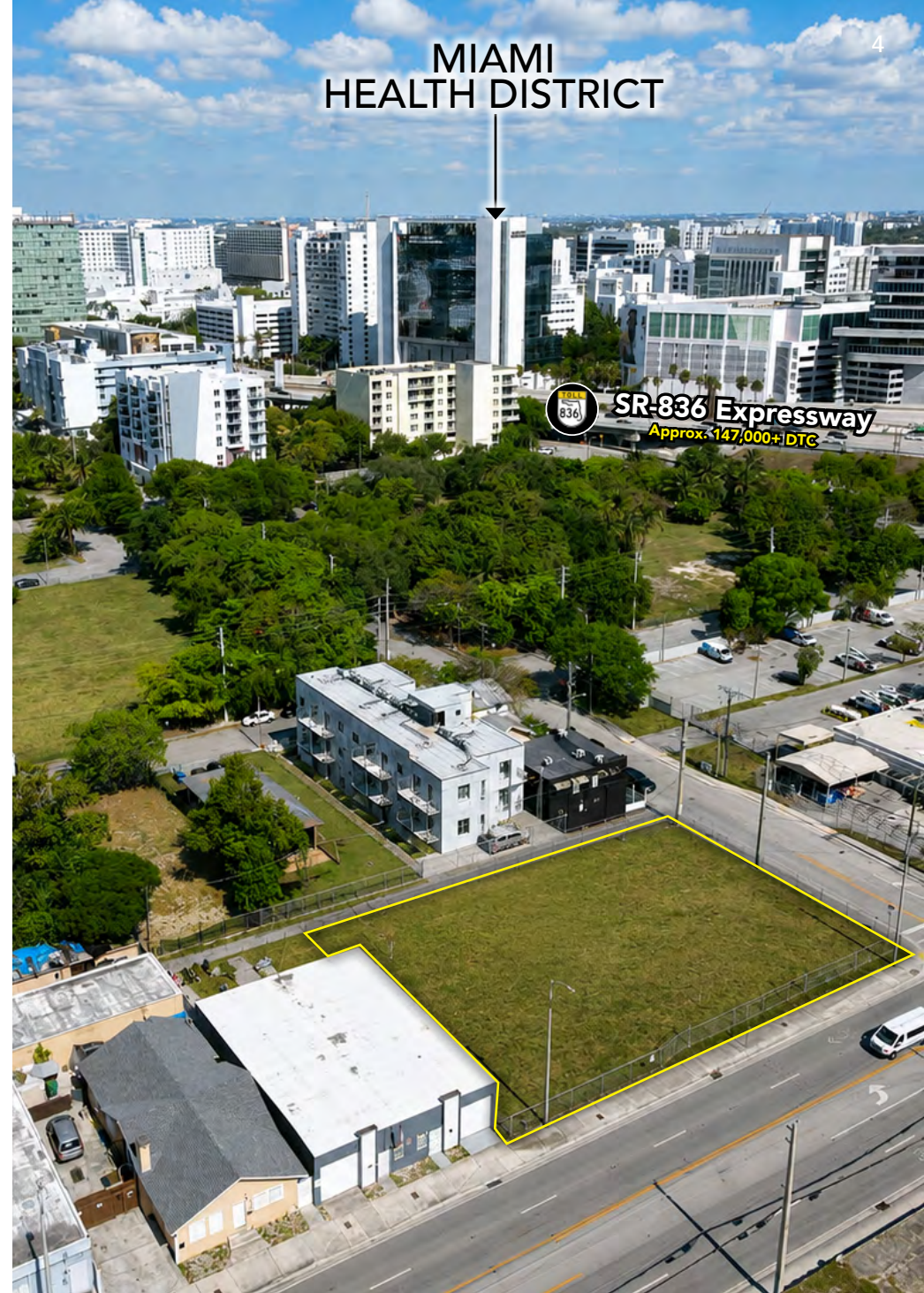
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## ADDRESS

1234-1250 NW 7th Ave  
Miami, FL 33136

## HIGHLIGHTS

- Approx. 16,950 SF Corner Site
- Excellent Visibility Along NW 7th Avenue
- Strong Morning & Evening Traffic Counts
- Minutes from Downtown Miami & Brickell
- Immediate Access to I-95 & SR-836
- Flexible Commercial Uses
- Ideal for Automotive, Retail, Food & Service Uses
- Centrally Located Within Miami's Urban Core
- High Exposure to Daily Commuters
- Rare Land Lease Opportunity



# LOCATION OVERVIEW

## Central Miami Location

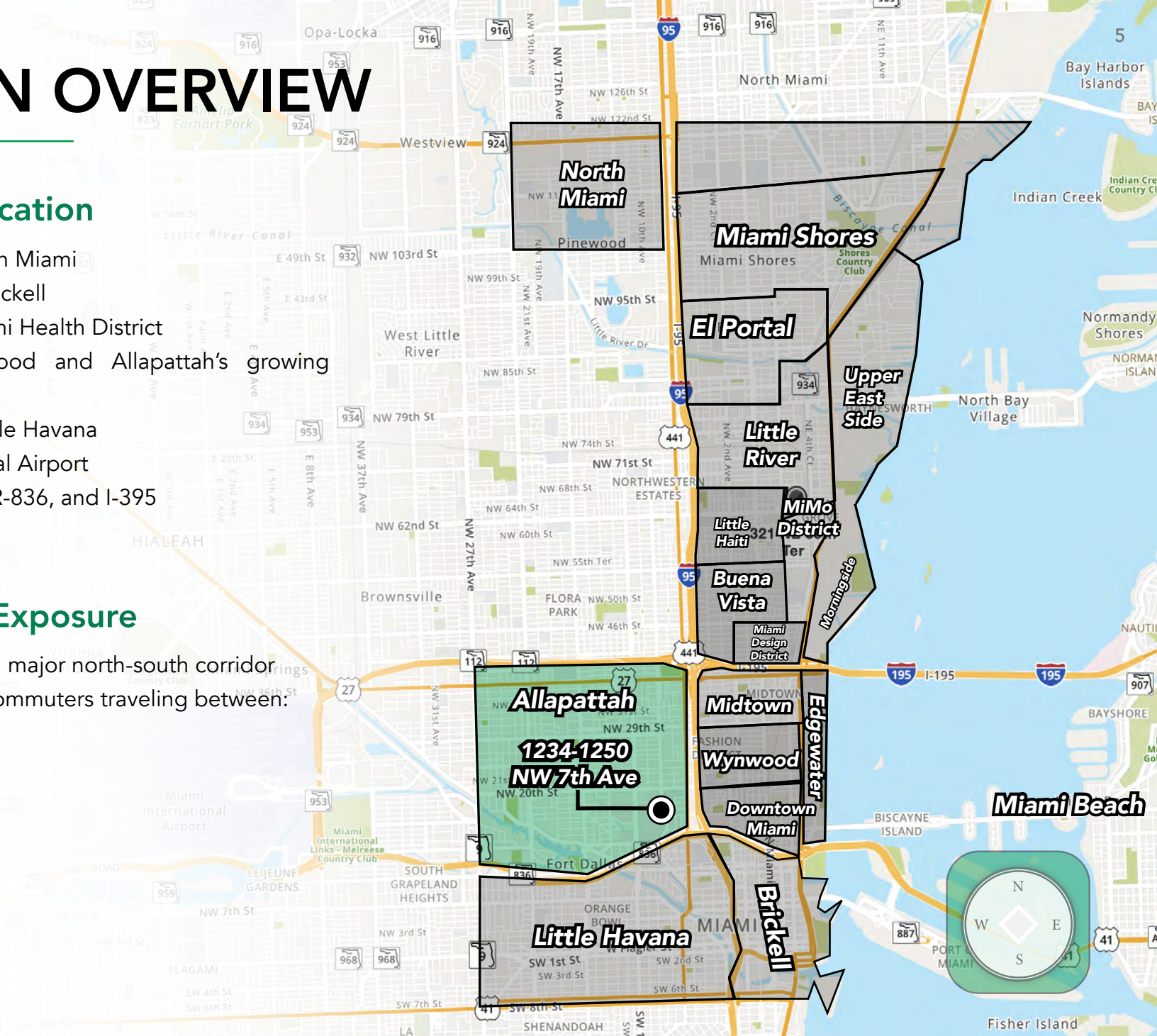
- Minutes from Downtown Miami
- Immediate access to Brickell
- Close proximity to Miami Health District
- Convenient to Wynwood and Allapattah's growing commercial corridor
- Easy connectivity to Little Havana
- Near Miami International Airport
- Direct access to I-95, SR-836, and I-395

## High Commuter Exposure

NW 7th Avenue serves as a major north-south corridor connecting thousands of commuters traveling between:

- Downtown Miami
- Miami Shores
- North Miami
- Hialeah
- Miami Gardens
- Brickell
- Health District

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# IDEAL USES



## AUTOMOTIVE

- Quick-Lube / Oil Change Facility
- Car Wash
- Rental Car Operation
- Fleet Parking
- Auto Sales
- Electric Vehicle Charging Hub
- Tire Sales & Service
- Commercial Vehicle Parking



## FOOD & BEVERAGE

- Food Truck Park
- Outdoor Food Hall
- Farmers Market
- Specialty Produce Market
- Weekend Marketplace
- Beverage Garden
- Seasonal Event Venue



## TRANSPORTATION & MOBILITY

- EV Charging Station
- Ride-Share Staging Facility
- Scooter Rental Hub
- Bicycle Rental Center
- Last-Mile Logistics Hub
- Micro-Fulfillment Center



## RETAIL & SERVICE

- Garden Center
- Building Materials Display Yard
- Equipment Rental Company
- Portable Storage Facility
- Shipping Container Sales
- Contractor Supply Yard



## INDUSTRIAL OUTDOOR STORAGE

- Contractor Yard
- Construction Equipment Storage
- Landscape Company Yard
- Plumbing Supply Yard
- Roofing Contractor Yard
- Electrical Contractor Yard



## RECREATION & EXPERIENTIAL

- Pickleball Concept
- Padel Courts
- Outdoor Fitness Facility
- Community Event Venue
- Seasonal Activation Space
- Pop-Up Entertainment Venue



## HEALTHCARE & COMMUNITY-ORIENTED

- Mobile Healthcare Campus
- Urgent Care Modular Facility
- Medical Testing Center
- Community Market

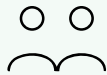
**Disclaimer:** The uses identified above are conceptual and provided for marketing purposes only. Prospective tenants/users must independently verify that their intended use complies with all applicable zoning, permitting, licensing, and regulatory requirements.

# WHY THIS SITE



## Exceptional Accessibility

Few available sites in Miami offer this combination of visibility, accessibility, and proximity to major employment centers.



## Strong Demographics

Surrounded by dense residential neighborhoods, employment centers, hospitals, educational institutions, and growing commercial districts.



## Flexible Opportunity

Suitable for short-term activations, interim uses, or long-term land lease opportunities.



## Strategic Positioning

Located at the crossroads of several of Miami's strongest growth markets:

<b>DOWNTOWN MIAMI</b>	~2.5 Miles (SE)
<b>BRICKELL</b>	~3.0 Miles (SE)
<b>WYNWOOD</b>	~1.8 Miles (NE)
<b>HEALTH DISTRICT</b>	~0.3 Miles (East)
<b>LITTLE HAVANA</b>	~1.2 Miles (SW)
<b>ALLAPATTAH</b>	On-Site

# AERIAL VIEW (S.W. To N.E. View)

LITTLE RIVER

DESIGN DISTRICT

WYNWOOD

EDGEWATER

DOWNTOWN MIAMI



**SR-836 Expressway**  
Approx. 147,000+ DTC

**NW 7th Ave**  
Approx 20,300 DTC

# AERIAL VIEW (West To East View)

EDGEWATER

DOWNTOWN  
MIAMI

BRICKELL ▶



**I-95 Expressway**  
Approx. 20,000+ DTC

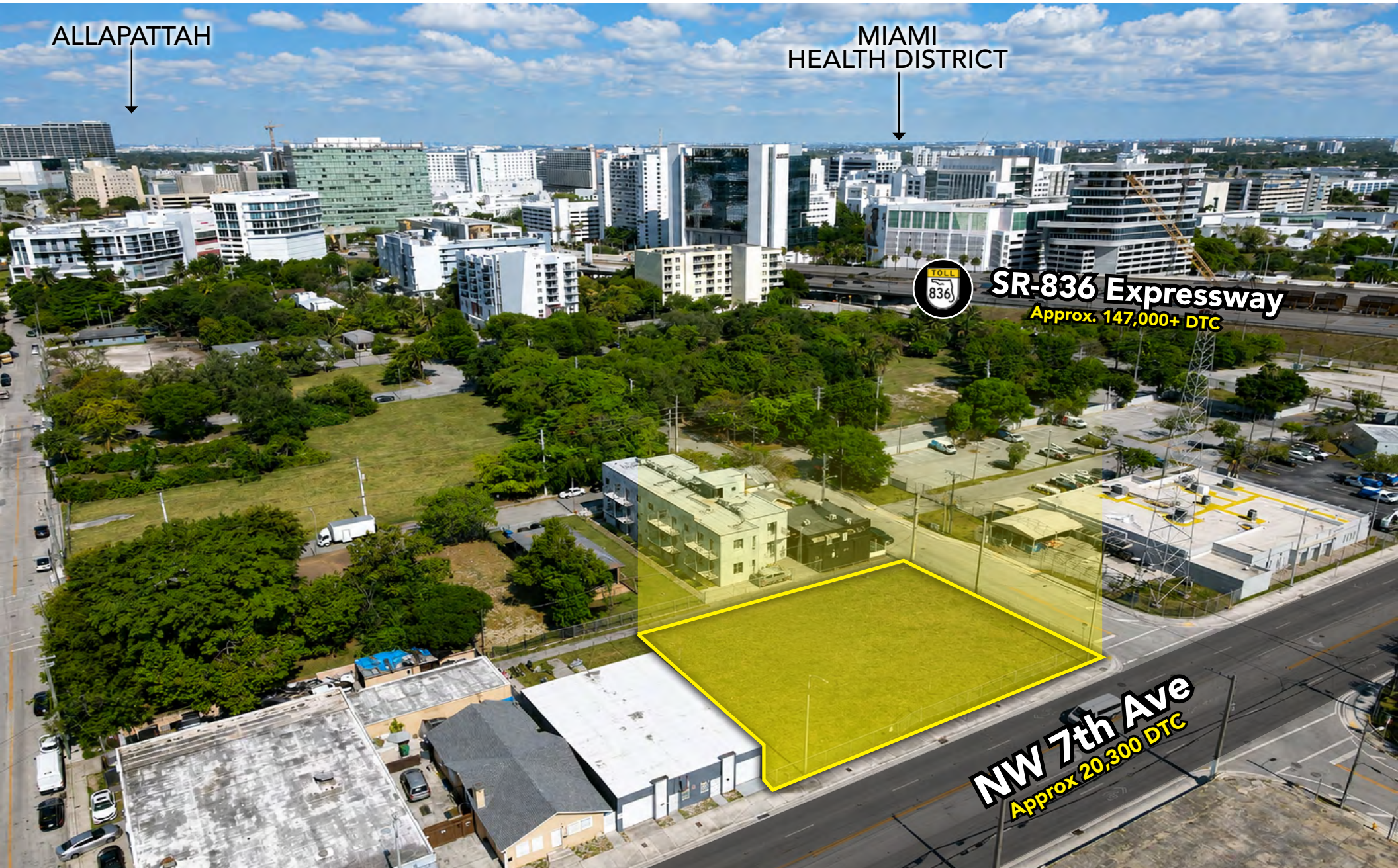
**NW 7th Ave**  
Approx 20,300 DTC

**NW 13th St**

# AERIAL VIEW (S.E. To N.W. View)

ALLAPATTAH

MIAMI  
HEALTH DISTRICT



**SR-836 Expressway**  
Approx. 147,000+ DTC

**NW 7th Ave**  
Approx. 20,300 DTC



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