



Prime Multi-Use Redevelopment Opportunity in Miami, FL
Presented by Sigma Real Estate International Florida, LLC

Flagler Land Project – For Rent

Executive Summary

- Three contiguous parcels in Miami's high-traffic Flagler corridor

- Zoned partly BU-1A (Limited Business District) and RU-2 (One-Family Residential)
- Ideal for multi-use development: retail, office, residential or combination

- Key Highlights:

- Location: Directly off Palmetto Expressway (SR 826) for maximum visibility
- Flexibility: Suited for ground-up development, long-term leasing, or strategic partnerships





- Folio 30-4002-008-0130 (NE Lot)
 - **Address:** 7600 W Flagler St, Miami, FL 33144
 - **Size:** 9,570 SF
 - **Zoning:** BU-1A (Commercial – Arterial)
- Folio 30-4002-008-0093 (NW Lot)
 - **Address:** 7600 W Flagler St, Miami, FL 33144
 - **Size:** 5,050 SF
 - **Zoning:** BU-1A (Commercial – Arterial)
- Folio: 30-4002-008-0140
 - **Address:** 7601 W Flagler St, Miami FL 33144
 - **Lot Size:** 11,000 SF
 - **Zoning:** RU-2 (Residential)
 - **Land Use (Appraiser):** Residential: Vacant Land
- Asking Price (Combined): \$4.30/SF) NNN Structure
 - **Total Site** 26,620 SF)
 - **Land Use (Appraiser):** Residential & Vacant Land

Property Overview



Zoning & Development Potential

- BU-1A (Limited Business District)
 - Permits a variety of commercial uses (retail, office, etc.)
 - Potential for mixed-use (retail/office + residential above), subject to approvals
- RU-2 (One-Family Residential District)
 - Allows duplex or multifamily (2–9 units)
 - Subdivision possible if Code requirements (lot size, frontage) are met
- Key Advantage:
 - Multiple permitted uses = creative potential (standalone commercial, mixed-use, or residential expansions)



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Lease Terms

Long-Term Lease - NNN

- Secure a **stable leasing structure** without the upfront investment of purchasing the land.
- Competitive lease rates: **~\$4.30 per SF**, making it attractive for business expansion.
- Flexible lease terms available to accommodate tenant needs.
- Tenant is responsible for,
 - Net Property Taxes
 - Building/Property Insurance
 - Common Area Maintenance

Ground Lease

- Developer constructs and operates improvements while paying ongoing ground rent.
- Allows the tenant to retain control over improvements while the owner maintains underlying land ownership.
- Long-term flexibility for businesses seeking to establish a permanent footprint in the area.

T-I-A

- A Tenant Improvement Allowance (TIA) is available, subject to lease structure and deal terms, and can be strategically applied as rent abatement to support the tenant's build-out needs.

NORTH-WEST VIEW - 826 HWY



NORTH-WEST VIEW - 826 HWY





EAST VIEW





Corner Land Ideal for:



Corner Land Ideal for:



Corner Land
Ideal for:





Corner Land Ideal for:



Corner Land
Ideal for:





Corner Land
Ideal for:

