

OAK PLAZA

1620 NE 148th St, Miami, Florida 33181

FOR SALE

Value Add Shopping Center





15 Unit Strip Center

A **unique investment** opportunity along W Dixie Highway: a 15-unit micro retail shopping center offering substantial value add potential. The current tenancy consists primarily of vacant units or month-to-month occupants, providing **exceptional flexibility** for repositioning the asset. Investors may pursue full owner-user occupancy, a hybrid owner/tenant structure, or a comprehensive **re-leasing strategy** at prevailing market rents.

Property Highlights

- 15 Micro-Retail Units
- 73% occupancy
- Value-Add Opportunity with Significant Upside Potential
- BU-1 Zoning allows for a maximum development height of up to 45ft and 4 stories.



EXECUTIVE SUMMARY



TOTAL BUILDING SIZE: **15,604 SF ±**



TOTAL LAND SIZE: **36,168 SF ±**



SALES PRICE: **\$3,600,000**



ZONING: **BU-1**

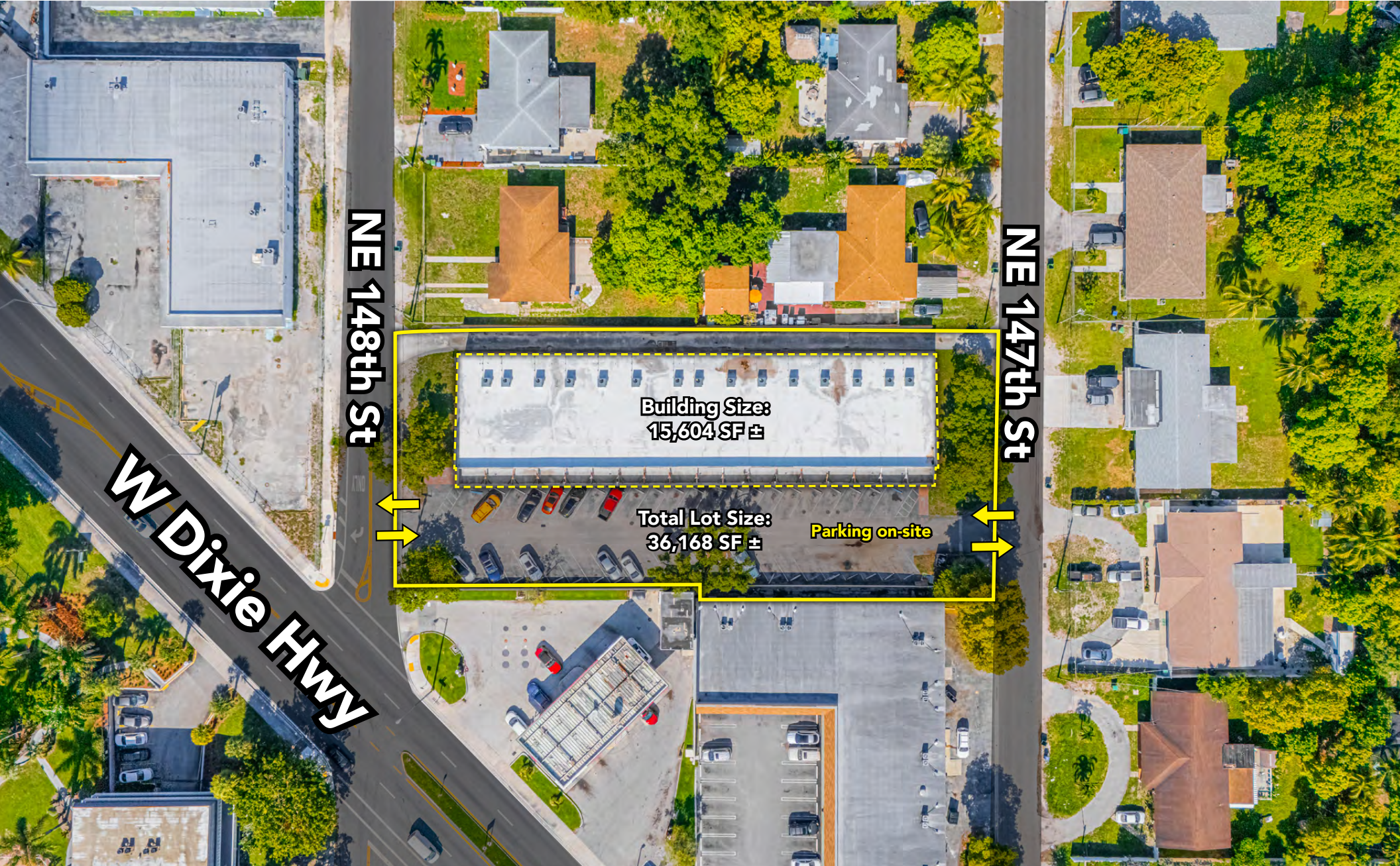


Area Highlights

- Easy access to Miami Shores and Aventura along W Dixie Hwy
- Upcoming "New North Town Center" development includes the construction of 1,650 Residential units, along with office, hotel and school facilities
- Neighbors include multiple medical centers such as Latino Medical Center, Cano Health, Medi-Sun, Borinquen, CareMax and Clinical Care
- AADT:15,000 – 20,000 traffic along W Dixie Hwy



AERIAL VIEW (Top-Down View)



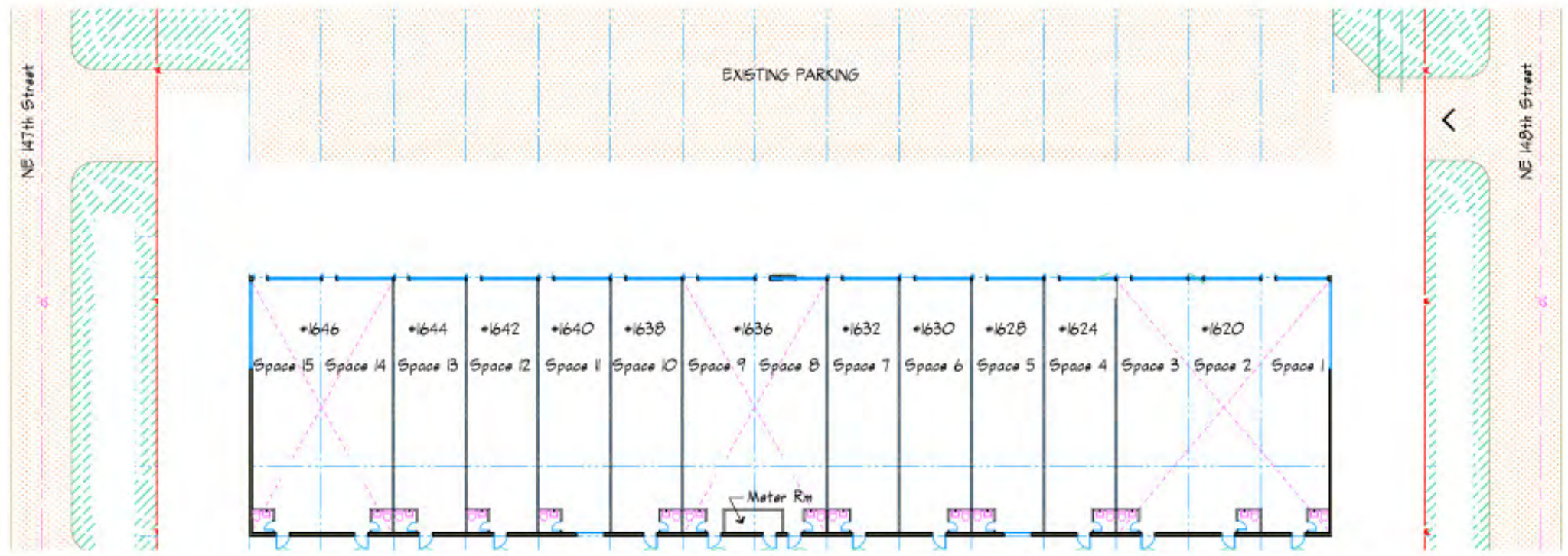


PHOTOS





SITE PLAN





AERIAL VIEW (S.W. to N.E. View)

AVENTURA

SUNNY ISLES BEACH

Sole Mia



W Dixie Hwy

NE 148th St

NE 18th Ave

NE 147th St





AERIAL VIEW (North To South View)



MIAMI BEACH

EDGEWATER

WYNWOOD



DESIGN DISTRICT



NE 18th Ave

NE 16th Ave

NE 147th St

NE 148th St

W Dixie Hwy



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