

345 NW 7TH STREET

MIAMI, FL 33136



FOR MORE INFORMATION, PLEASE CONTACT:

Virgilio Fernandez, CCIM, MSIRE
Managing Director
+1 305 613 4507
virgilio.fernandez@cushwake.com

Andres Navarrete, MSIRE
Senior Associate
+1 786 439 8921
andres.navarrete@cushwake.com

Mitash Kripalani, CCIM
Managing Director
+1 786 271 5598
mitash.kripalani@cushwake.com

Alain Crego, MSIRE
Senior Associate
+1 305 928 7430
alain.crego@cushwake.com

Milan Patel
Associate
+1 305 928 6314
milan.patel@cushwake.com

Unlock the potential of this vacant commercial lot in the heart of Downtown Miami. This highly visible and accessible site offers a compelling opportunity for a variety of development scenarios, including an 8-story residential, commercial, or mixed-use project. The property also lends itself to alternative uses such as a car wash, coffee concept, ice cream shop, container-style restaurant, or even a billboard opportunity given its exposure. Additionally, there may be an assemblage play with neighboring parcels, providing further scale and upside for a larger development. Surrounded by ongoing growth and urban density, this is a rare chance to secure a well-located site with strong near-term and long-term potential.

Address:	Folio:	Lot Size:	Zoning:	List Price:
345 NW 7th Street Miami, FL 33136	01-0104-070-1170 (Tax Roll attached)	±3,317 SF (0.026 AC)	T6-8-O-URBAN CORE ZONE	\$1,500,000

LOCATION OVERVIEW:

Located in Miami's rapidly evolving Health District, the property benefits from immediate proximity to major medical institutions, transit infrastructure, and the urban core, with seamless access to Downtown, Brickell, and Wynwood.

DESIGN DISTRICT/
MIDTOWN

WYNWOOD

MIAMI-DADE
GOVERNMENT
DISTRICT

DOWNTOWN MIAMI
& BRICKELL

345 NW
7TH STREET

NW 7TH AVENUE

- Jackson Memorial Hospital
- University of Miami Health System
- Civic Center Metrorail Station

HEALTH DISTRICT
CENTER

DRIVE TIMES:

Downtown Miami	5 Min
Brickell	7 Min
Wynwood	5 Min
Miami Int'l Airport	10-12 Min
Miami Beach	15 Min

NEARBY SUBMARKETS:

- Downtown Miami
- Wynwood
- Brickell
- Design District/Midtown

CONNECTIVITY:

- I-95 + SR 836 immediate access
- Close to Metrorail + Brightline