

Retail Opportunity In the Heart of Miami

OFFERING MEMORANDUM | 291 NORTHWEST 37TH AVENUE | MIAMI, FL

Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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KW COMMERCIAL | MIAMI KENDALL

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Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

01

Property Information

EXECUTIVE SUMMARY

ATTACHMENT 1

Executive Summary



Property Overview

This offering presents a premier development opportunity located directly across the street from the Magic City Casino in the heart of Miami, Florida. The property totals 10,082 square feet of existing building area on a 30,600-square-foot lot with 59 parking spaces, offering exceptional flexibility as an existing stand alone building.

It is zoned T6-8-O, one of Miami's most desirable and highest-density commercial designations. This allows 150 residential units per acre, which permits by right development of approximately 112 residential units. Additionally, under Florida's Live Local Act, density can be increased up to 1,000 units per acre, significantly expanding the property's potential for multifamily, hotel, retail, or mixed-use development.

The property's prime frontage and proximity to major thoroughfares provide excellent visibility and accessibility for a variety of commercial applications. Its location directly across from Magic City Casino ensures strong traffic counts and year-round activity — ideal conditions for retail, hospitality, or residential development.

This is a rare opportunity to acquire a high-density, development-ready site in one of Miami's most dynamic and centrally located commercial corridors.

Property Highlights

- Directly Across Magic City Casino
- Zoned T6-8O
- AADT 26,000 vehicles
- Can be purchased with existing business or vacant

Price:	Upon Request
Building SF:	10,082
Occupancy:	Single
Lot Size:	30,600 SF
Signage:	Direct on Douglas Rd
Frontage:	Douglas Rd
Year Built:	Multiple
Parking:	59 Spaces

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, balconies, and large windows, all represented by simple geometric lines. The perspective is from a low angle, looking up at the building.

02

Location Information

LOCATION & HIGHLIGHTS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

DEMOGRAPHICS

Location & Highlights



Location Information

Building Name:	291 NW 37 Ave
Street Address	291 Northwest 37th Avenue
City, State, ZIP	Miami, FL 33125
County:	Miami-Dade
Market:	City of Miami
Sub-market:	Flagami
Cross Streets:	Douglas Rd

Location Overview

The property is ideally situated in the heart of the City of Miami, offering unmatched accessibility and visibility. Directly across the street from the Magic City Casino, the site benefits from steady traffic and high exposure in one of Miami's most active commercial corridors.

A variety of restaurants, retail establishments, and neighborhood amenities are located within walking distance, enhancing convenience for both customers and employees. The central location provides exceptional connectivity — the property is approximately 15 minutes from anywhere in Miami-Dade County, including Downtown Miami, Coral Gables, Miami International Airport, and major expressways.

This prime, central location positions the property perfectly for continued business success or future redevelopment into a high-demand commercial or mixed-use project.

Property Highlights

This offering presents a rare opportunity to acquire a fully operational and profitable funeral home located directly across the street from the Magic City Casino in Miami, Florida. The business has been established for 27 years, maintaining a strong reputation and consistent profitability.

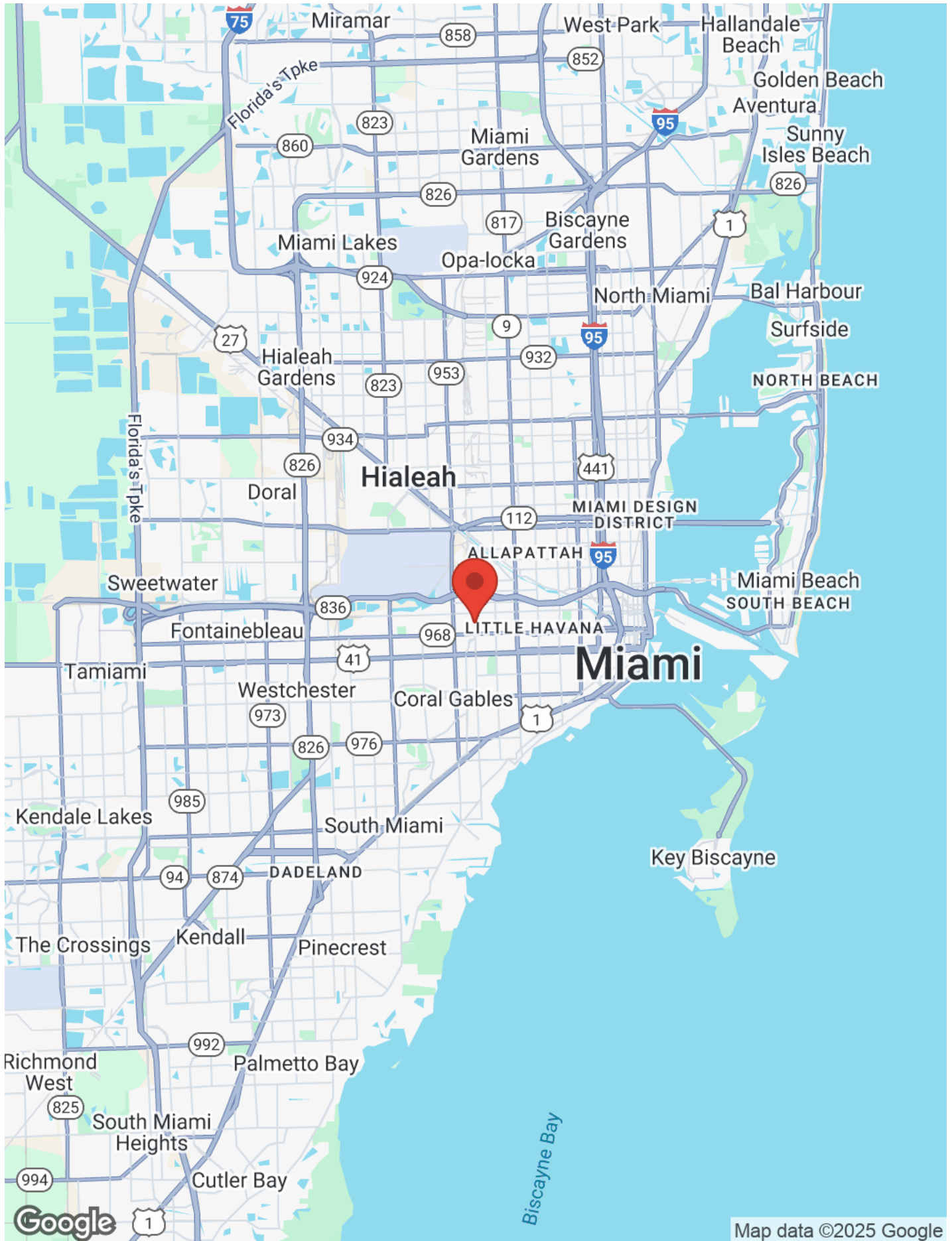
The facility features a state-of-the-art preparation room, a highly valuable asset given the difficulty of obtaining new prep room permits in Miami. In addition, the property includes space designed to accommodate a crematory, with capacity for up to two ovens, providing significant potential for expanded services or future adaptation.

The building totals 10,082 square feet on a 30,600-square-foot lot, offering a generous layout and excellent functionality. The site benefits from T6-80 zoning, one of Miami's highest-density commercial designations, allowing 150 residential units per acre. This zoning permits by right development of approximately 112 residential units on the property, creating substantial redevelopment potential.

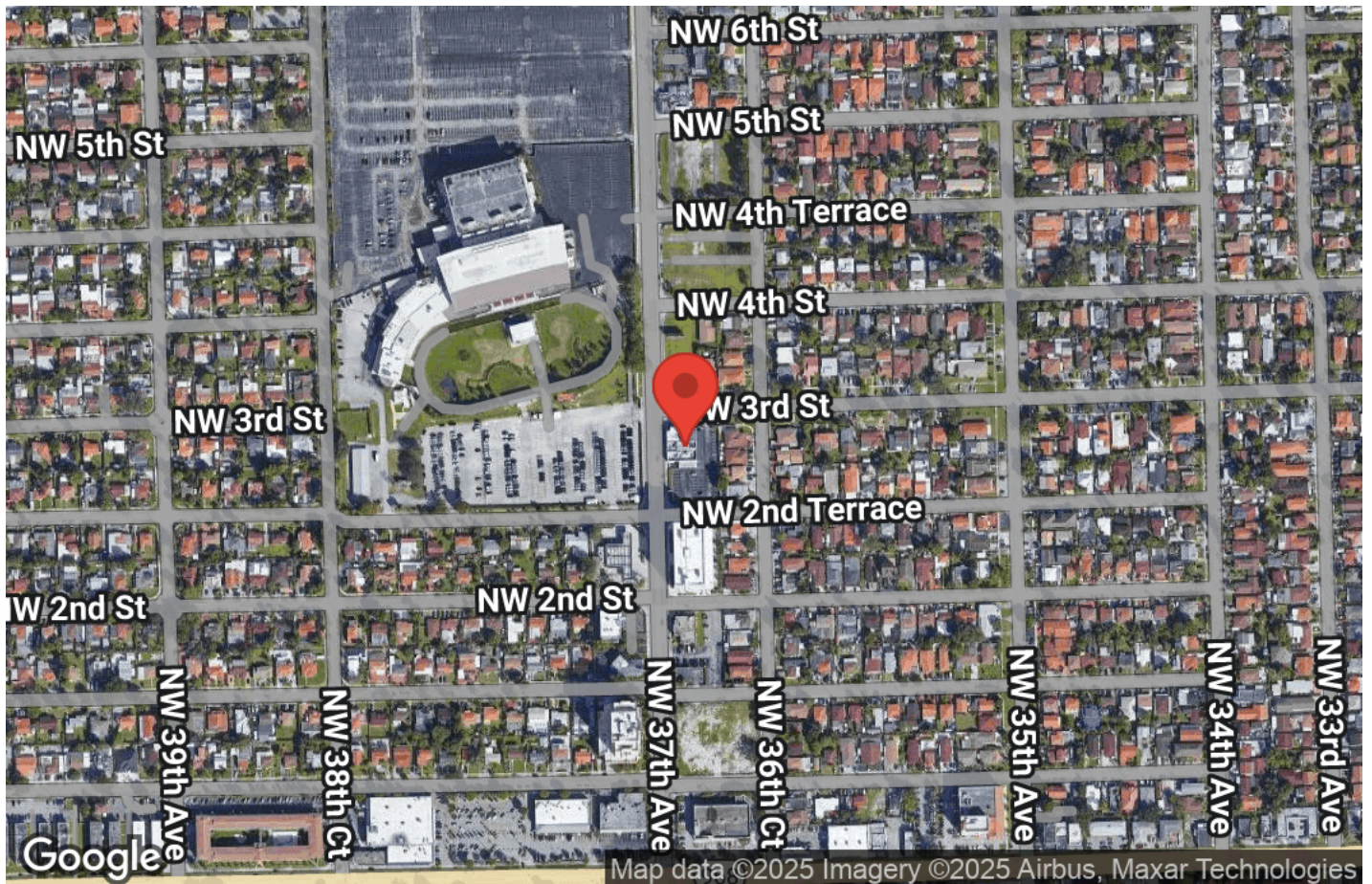
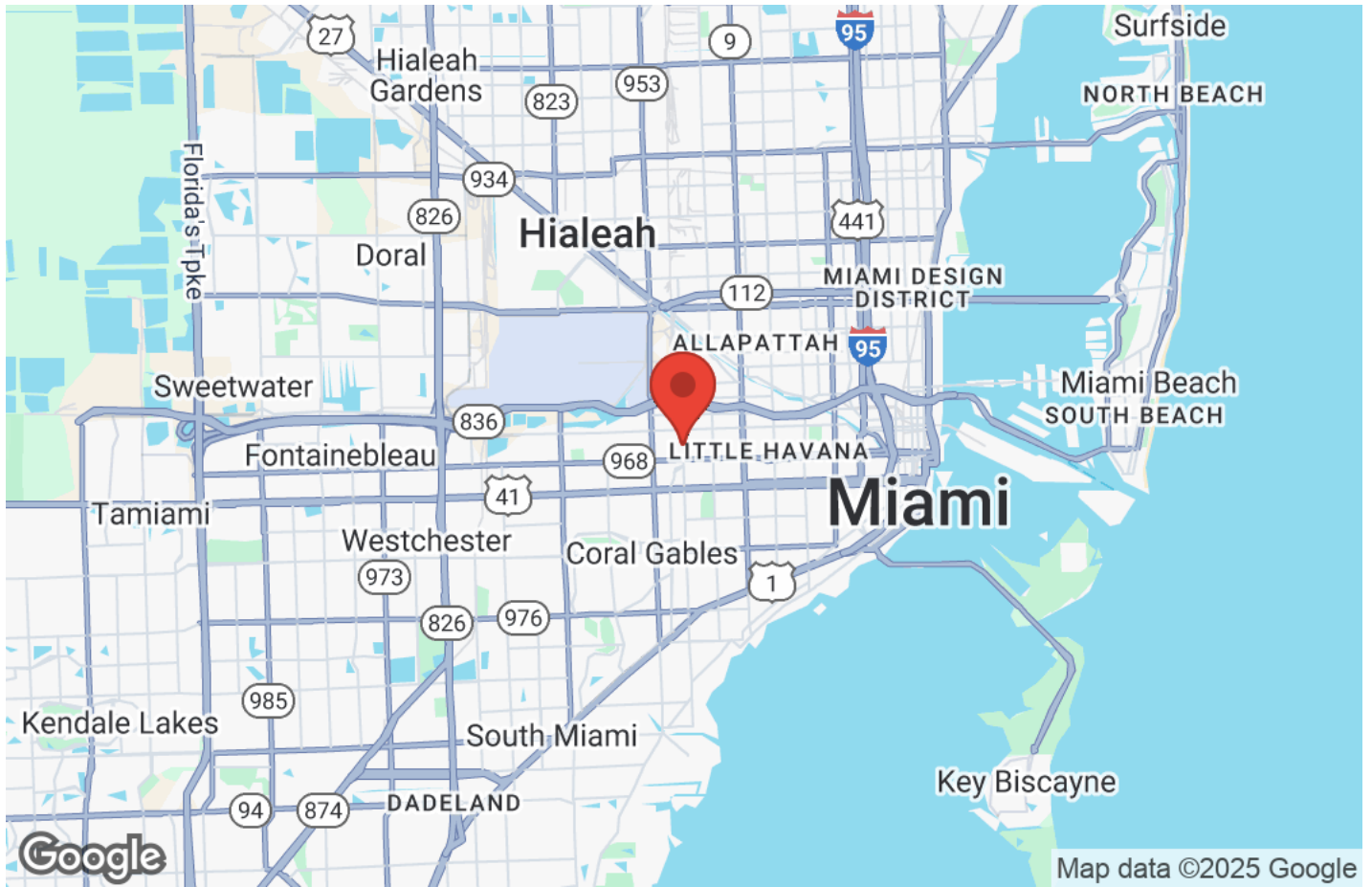
The property is further enhanced by 59 on-site parking spaces, making it suitable for a wide range of alternative uses, including urgent care, medical office, retail, or mixed-use redevelopment.

This is an exceptional opportunity for both owner-users and developers to acquire a well-located, income-producing asset with significant upside through repositioning or redevelopment.

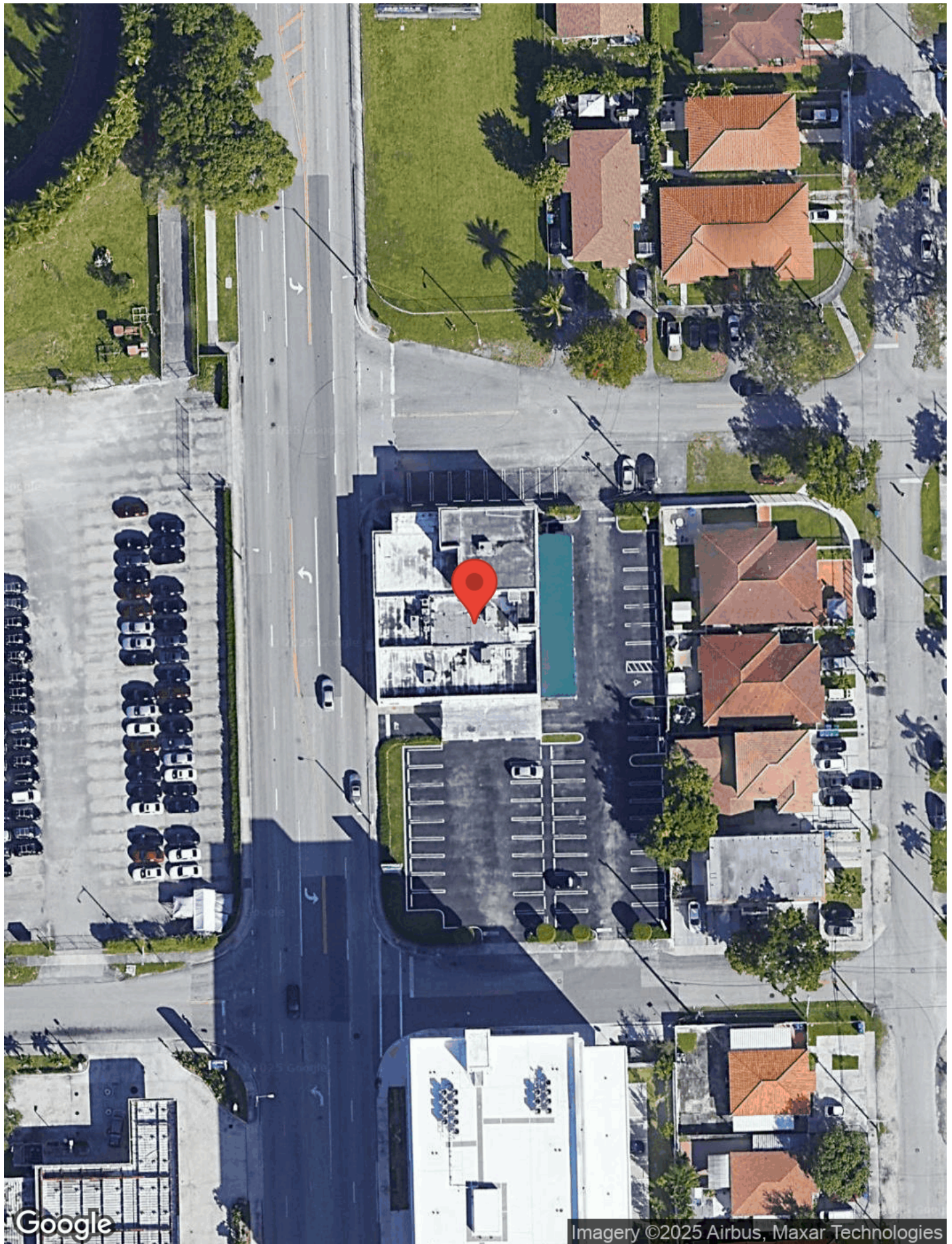
Regional Map



Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	18,271	138,451	332,745
	Female	19,643	144,357	335,779
	Total Population	37,913	282,808	668,524
Age	Ages 0-14	5,137	41,656	100,572
	Ages 15-24	3,698	28,186	72,331
	Ages 25-54	15,386	116,038	291,302
	Ages 55-64	5,691	39,638	87,006
	Ages 65+	8,001	57,289	117,313
Race	White	3,480	32,410	91,855
	Black	1,501	16,459	79,955
	Am In/AK Nat	8	85	201
	Hawaiian	N/A	N/A	67
	Hispanic	32,435	229,329	481,471
	Asian	300	2,772	9,025
	Multi-Racial	114	1,160	4,145
	Other	72	594	1,805
Income	Median	\$59,293	\$59,368	\$69,675
	< \$15,000	1,627	15,510	32,517
	\$15,000-\$24,999	1,256	10,357	20,731
	\$25,000-\$34,999	1,199	9,360	20,433
	\$35,000-\$49,999	1,823	12,976	28,393
	\$50,000-\$74,999	2,886	18,285	42,008
	\$75,000-\$99,999	1,679	12,182	27,912
	\$100,000-\$149,999	2,256	15,081	40,623
	\$150,000-\$199,999	702	6,997	21,371
	> \$200,000	757	10,920	37,306
Housing	Total Units	15,126	119,889	294,933
	Occupied	14,183	111,668	271,295
	Owner Occupied	4,928	34,653	91,526
	Renter Occupied	9,255	77,015	179,769
	Vacant	942	8,221	23,638

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

03

Agent Profile

PROFESSIONAL BIO




DISCLAIMER

Professional Bio



Oscar Valdes

Senior Associate

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 ovaldes@kw.com
 SL3286179, Florida

Oscar has owned and operated many different types of commercial real estate, which allows YOU to benefit from his experience, and first-hand knowledge.

Oscar's very unique perspective will meet the needs of both buyers and sellers. He has worked with many different asset classes in investment sales, as well as landlord/tenant representation.

** Miami native with strong ties to the local real estate industry **

** Acquired, rehabbed, managed and sold millions of dollars of office, multifamily, warehouses and mixed use buildings in South Florida

** Over 2 decades of real estate investment and sales experience **

** Expert in Office, Multifamily and Mixed use asset classes **

** Member of the Realtors Association of Greater Miami and the Beaches,

** KW Commercial **

** Florida Association of Realtors (F.A.R.) **

** National Association of Realtors (N.A.R.) **

Designations

** Certified real estate consultant (C.I.C.) **

** The Prestigious National Commercial Real Estate Advisor (NCREA) **

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