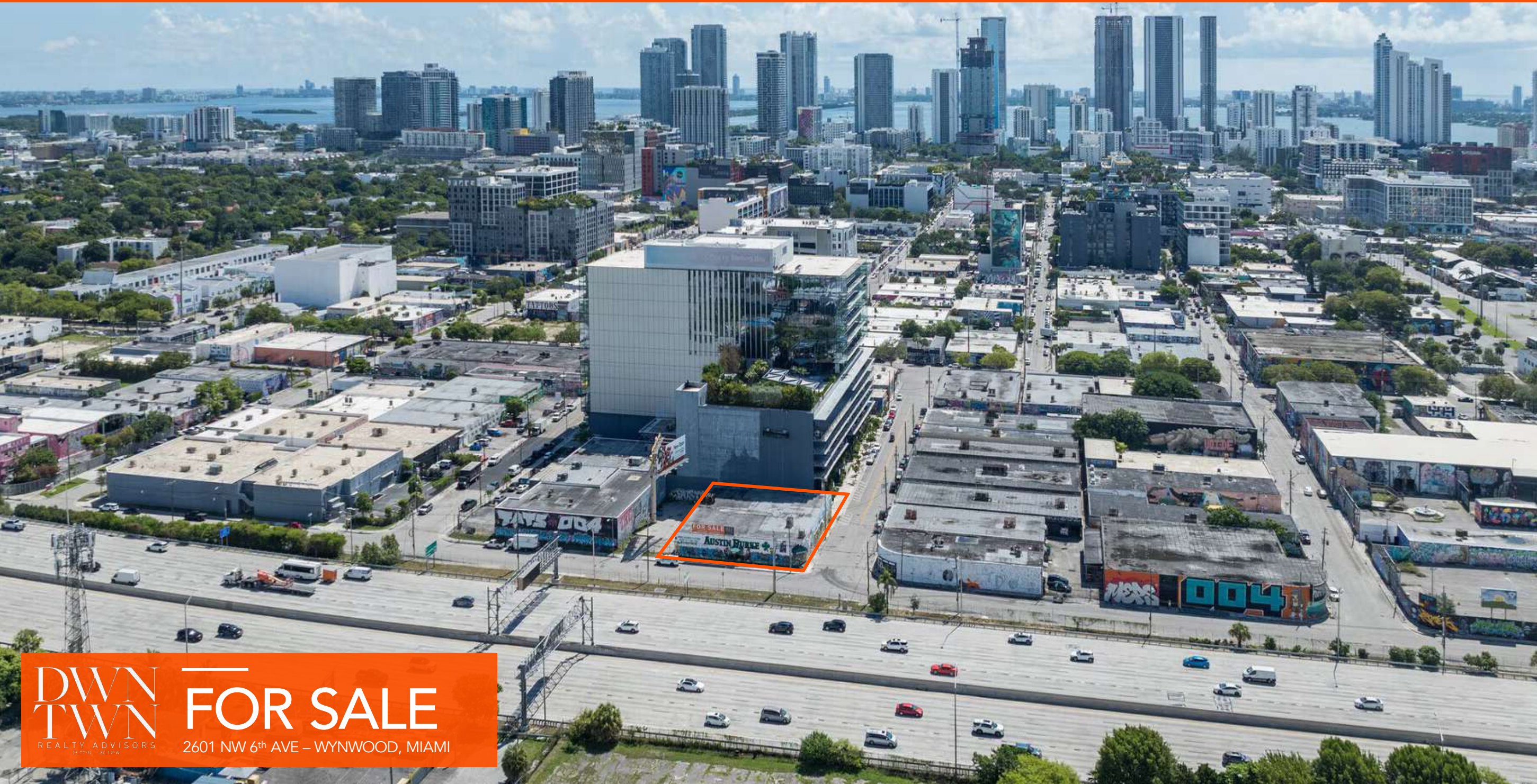


WYNWOOD CORNER PROPERTY WITH DIRECT I-95 FRONTAGE



**DWN
TWN**
REALTY ADVISORS
EST. 1999

FOR SALE

2601 NW 6th AVE – WYNWOOD, MIAMI



INVESTMENT SALES ADVISORS

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INVESTMENT HIGHLIGHTS



I-95 VISIBILITY

Irreplaceable Corner Frontage

Direct frontage along I-95 with exposure to more than 185,000 VPD. The corner position at NW 26th Street delivers unobstructed sight lines, among the highest-visibility commercial positions in the Wynwood submarket.



PASSIVE INCOME

Guaranteed Billboard Revenue

A Billboard Site Lease with Carter-Pritchett Advertising conveys with the sale, paying the greater of \$40,000 per year (guaranteed) or 25% of gross advertising revenues. Either party may terminate on 60 days written notice, providing income with full buyer optionality.



COMMERICAL ASSET

Iconic Building Ready for Activation

The 11,423 SF property offers an open floor plate suited to retail, design showroom, automotive, or creative office occupancy, with 15 gated parking spots on a true D1-zoned corner lot at the gateway of Core Wynwood.



DEVELOPMENT UPSIDE

WDRC-Approved Live Local Tower

Ownership has secured WDRC approvals for a 22-story, 147-unit residential development through the Live Local Act. Plans fall below the 200,000 SF UDRB threshold, reducing the regulatory timeline and delivering a market-ready development path to the incoming owner.



EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for sale 2601 NW 6th Avenue (the "Property"), a 16,800 SF corner site featuring a 11,423 SF freestanding building at the western gateway of Core Wynwood, with direct frontage along Interstate 95 in Miami, Florida. Positioned at the intersection of NW 6th Avenue and NW 24th Street, the Property commands exposure to more than 185,000 vehicles per day along one of the most trafficked corridors in South Florida. The building is currently configured for retail, showroom, or design-forward commercial occupancy, offering an adaptable open floor plate, 15 gated parking spots, and a true corner position zoned D1.

A Billboard Site Lease with Carter-Pritchett Advertising, Inc. conveys with the sale, delivering immediate passive income to the incoming owner from an I-95-facing advertising structure on-site. The Operator pays the greater of \$40,000 per year (guaranteed) or 25% of gross advertising revenues on a quarterly basis. Either party may terminate on 60 days written notice, providing current income with full optionality to retain the billboard relationship or recapture the site at the buyer's election.

Current ownership has secured WDRC approvals for a 22-story, 147-unit residential development through the Live Local Act, with plans designed below the 200,000 SF UDRB threshold, reducing the regulatory timeline and delivering a market-ready development path. The combination of a high-visibility commercial building, day-one billboard income, and a WDRC-approved tower program positions 2601 NW 6th Avenue as a rare, multi-path opportunity in Core Wynwood, offered at \$10,900,000, equating to \$954 per square foot of building area.

2606 NW 6th Avenue, Miami, FL 33127

Wynwood Arts District

\$10,900,000

Sale Price

\$954/SF

Price/SF

11,423 SF

Building SF

16,800 SF

Lot Size

15 Parking Spots

Parking

25%

Billboard Revenue Share

\$40,000

Billboard Min. Annual Income

185,000 VPD

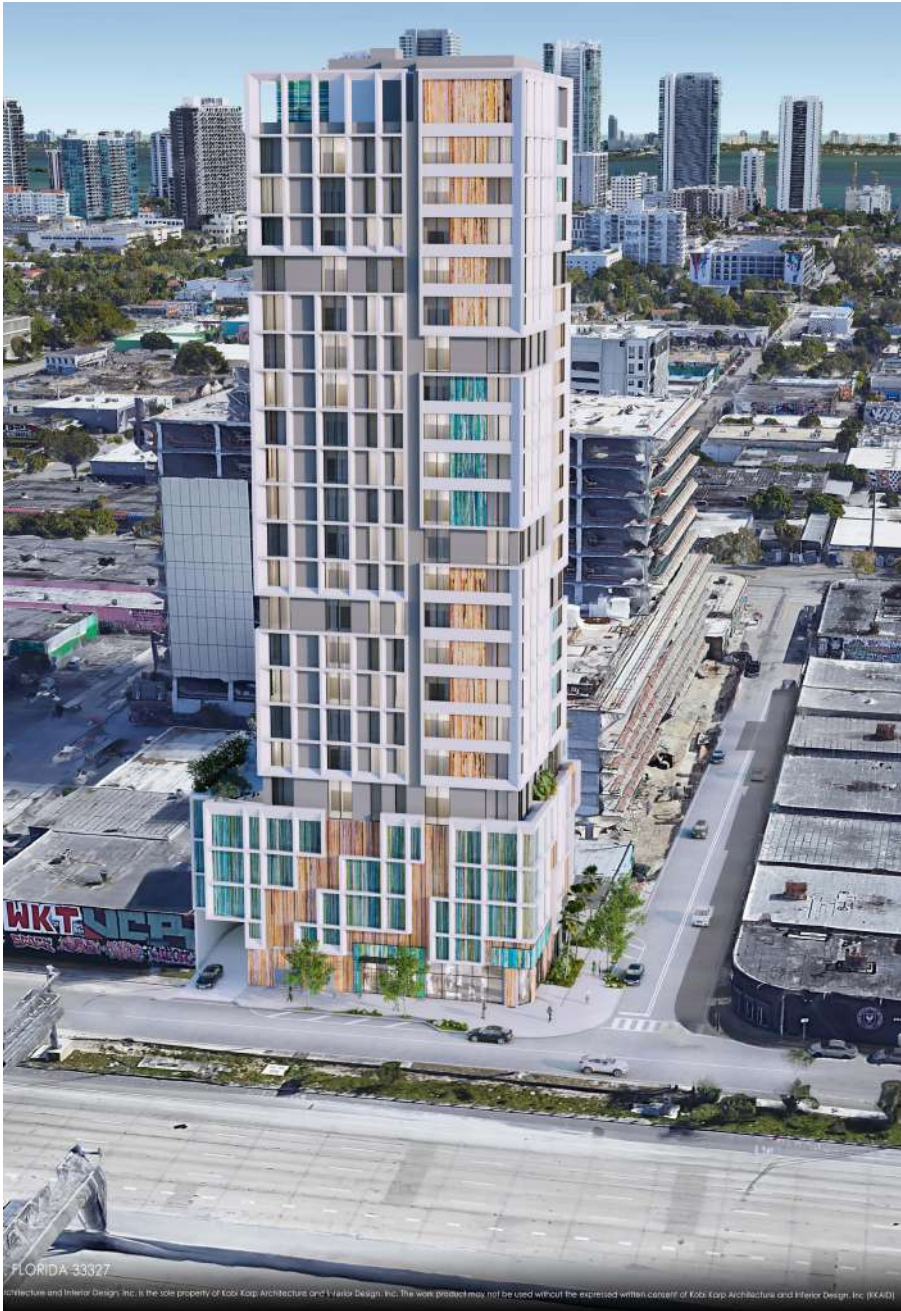
I-95 daily Traffic

REIMAGINED: WHAT THIS SPACE COULD BECOME



CURRENT INTERIOR PICTURES





LIVE LOCAL ACT

WDRC-Approved
Tower Density

22 147 D1
STORIES UNITS ZONING

Current ownership has secured WDRC approval for a 22-story, 147-unit residential development through Florida's Live Local Act, bypassing traditional zoning constraints on the D1-zoned site. Because plans are designed below 200,000 SF, the project did not require UDRB review, materially shortening the regulatory path. The timing for the master permit is anticipated to be Summer of 2025, delivering a near-shovel-ready development opportunity to the incoming owner without additional discretionary approvals.





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EXISTING BILLBOARD AGREEMENT

The Property includes a Billboard Site Lease with Carter-Pritchett Advertising, Inc. (the "Operator"), a Florida corporation, executed February 10, 2025. The agreement conveys with the sale and provides the incoming owner with immediate passive income from an I-95-facing advertising structure positioned on-site.

The billboard captures direct visibility from more than 185,000 vehicles per day along Interstate 95 (State Road 9A), one of the highest-traffic corridors in South Florida. Under the lease, the Operator pays the greater of \$10,000 per quarter (\$40,000 annually guaranteed) or 25% of gross advertising revenues, accompanied by quarterly financial reporting. The billboard structure remains the property of the Operator and does not transfer with the sale.

Either party may terminate the lease on 60 days written notice, giving the buyer full flexibility to retain the income stream or recapture the site for commercial repositioning or development activation without a long-tail obligation.



SALES COMPS

Property Address	Property Type	Building SF	Land SF	Year Built	Sale Date	Sale Price	Price/SF	Price/SF Land
2801 NW 5th Ave	Retail	5,250	9,148	1974	6/20/2025	\$6,000,000	\$1,143	\$656
2401 NW 6th Ave	Industrial	15,378	17,424	1955	3/20/2026	\$17,774,273	\$1,156	\$1,020
540-544 NW 26th St	Retail	7,000	7,841	1956	3/20/2026	\$6,184,937	\$884	\$789
550-560 NW 26th St	Industrial	10,000	10,890	1956	3/20/2026	\$9,662,812	\$966	\$887
580-584 NW 26th St	Retail	6,800	7,841	1956	3/20/2026	\$6,008,224	\$884	\$766
523-529 NW 28th St	Office	8,290	13,752	1968	8/5/2025	\$6,000,000	\$724	\$436
550 NW 29th St	Industrial	6,255	20,909	1981	11/24/2025	\$7,500,000	\$1,199	\$359



The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

LIVE
WORK
PLAY
EPICENTER

SONY



CUMMING GROUP

pwc

miax

neocis

Precision Healthcare Robotics

545 Wyn

298,000 SF Office

Built in 2020

Sold in Jan 2026 for \$181,000,000

545Wyn is a brand-new construction with 298,000 square foot creative office and exclusive retail building. Developed by Sterling Bay and designed by Gensler, 545wyn was created with three simple, yet critical goals: to elevate Miami's standard office experience, to authentically reflect Wynwood's vibrancy, and to engage the neighborhood.

LYNQ

WYNWOOD

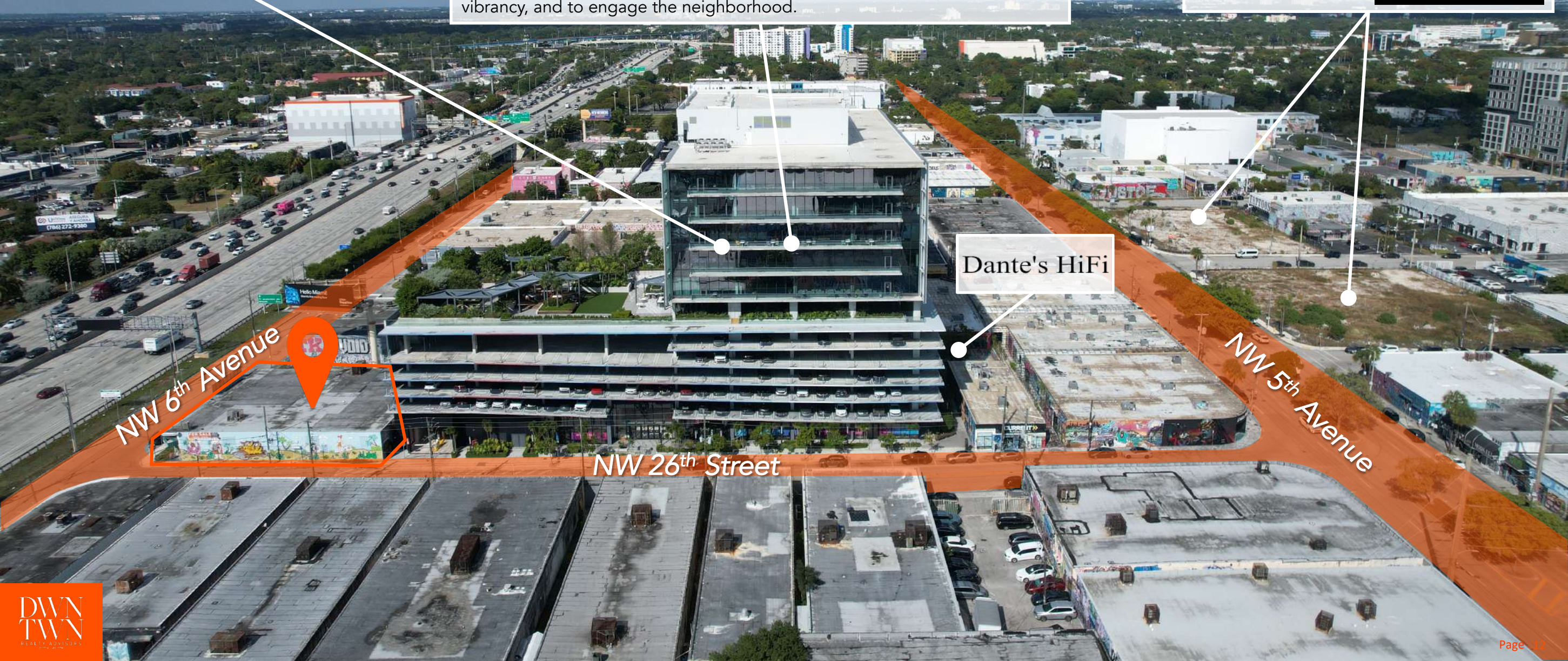
Lynq Wynwood

331,000 SF of Office

36,000 SF of Retail

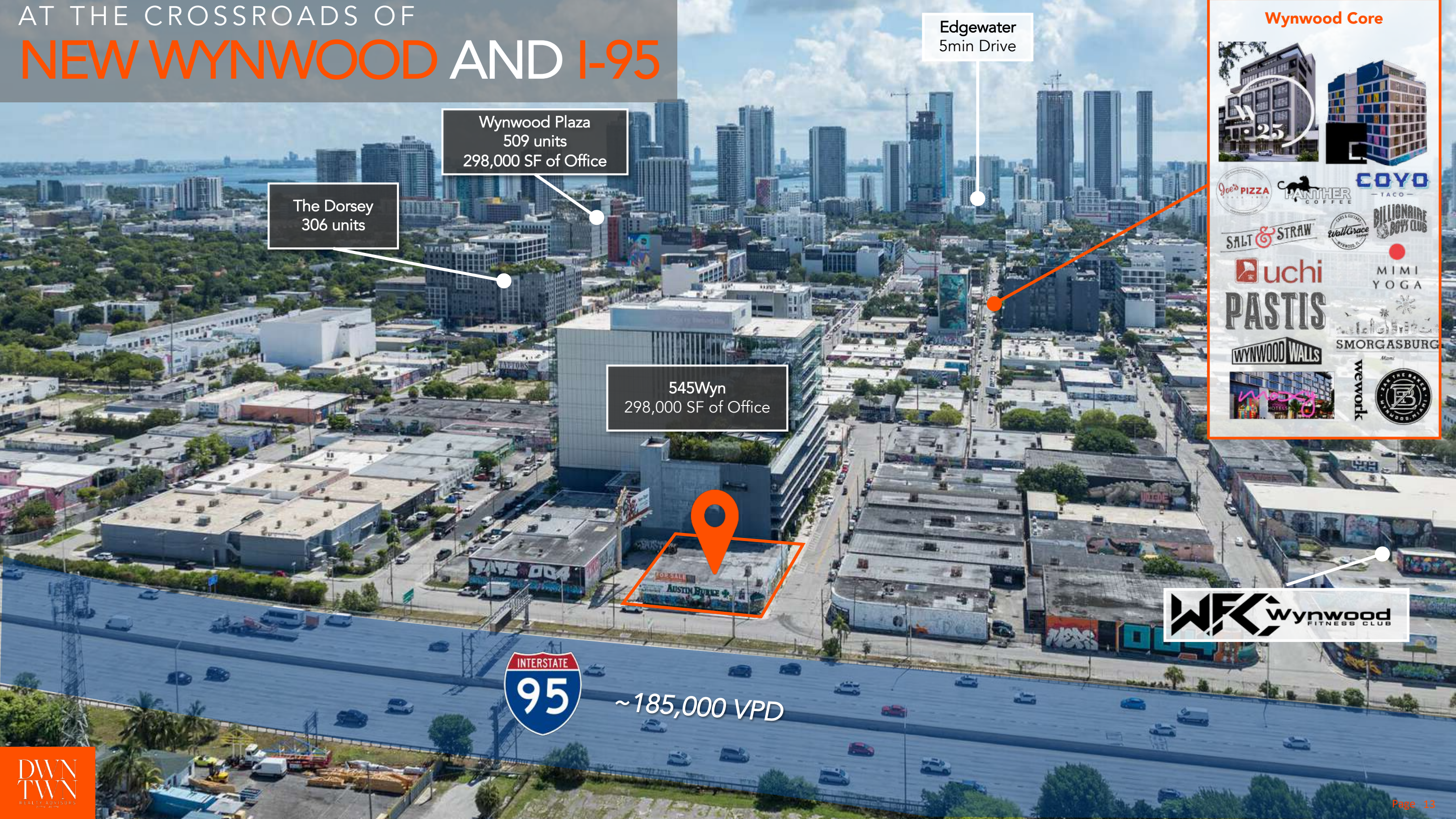
Proposed





Dante's HiFi

AT THE CROSSROADS OF NEW WYNWOOD AND I-95



The Dorsey
306 units

Wynwood Plaza
509 units
298,000 SF of Office

545Wyn
298,000 SF of Office

Edgewater
5min Drive

Wynwood Core

Joe's Pizzeria, Panther Coffee, Coyote, Uchi, Pastis, Wynwood Walls, Mimi Yoga, Smorgasburg, and others.

WFC Wynwood
FITNESS CLUB



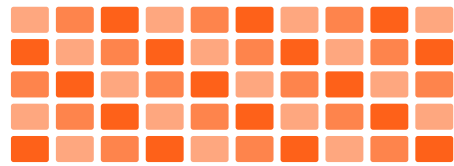
~185,000 VPD



FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

WYNWOOD BY THE NUMBERS



50
CITY BLOCKS
≈ 1 Square Mile of
Vibrant Neighborhood

57+
RESTAURANTS
Acclaimed dining & café destinations

400+
BUSINESSES
Retail, creative & service industries

495
BUILDINGS
Defining Wynwood's iconic urban landscape

6M
ANNUAL VISITORS

16.5K
DAILY VISITORS
Consistent foot traffic, every single day

10k
RESIDENTS
A vibrant local community

6k+
DAYTIME OFFICE POPULATION
A growing professional workforce



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B



RETAIL & FITNESS



OFFICE TENANTS



LANDMARKS



CONTACT

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