

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
- 47% 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

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TOTAL BUILDING SIZE: **15,604 SF ±**



TOTAL LAND SIZE: **36,168 SF ±**



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



ZONING: **BU-1**



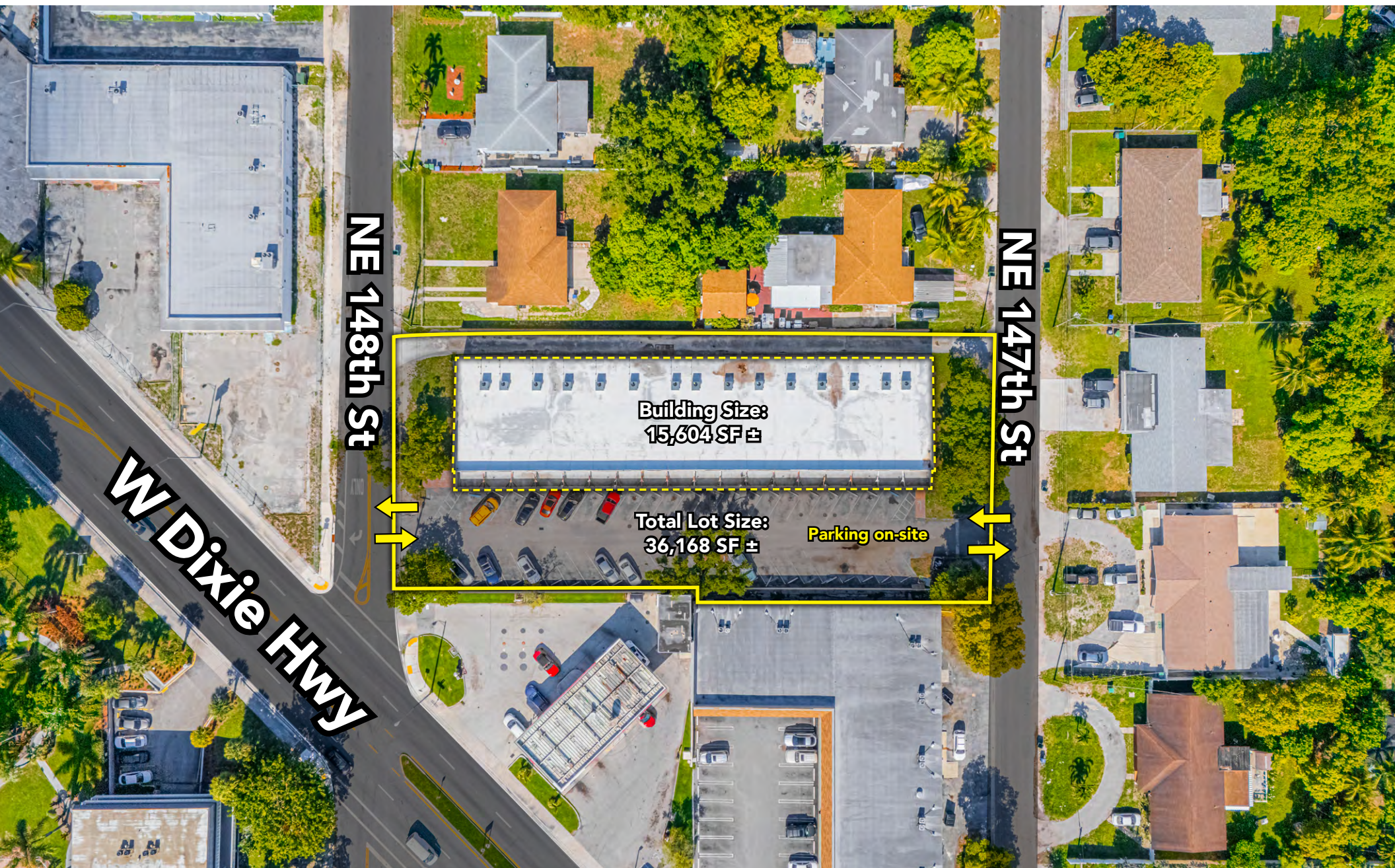
Area Highlights

- 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*)

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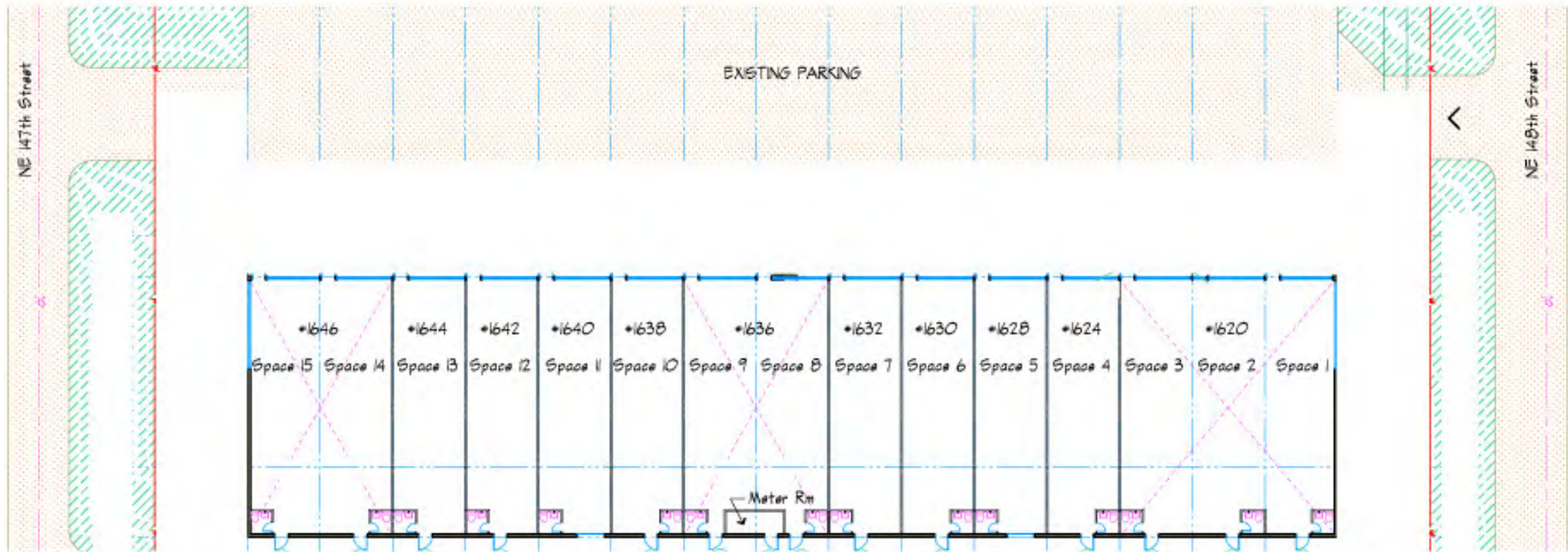






SITE PLAN

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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)*





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