Retail Value-Add Opportunity with In-Place Cash Flow

Covered Land Opportunity with In-Place Income and Development Potential

Asking Price : $4,450,000

4685 NW 7th St, Miami FL 33126

- 10,800 SF Building area
- 0.56 AC - Corner Lot
- 100% Occupied
- Zoning T6-8-O
- Miami Airport Submarket

FORTUNE INTERNATIONAL REALTY

Commercial Division

INVESTMENT HIGHLIGHTS

For Investors

- Fully leased retail strip with in-place income
- Below-market rents with mark-to-market upside
- Income supports hold during repositioning

For Developers

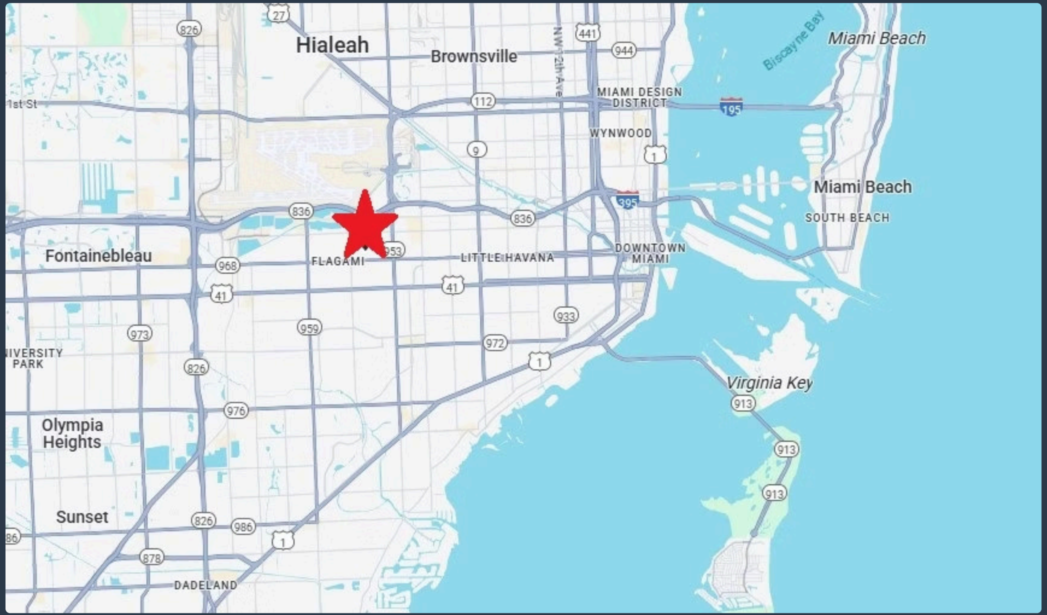
- 0.56-acre corner site with T6-8-O zoning
- Allows higher density residential or mixed-use
- Income in place reduces carry during planning

Conceptual development scenarios available upon request

DEVELOPMENT ANGLE

- T6-8-O zoning supports higher density residential or mixed-use
- Potential to benefit from Live Local Act incentives for increased density
- Well-suited for workforce / affordable housing strategies
- Favorable environment for incentive based development
- Income in place provides carry during planning and entitlement

LOCATION



Prime Flagami Corridor Position

The site is located within a central Miami urban corridor characterized by multifamily residential uses, neighborhood retail, public transportation access, and proximity to essential services. This corridor serves as a critical link connecting Miami International Airport, downtown Miami, and western suburbs.

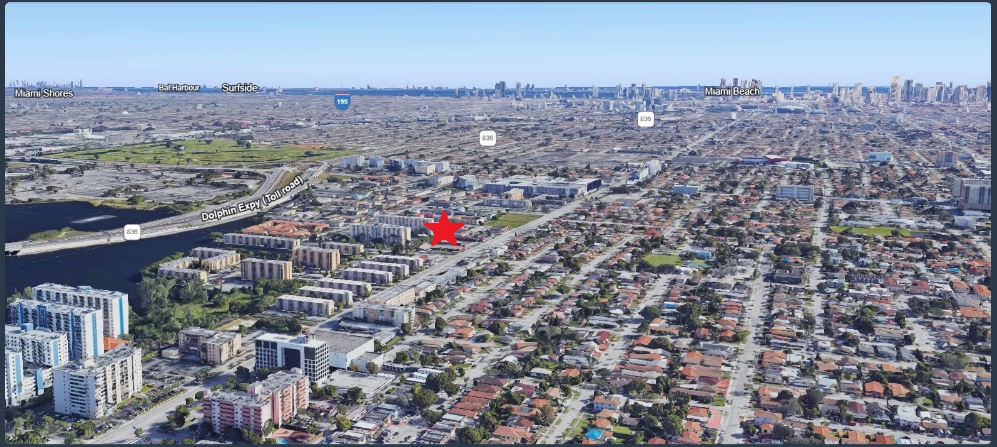
Daily Traffic Volume

40,744 vehicles per day (VPD)

Corridor Classification

Major east-west arterial roadway

TRANSPORTATION INFRASTRUCTURE



Regional Drive Time Analysis:

- Downtown Miami: 15 minutes via SR 836 and I-95
- Brickell Financial District: 18 minutes via multiple route options
- Miami Beach: 25 minutes via I-195 or SR 836 to I-395
- Fort Lauderdale: 35 minutes via I-95 north
- Key Biscayne: 30 minutes via downtown Miami connection

Primary Highway Connections:

SR 836 (Dolphin Expressway)

0.5 miles - Direct access to I-95, Florida's Turnpike, and I-75

SR 826 (Palmetto Expressway)

2.0 miles - North-south connectivity throughout Miami-Dade County

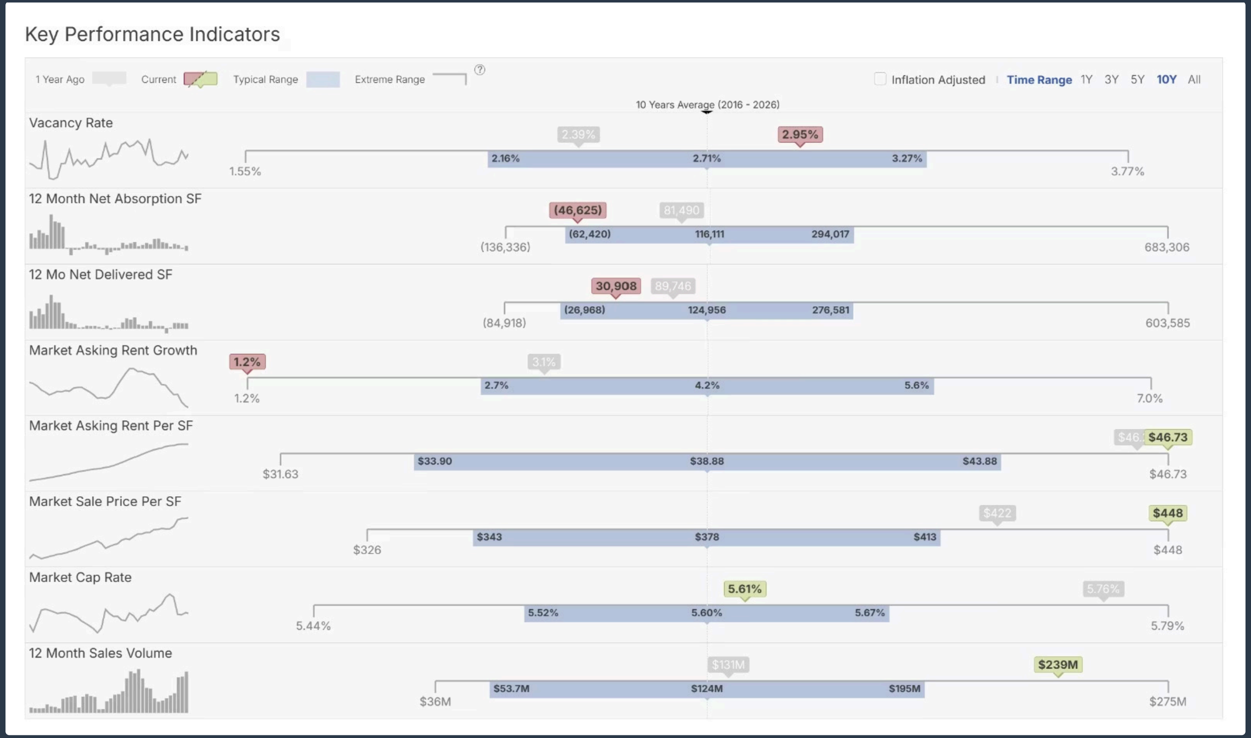
I-95 Corridor

4.0 miles - Direct downtown Miami, Fort Lauderdale, and Gold Coast access

Florida's Turnpike

Via SR 836 connection - Central and northern Florida access

KPI's - MIAMI AIRPORT RETAIL



Source: Costar, March 2026

$448

Sale Price/SF

5.61%

CAP RATE

$46.73

Average Rent/SF

$239M

12-Month Sales Volume

RENT ROLL

Tenant	Monthly Rent	Annual Rent
Supermarket	$6,000	$72,000
Smoke Shop	$2,200	$26,400
Travel Agency	$3,075	$36,900
Barber Shop	$1,600	$19,200
Cafetería	$2,500	$30,000
Pizza Restaurant	$2,200	$26,400
Jewelry Store	$1,925	$23,100
Total	**$18,925**	**$234,000**

- Leases are potentially subject to negotiated exits.
- The property features 8 commercial units, including a combined suite for the Travel Agency.

OPPORTUNITY

For Investors

- Limited supply of retail assets with below-market rents
- In-place income with embedded NOI growth
- Positioned ahead of rent growth in the submarket

For Developers

- Scarce T6-8-O sites with income in place
- Ability to control a high-density site with reduced carry
- Strong demand for infill residential and mixed-use development

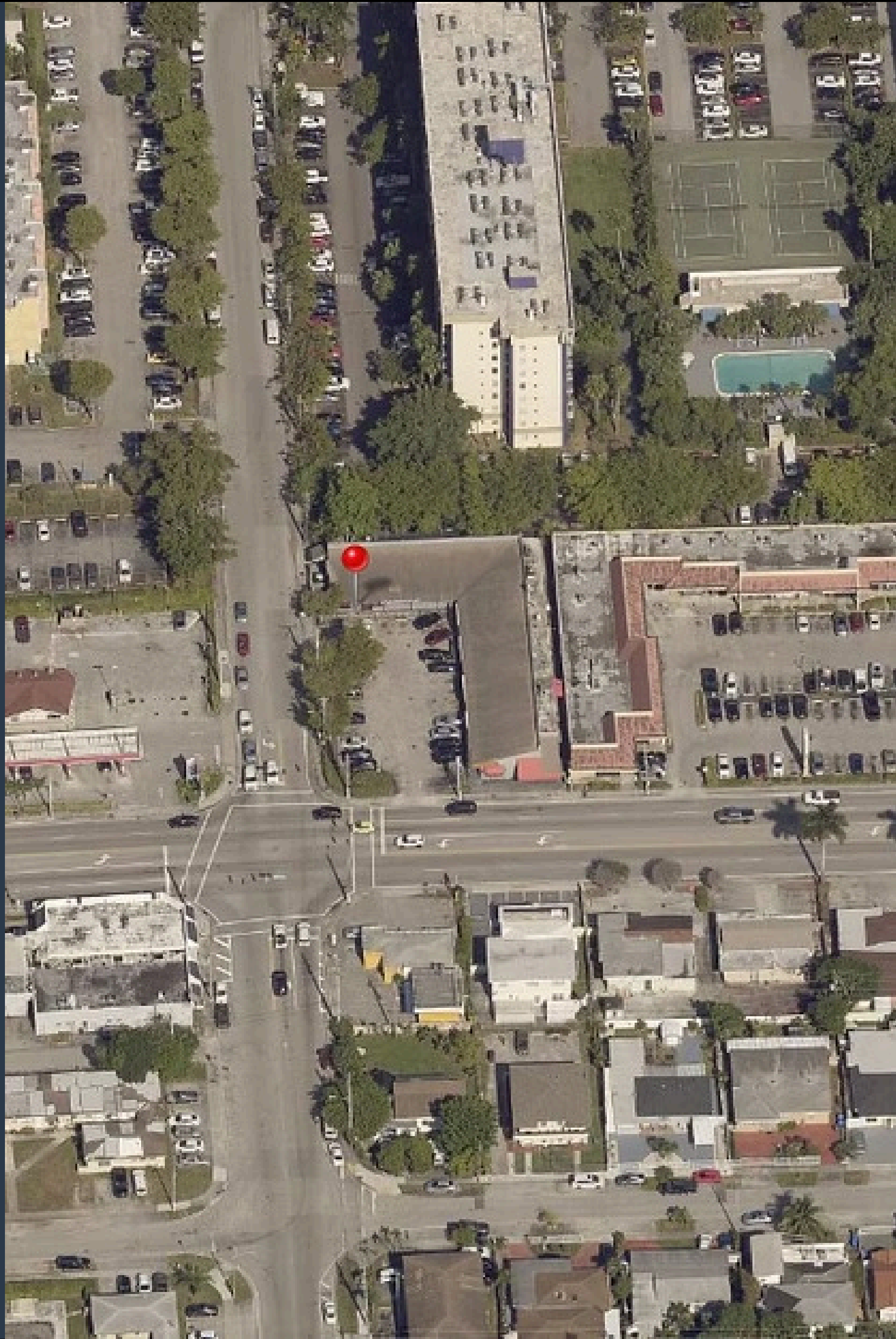
AT A GLANCE

Income in place

Below-market rents

High-density zoning

Long-term upside



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