



LITTLE HAVANA REDEVELOPMENT OPPORTUNITY

2190-2170 NW 2ND STREET
MIAMI, FL 33125

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OFFERING MEMORANDUM

1 PROPERTY INFORMATION

2190-2170 NW 2nd Street
Miami, FL 33125

Offering Summary



SALE PRICE **\$1,595,000**

OFFERING SUMMARY

Lot Size: 0.33 Acres

Building Size: 3,645 SF

Zoning: T6-8-O & T3-O

Market: Miami-Dade

Submarket: Little Havana

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to present a redevelopment opportunity consisting of three adjacent parcels located in the heart of Little Havana. The offering totals +/- 14,716 SF or 0.33 AC of land with frontage on NW 22nd Avenue including a hard corner on NW 2nd Street. Current zoning is T6-8 and T3-O Urban Core which lends itself to the possibility of redevelopment into multi-family residential, office, retail, or mixed use. One of the parcels is currently vacant and the other two are occupied by month-to-month tenants.

Little Havana is one of the fastest growing neighborhoods in Miami and is home to landmarks such as Calle Ocho, Versailles Cafe, and Marlins Park. Rental rates are increasing, vacancies are low, and demographics are strong. In addition, Little Havana is seeing rapid growth of mid-rise multi family and mixed used projects with strong absorption.

PROPERTY HIGHLIGHTS

- Three Parcel Redevelopment Opportunity
- 2190 NW 2nd ST
- 2170 NW 2nd ST
- 151 NW 22nd Ave
- Assemblage Totals +/- 14,176 SF or 0.33 AC of Land

About Little Havana



THE MECCA OF CUBAN CULTURE IN MIAMI

Little Havana is the colorful center of Hispanic culture in Miami. The area is full of Latin-inspired cafes, restaurants, venues and markets that give space and voice to all the different backgrounds that have taken root in this neighborhood. Here you'll find locals grabbing afternoon "cafecitos" or a fresh "batido", talking politics over a game of dominoes or enjoying authentic Latin cuisine all to a back drop of Cuban music. Little Havana also has a thriving arts scene centered around the famous Tower Theater.

In fact, Little Havana's impact to Miami is so significant that in 2017 it was named a national treasure by the National Trust for Historic Preservation.



THE FUTURE OF LITTLE HAVANA

In June of 2019, a master plan to revitalize Little Havana was unveiled by Miami mayor Francis Suarez. The study took two years and analyzed 553 acres, according to local media outlets. The plan brings about zoning changes and outlines the creation of new parks, along with other proposals to improve the area without affecting the authenticity of what Little Havana is known for.

As part of the plan up to 10,000 new residences will be built, including affordable housing, all while making efforts to limit the demolition existing buildings in an effort to retain the aesthetic of the neighborhood. In addition, new businesses are pouring into the area, and Little Havana's arts scene has also expanded significantly. Life House Hotel recently opened on the world famous Calle Ocho making it the first boutique lifestyle hotel. Little Havana is rapidly changing while still holding on to its Latin roots.



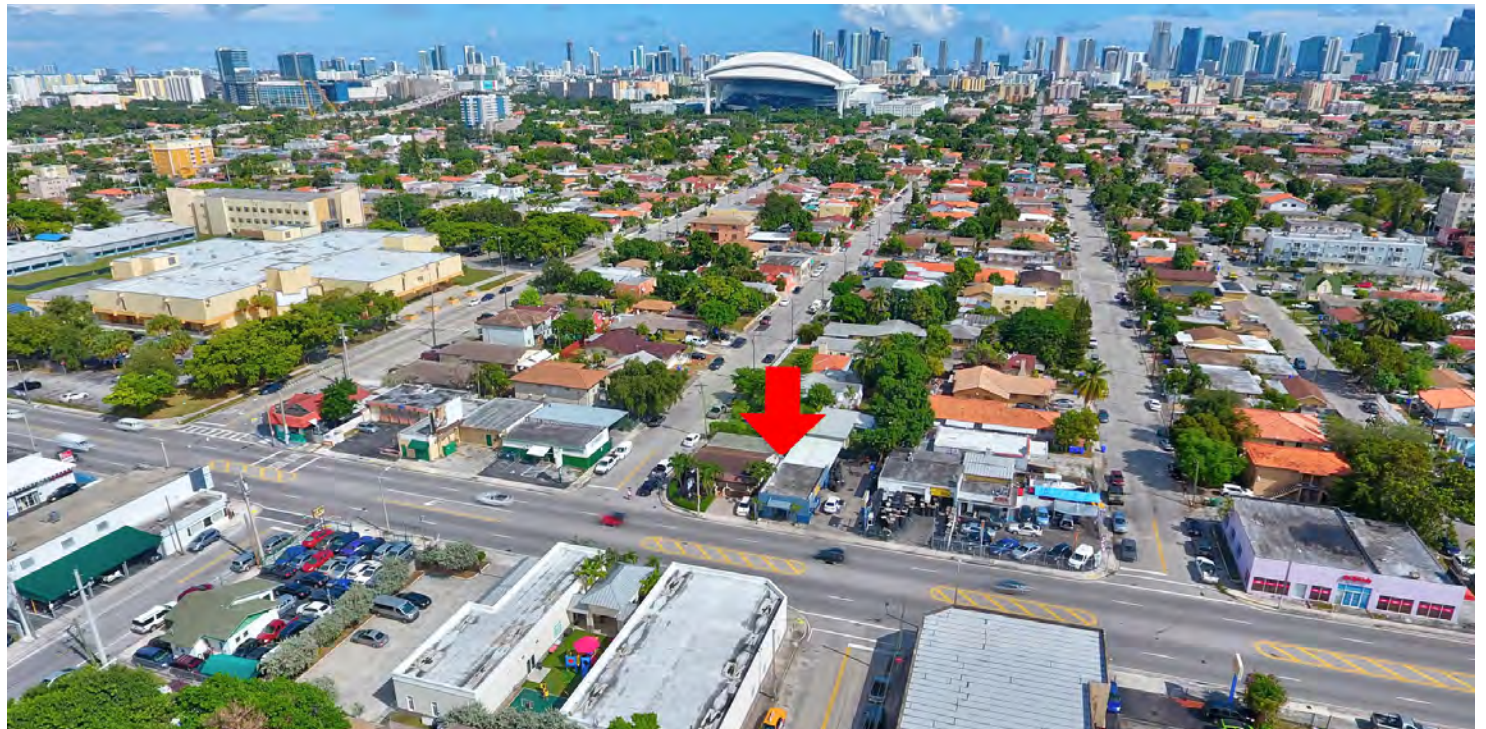
Property Aerials



Property Aerials



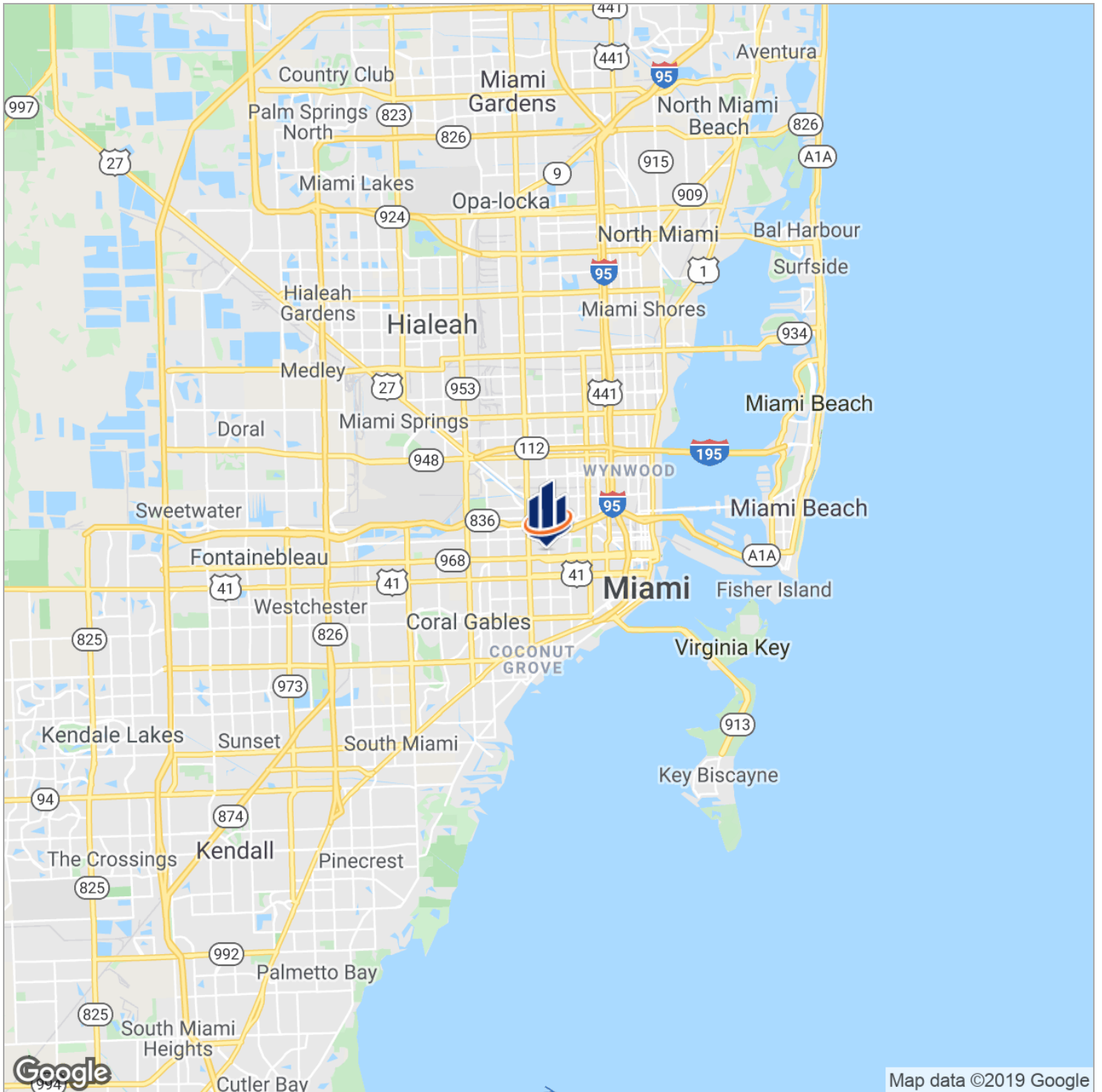
Property Aerials



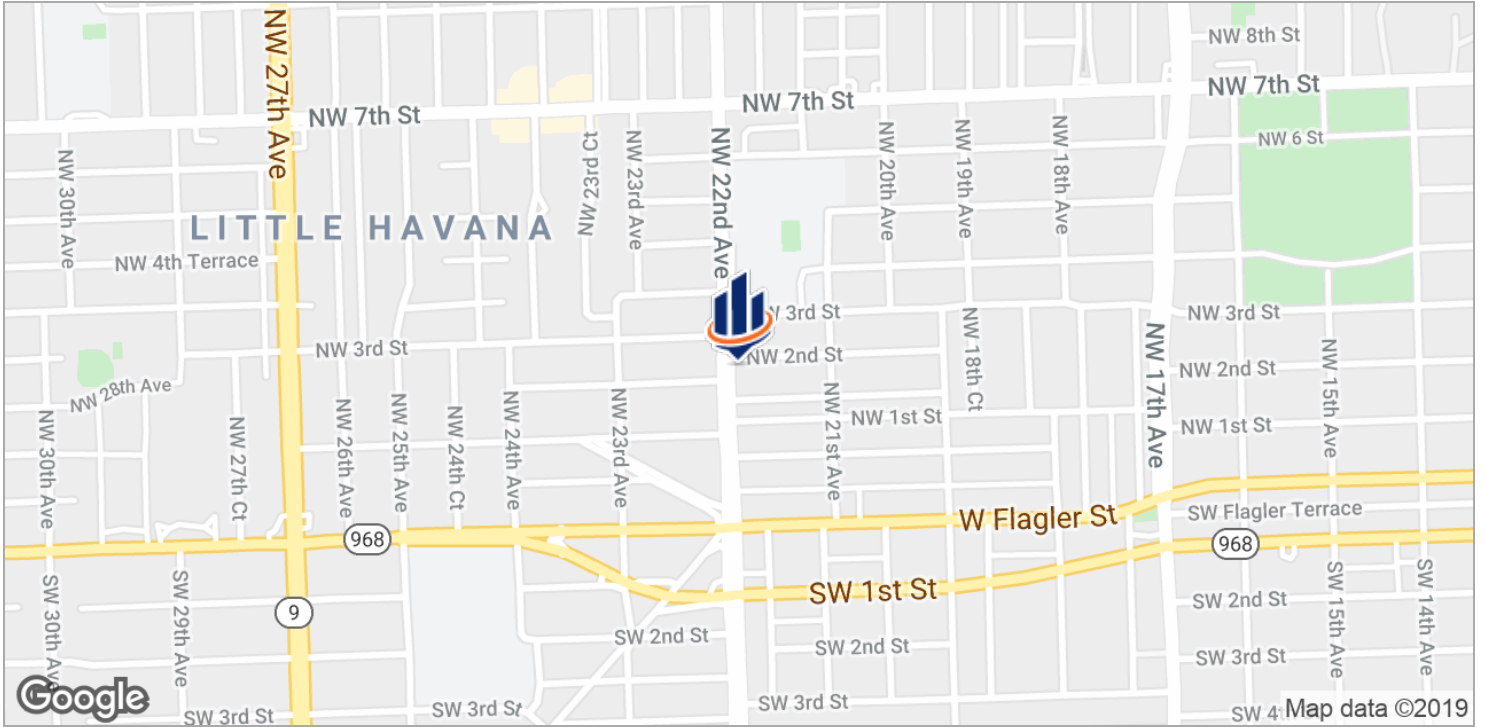
2 LOCATION INFORMATION

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Regional Map



Location Maps



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DEMOGRAPHICS

2190-2170 NW 2nd Street
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Demographics Report

	0.5 MILES	1 MILE	1.5 MILES
Total population	14,191	52,485	110,225
Median age	40.0	41.8	41.8
Median age (male)	38.2	39.7	39.5
Median age (female)	41.3	43.9	43.9
	0.5 MILES	1 MILE	1.5 MILES
Total households	5,053	19,666	41,228
Total persons per HH	2.8	2.7	2.7
Average HH income	\$30,362	\$30,574	\$32,541
Average house value	\$271,556	\$272,974	\$284,223

** Demographic data derived from 2010 US Census*

Demographics Map



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4 ADVISOR BIOS

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Senior Director



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PROFESSIONAL BACKGROUND

Joel A. Kattan, SIOR, is Senior Director and Branch Manager of SVN Commercial Realty's Miami office. Mr. Kattan specializes in industrial, office and retail properties located within Dade and Broward counties. During his tenure at SVN, Mr. Kattan has ranked amongst SVN's top 100 agents nationwide six consecutive times from a field of 1600+ agents throughout the United States.

Prior to joining SVN, Joel was a Senior Director at Franklin Street, where he was top produce of the Fort Lauderdale office for two consecutive years. In addition, he was recognized with an award for the quickest closing of any deal in 2009; seven days from contract to closing.

In his professional experience, spanning over fifteen years, Joel Kattan has gained exceptional knowledge of the South Florida real estate market. Prior to becoming a sales advisor, he performed appraisals for various mortgage lending institutions and the progressed into property management consulting for several large real estate investment companies. After acquiring a keen understanding of the real estate market in South Florida, Mr. Kattan began his career as an Associate with NAI Rauch, Weaver, Norfleet, Kurtz & Co. Today, Mr. Kattan continues to be driven by an unwavering commitment to serve the needs of commercial real estate clients through his knowledge, attention to detail and integrity.

Honors & Awards:

Rauch, Weaver, Nortfleet & Kurtz | Six Figure Club, 2002
Costar Power Broker, 2006
Costar Power Broker, 2007
SVN | Achiever Award, 2007
Franklin Street | Top Earner - South Florida, 2010
Franklin Street | Top Earner -South Florida, 2011
Franklin Street | Sales Leadership Award, 2011
SVN | Achiever Award, 2013
SVN | Partner's Circle, 2014
SVN | Contender's Award & President's Circle, 2015
SVN | Contender's Award & Partner's Circle, 2016
SVN | President's Circle, 2017
SVN | Partner's Circle, 2018

MEMBERSHIPS & AFFILIATIONS

Member, CIASF [Commercial Industrial Association of South Florida]
SIOR

Anthony Peragine

ANTHONY PERAGINE

Senior Advisor



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PROFESSIONAL BACKGROUND

Anthony Peragine was born and raised in Long Island New York and came to South Florida in 2003 on an academic scholarship from Lynn University; he was a double major in Business and Finance. After graduating Anthony joined Citigroup as a Personal Banker. Hard work and dedication lead Anthony to become one of the youngest Citigroup employees to be named a "Citistar"; an accolade for ranking within the top 5% of bankers nationwide. After four years of banking, Anthony decided to pursue his passion which is real estate.

In 2011 Anthony joined SVN as an Advisor and quickly became a top performer. Two years later, he was offered an opportunity to partner with Joel Kattan, a veteran SVN advisor. Together they have consistently accounted for 70% of all brokered transactions over 10,000 SF in the Airport East industrial submarket of Miami. Anthony attributes their success to having intimate knowledge of the submarket, being up-to-date on real estate trends, and building relationships with potential clients as well as transaction brokers.

SVN's reputation of working with the brokerage community is an approach that Anthony abides by and strongly believes in. He believes in achieving the best results for clients by creating the largest market possible, which the SVN platform allows him to do. National exposure combined with local expertise is a winning combination according to Peragine, and one he works at tirelessly. In the process, Anthony has turned his competitors into partners and clients into friends.

Honors & Awards:

SVN | Achiever Award, 2016

SVN | Achiever Award, 2017

SVN | Achiever Award, 2018

MEMBERSHIPS & AFFILIATIONS

Memberships & Affiliations

The Doral Design District

Commercial Industrial Association of South Florida [CIASF]

CCIM Designee



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