

1800 NW 7TH AVENUE MIAMI, FL 33136



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COMPASS

PRIME DEVELOPMENT OPPORTUNITY

1800 NW 7TH AVENUE MIAMI, FL 33136

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The background of the slide features a row of palm trees in silhouette against a light, hazy sky. The trees are positioned along the bottom edge, with their trunks extending upwards and their fronds fanning out. The overall tone is soft and minimalist.

01

Executive Summary

SUMMARY

PROPERTY DATA

Asking Price	\$2,200,000
Land Area (Gross)	0.27 Acres (11,637 SF)
Topography	Level
Parcel (APN)	01-3135-018-0490
Frontage	NW 7th Avenue

ZONING & DEVELOPMENT

Zoning	Miami 21
Zoning Designation	CI-HD
Development Rights	By-Right Residential, Retail, Office, Hospitality & Educational Uses
Live Local Act	Eligible
Maximum Height	30 Stories (Bonus Height)
Floor Lot Ratio (FLR)	8.0

PREMIER LOCATION



UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM

NU Stadium

MIA
MIAMI INTERNATIONAL AIRPORT

Jackson
HEALTH SYSTEM

Miami VA
Medical Center

ND Miami Dade
College



SITE
CI-HDZoning | Retail,
Multifamily or Mixed-Use

NW 18TH ST

NW 7TH AVE

1800 NW 7TH AVENUE

PREMIER DEVELOPMENT OPPORTUNITY

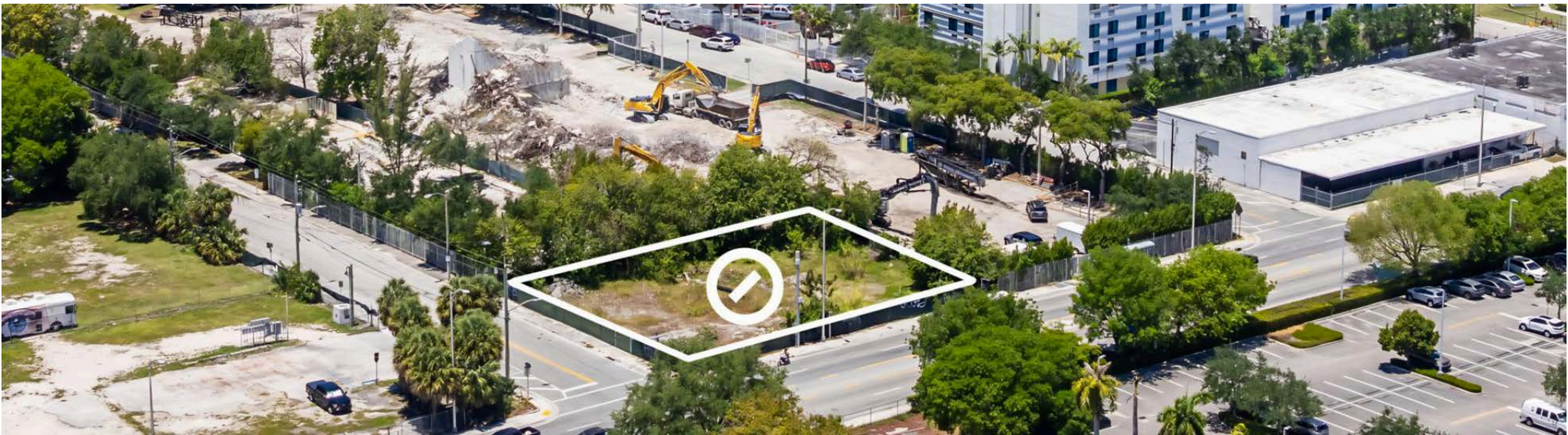
PROPERTY OVERVIEW

DEVELOPMENT OPPORTUNITY | 1800 NW 7 AVE, MIAMI, FL 33136: Miami Health District | CI-HD Zoning | Retail, Multifamily or Mixed-Use

Rarely available CI-HD zoned development site in Miami's Health District, one of the largest medical complexes in the southeastern United States, close proximity to Jackson Memorial Hospital and the University of Miami Health System. This parcel offers exceptional flexibility under Miami 21 zoning, with by-right approvals for residential, retail, office, hospitality, and educational uses, making it one of the most versatile development opportunities in the urban core.

The site benefits from Live Local Act (SB 102) designation, which unlocks potential density of up to 1,000 dwelling units per acre, an FLR of 36, and height allowances tied to the tallest building within one mile — dramatically expanding what a developer can achieve beyond base zoning.

The property was formerly occupied by an automotive service facility. The current owner has completed a full environmental remediation of the site, and all supporting documentation is available for review during due diligence. Buyers can proceed with confidence in the environmental status of the land.



Miami Health District

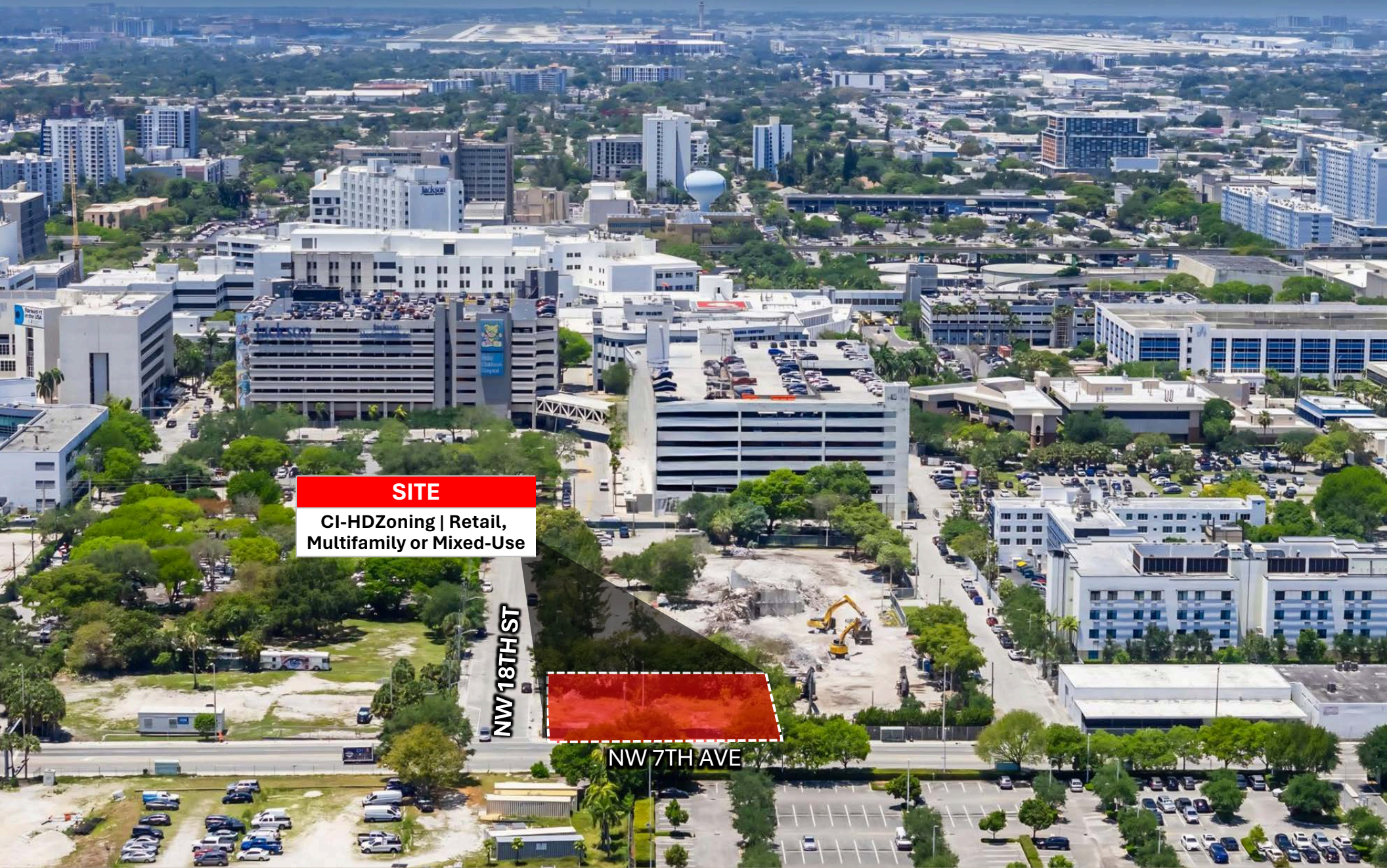


1800 NW 7TH AVENUE

7

PREMIER DEVELOPMENT OPPORTUNITY

CI-HD Zoning

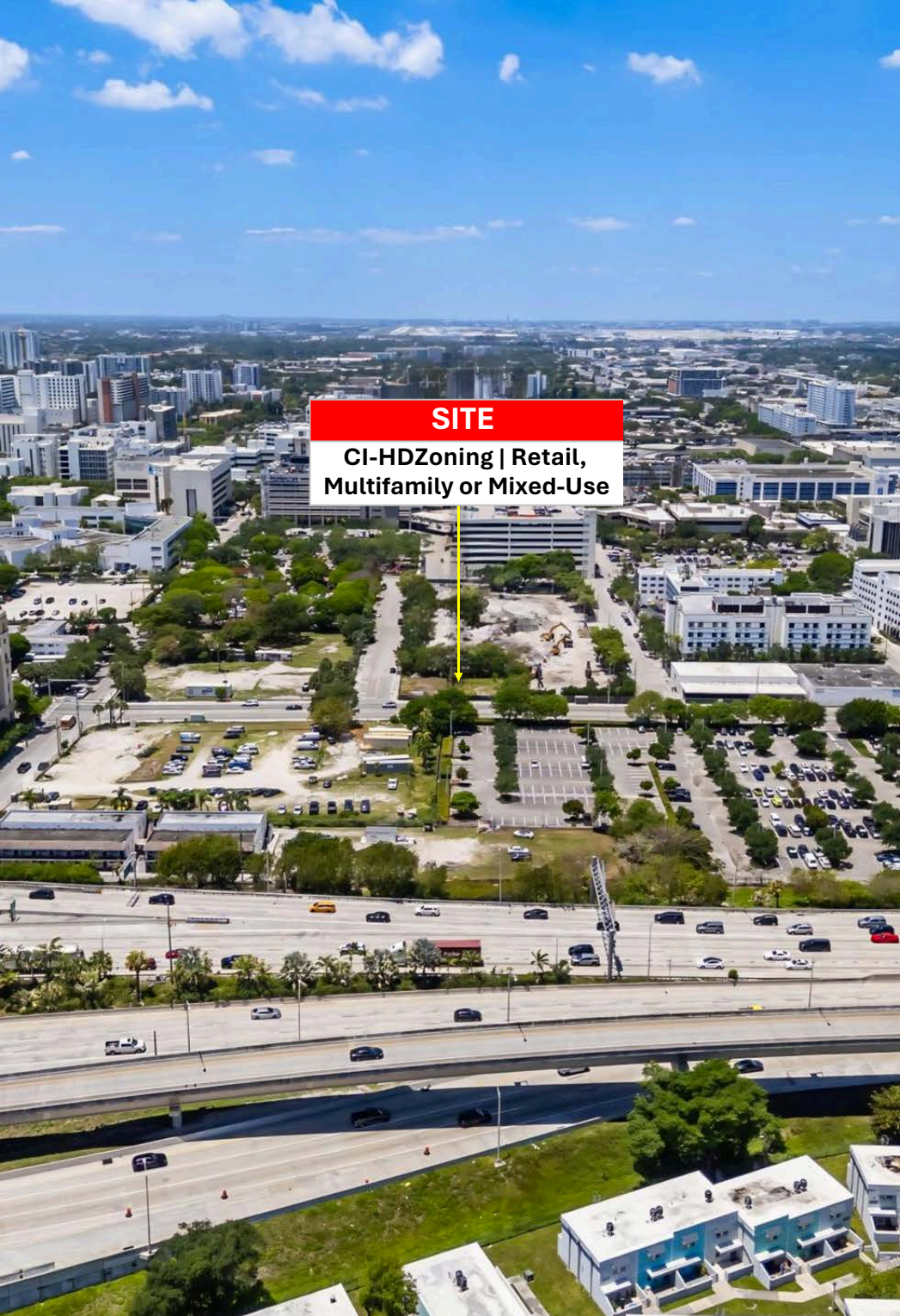


SITE
CI-HD Zoning | Retail,
Multifamily or Mixed-Use

NW 18TH ST

NW 7TH AVE





Potential USES

- Bank
- Bar
- Car Wash
- Commercial
- Convenience Store
- Day Care Center
- Fast Food
- Funeral Home
- General Freestanding
- Health Care / Medical
- Mixed-Use
- Multifamily
- Neighborhood Center
- Office
- Religious Facility
- Restaurant
- Retail

A series of palm tree silhouettes of varying heights and positions, arranged in a line from left to right across the bottom half of the frame. The background is a dark, uniform grey.

02

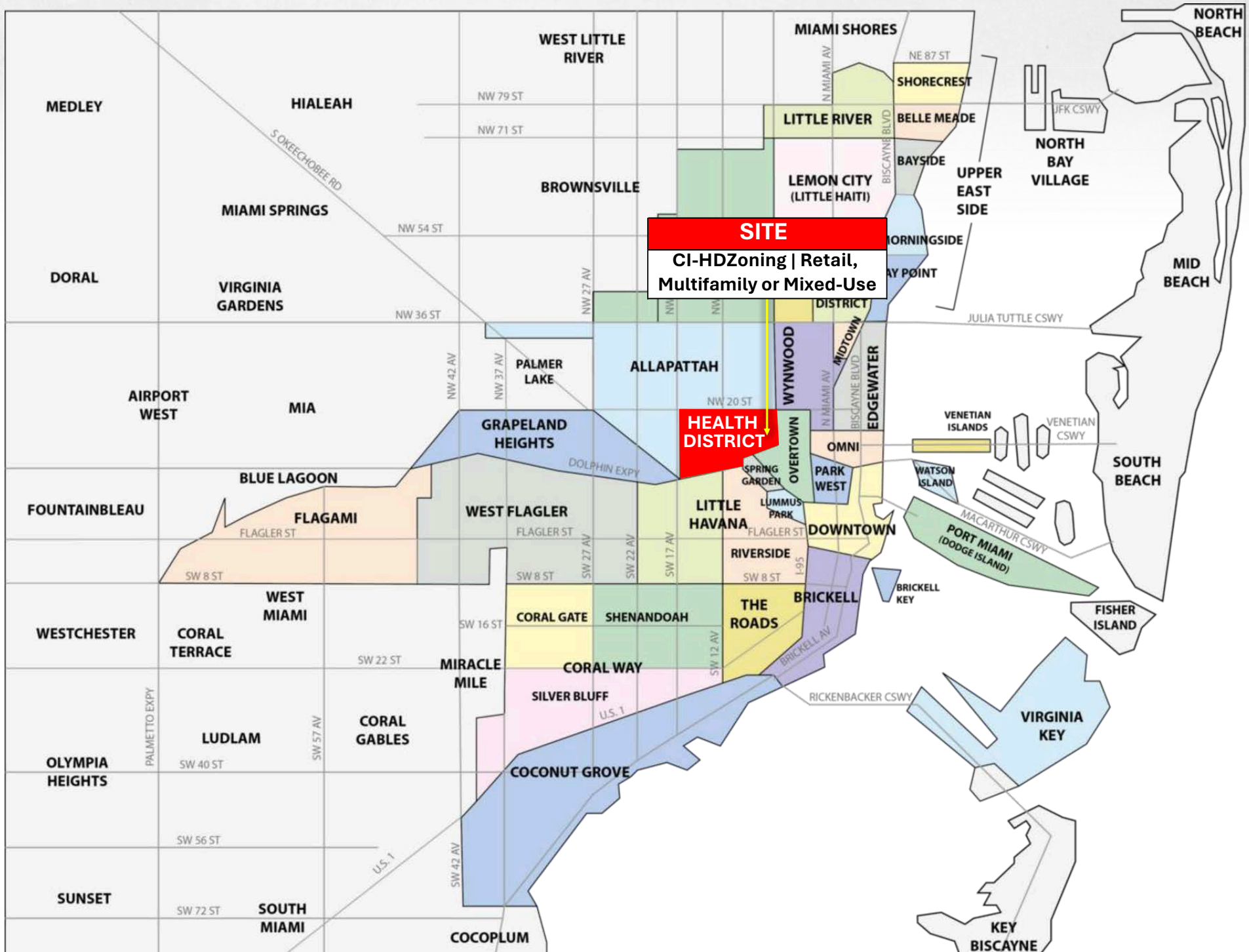
The Location

Miami's Rapidly Evolving Health District

Situated in the heart of Miami's rapidly evolving Health District, 1800 NW 7th Avenue offers a premier development opportunity within one of the most significant medical and employment centers in the southeastern United States. The property is strategically positioned adjacent to the renowned Jackson Health System campus and the University of Miami Health System, placing it at the center of a district that serves millions of patients annually and supports tens of thousands of healthcare, research, and educational jobs.

The Miami Health District encompasses more than 550 acres dedicated to healthcare, life sciences, education, and research. Anchored by major institutions including Jackson Memorial Hospital, University of Miami Miller School of Medicine, Miami VA Healthcare System, and Nicklaus Children's Hospital, the district continues to attract substantial public and private investment, reinforcing its status as one of South Florida's most important economic engines.





SITE
 CI-HD Zoning | Retail,
 Multifamily or Mixed-Use

HEALTH DISTRICT

Community Profile

Beyond its healthcare anchors, the property enjoys exceptional connectivity to Miami's urban core. Downtown Miami, the Brickell Financial District, Wynwood, and the Miami Design District are all located within a short drive, providing convenient access to major employment centers, cultural attractions, retail destinations, and entertainment venues. Residents, employees, and visitors benefit from proximity to major transportation corridors including Interstate 95, State Road 836 (Dolphin Expressway), and Interstate 395, as well as multiple Metrorail and Metrobus connections.

The surrounding area is experiencing significant redevelopment activity fueled by Miami's continued population growth, strong employment trends, and increasing demand for urban housing. The combination of healthcare-driven employment, transit accessibility, and proximity to Downtown Miami has made the Health District an increasingly attractive location for multifamily, mixed-use, hospitality, and retail development. Developers are capitalizing on the area's unique blend of institutional stability and urban growth, creating a dynamic environment for long-term investment.

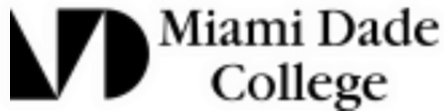
Demographically, the property benefits from access to a dense and growing population base throughout the urban core of Miami-Dade County. The surrounding neighborhoods support a substantial workforce of healthcare professionals, students, researchers, and service-sector employees, while nearby Downtown and Brickell continue to attract young professionals and high-income residents seeking convenient access to employment and lifestyle amenities.



Employment Hubs

1800 NW 7th Avenue is positioned within one of South Florida's most employment-dense urban corridors, providing immediate access to a diverse range of healthcare, education, government, financial, logistics, and professional-service employers. The property's central location within the Miami Health District places it at the doorstep of one of the region's largest concentrations of healthcare and life science jobs.

TOP REGIONAL EMPLOYERS



Location Snapshot

Miami Health District

- Jackson Health System – One of the nation's largest public healthcare systems and Miami-Dade County's largest healthcare employer.
- University of Miami Health System – A leading academic medical network and research institution.
- University of Miami Miller School of Medicine – One of Florida's premier medical schools and research centers.
- Miami VA Healthcare System – Serving veterans throughout South Florida.
- Nicklaus Children's Hospital – One of the largest pediatric healthcare providers in the southeastern United States.

Downtown Miami

- Kaseya
- Ryder System
- World Fuel Services
- Miami-Dade County Government
- Numerous law firms, financial institutions, and professional service providers.

PortMiami & Logistics Corridor

- PortMiami
- Major cruise operators including Royal Caribbean Group, Norwegian Cruise Line Holdings, and Carnival Corporation.
- Thousands of logistics, transportation, maritime, and trade-related jobs.

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For additional information or to schedule a tour, contact:

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