

FOR SALE: DEVELOPMENT SITE - 1.93 ACRES \ NORTH BAY VILLAGE \ FL

1850

JFk Causeway / 79th St
NORTH BAY VILLAGE, FL

- 1.93 Acres
- Develop 135 units
- 15 stories
- Water views
- Island location
- Causeway frontage
- Retail exposure with 420' feet along JFK Causeway



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FOR SALE: 1850 79th STREET CAUSEWAY \ NORTH BAY VILLAGE \ FL



CLOCKWISE FROM TOP LEFT: The subject site; view of North Bay Village; TOP RIGHT: Map of neighborhood; BOTTOM RIGHT: View toward the north

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AREA INFORMATION



Average Household Income
3 miles (2017)
\$80,916



Traffic Count
39,500 ADT



Current Population
3 miles (2017)
104,532



Projected Population
3 miles (2020)
110,662



Proximity to:
Miami Beach: **10 minutes**
Aventura: **20 minutes**
Midtown / Design District
/ Wynwood: **15 minutes**
Downtown / Brickell: **25 minutes**

PROPERTY CHARACTERISTICS

Street Address	1850 79th Street Causeway
Municipality	North Bay Village, FL
Location	South side of 79th Street Causeway (John F. Kennedy Causeway), one block W of East Treasure Drive
Site Area	±84,000 square feet
Frontage	±420'
Improvements	183 space parking lot
Zoning	CG – General Commercial
Maximum Stories	up to 15 stories
Approved Uses	Multifamily, Hotel, Office and Retail
Maximum Allowable Units By Right	135; up to 70 units per acre

INVESTMENT HIGHLIGHTS

- Largest contiguous, vacant, development site in North Bay Village / Treasure Island
- Perpetually unobstructed water views of Biscayne Bay toward South Beach, Downtown Miami and Aventura
- 135 units by right
- Located less than 30 minutes from all of Miami's major destinations
- Existing income offsets holding and pre-development costs
- Excellent retail exposure on JFK Causeway / 79th Street with 39,500 AADT

ASKING PRICE:

Call for details



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