



EXCLUSIVE OFFERING MEMORANDUM

**24-UNIT DEVELOPMENT SITE
IN MIAMI'S WYNWOOD NORTE
T5-O ZONING**

559 NW 34 ST
MIAMI, FL 33127

\$75K/UNIT | \$252/SF BUILDABLE | PLANS IN REVISION

TABLE OF CONTENTS

01

ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Lot Breakdown
- Floor Plans

02

LOCATION & DEMAND DRIVERS

- Visibility & Connectivity
- Location Context
- Demographics
- Local Market Profile

EXCLUSIVELY LISTED BY

ROBIN PEREZ

Commercial Real Estate Advisor
+1 786.261.5393
rdp@faustocommercial.com

MARTINA SMOLAKOVA

Commercial Real Estate Advisor
+1 305.801.0759
mas@faustocommercial.com

mas@faustocommercial.com

FaustoCommercial.com

The information contained herein is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Fausto Commercial and may not be shared with any other person or entity without the prior written consent of Fausto Commercial. This Marketing Brochure and/or Offering Memorandum has been prepared by Fausto Commercial and approved by its client. It is provided for informational purposes only and contains summary, unverified information intended solely to generate preliminary interest in the subject property. This material does not constitute a substitute for a comprehensive due diligence investigation. Prospective purchasers are encouraged to conduct their own independent analysis, including inspection of the property, review of market conditions, and evaluation of the surrounding competitive environment. Any financial information, projections, or conclusions are provided for reference purposes only and are based on assumptions that may change. Fausto Commercial makes no representation that such information will be accurate or achieved and does not intend for any party to rely upon this information as the basis for a purchase decision. The information contained herein has been obtained from sources believed to be reliable; however, Fausto Commercial makes no warranty or representation, express or implied, as to the accuracy or completeness of the information provided. All prospective buyers are responsible for verifying all information independently. References to square footage, age, or condition are approximate. Photographs may have been enhanced for marketing purposes; however, no material alterations to the property have been made.



01 ASSET OVERVIEW

- Investment Summary
- Property Highlights
- Development Highlights
- Lot Breakdown
- Floor Plans



INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present a multifamily development opportunity in Miami's Wynwood Norte. With previously approved plans currently in revision review, this 24-unit apartment project offers investors and developers a well-advanced path toward ground-up development with reduced pre-development risk.

The offering is priced at \$1,800,000, equating to approximately \$75,000 per unit and \$252/SF buildable based on 7,150 buildable square feet, creating an attractive basis relative to comparable development sites in the market.

With plans already in revision review, the property presents a strong opportunity for a buyer seeking to accelerate time to market, reduce entitlement risk, and deploy capital efficiently in one of Miami's most active growth corridors.

Located just minutes from Midtown, Edgewater, Brickell, the Design District, and Miami International Airport, the site benefits from strong rental demand, continued neighborhood investment, and long-term appreciation upside. Ownership will consider seller financing, providing additional flexibility for qualified buyers.



\$1,800,000

LIST PRICE

24 UNITS

BUILDABLE UNITS

7,150 SF

TOTAL LOT SIZE

\$75K/UNIT

\$252/SF BUILDABLE

PROPERTY HIGHLIGHTS



CONNECTIVITY

- Located on NW 34 ST within Miami's Wynwood Norte
- Minutes from Midtown, Edgewater, Brickell, the Design District, and Miami International Airport
- Excellent access to **major urban core demand drivers**, employment hubs, and lifestyle destinations

VISIBILITY

- Positioned within one of Miami's most active areas seeing continued investment, redevelopment, and **neighborhood growth**
- Attractive infill location surrounded by **strong rental** demand and long-term appreciation potential

DEVELOPMENT POTENTIAL

- Plans previously approved and currently **in revision review**, offering a well-advanced path toward ground-up development
- **Seller financing** considered for qualified buyers

DEVELOPMENT HIGHLIGHTS

USE & ELIGIBILITY T5-O

Use	Eligibility
Multifamily Residential	Permitted
Mixed-Use Residential	Permitted
Lodging/ Hospitality	Permitted
Ground-Floor Retail	Permitted
Office / Professional Services	Permitted
Restaurant / Food Service	Permitted

559 NW 34 ST



AERIAL VIEW





02 LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

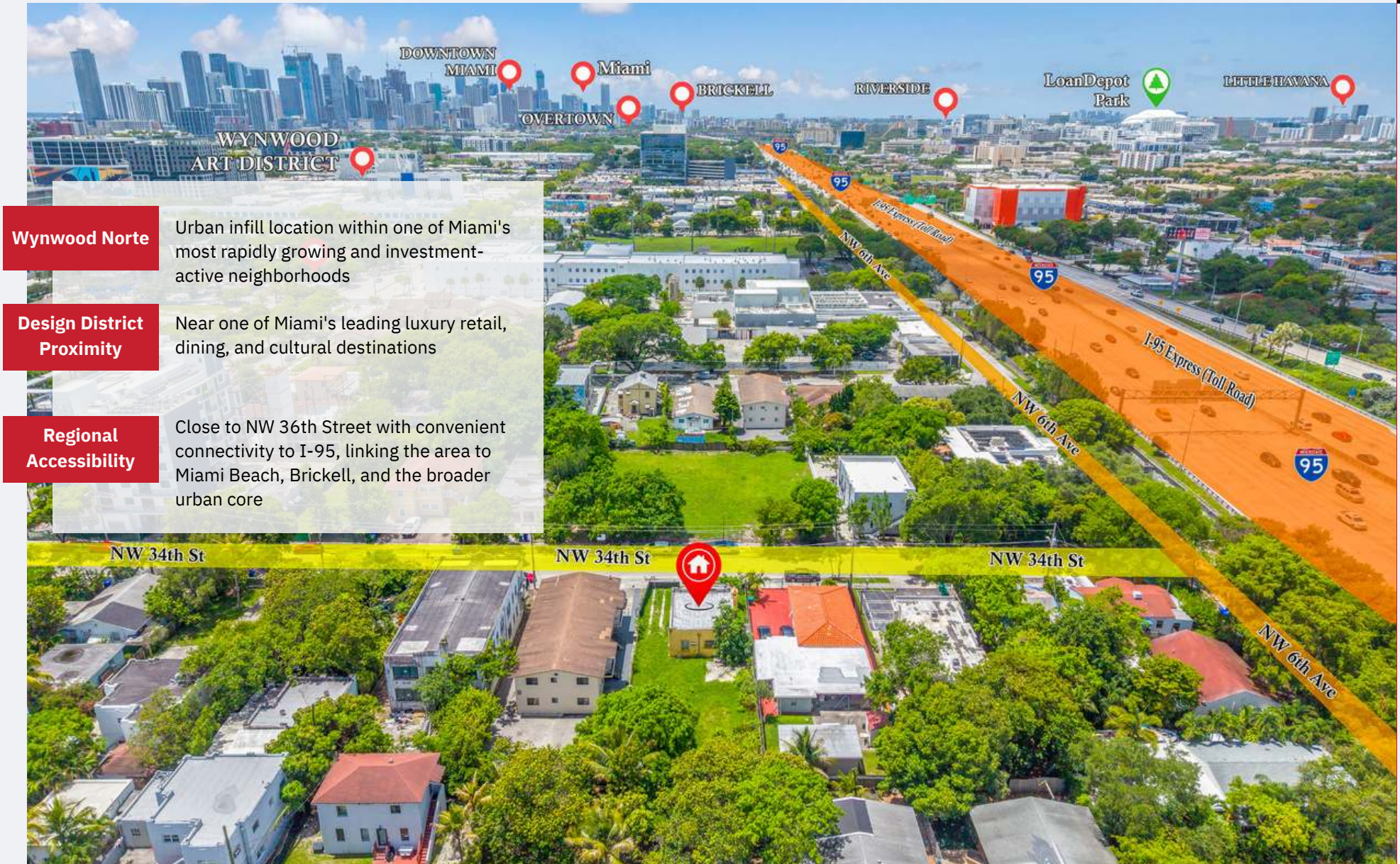
Demographics

Local Market Profile



VISIBILITY & CONNECTIVITY

Located in **Miami's Wynwood Norte**, near Midtown, Edgewater, and the Miami Design District, the property benefits from strong urban connectivity via NW 36th Street and nearby access to I-95 / SR-112.



DEMOGRAPHICS

City of Miami

Major urban market with strong population density, diverse households, and continued demand for rental housing near Miami's core employment, retail, and lifestyle districts.

POPULATION

- Over 487,000 residents in the City of Miami
- Dense urban population supporting long-term housing demand

HOUSEHOLDS

- Approximately 194,821 households
- Broad renter and owner base supporting neighborhood growth

INCOME

- \$62,462 median household income
- Diverse employment base across service, trade, health, and professional sectors

EMPLOYMENT

- 67.0% civilian labor force participation
- Close connection to major urban employment centers throughout Miami

HOUSINGS

- Average household size of 2.32 persons
- Ongoing demand for multifamily housing in the urban core

487,014

POPULATION
CITY OF MIAMI

194,821

HOUSEHOLDS

\$62,462

MEDIAN
HOUSEHOLD
INCOME

37

MEDIAN AGE

2.32

AVERAGE
HOUSEHOLD SIZE

LOCAL MARKET PROFILE

NEIGHBORHOOD

Wynwood Norte, is a centrally located urban neighborhood just north of Wynwood and near the broader Miami Design District. The area benefits from close access to NW 36th Street, I-95, and SR-112, supporting strong connectivity to Miami's major employment, retail, and lifestyle districts. Its infill character, neighborhood fabric, and proximity to major redevelopment nodes continue to support long-term residential demand.



CULTURE & RECREATION

Wynwood Norte benefits from immediate proximity to some of Miami's most active urban destinations, including Wynwood, the Miami Design District, and surrounding dining, retail, and cultural amenities. The neighborhood's central location and access to major corridors support a live-work-play environment that continues to attract residents, visitors, and investment activity.

Direct access to NW 36th Street, I-95, and SR-112

Minutes from the Miami Design District and Wynwood Arts

Established urban residential fabric with long-term appeal

Strong citywide demand for rental housing in Miami's urban core

Limited infill opportunities near major redevelopment districts

559 NW 34 ST represents a compelling urban infill development opportunity in the Wynwood Norte area, positioned near major cultural, retail, and employment drivers **with strong connectivity to Miami's core growth districts**

487K+

RESIDENTS IN THE
CITY OF MIAMI

194K+

MIAMI
HOUSEHOLDS

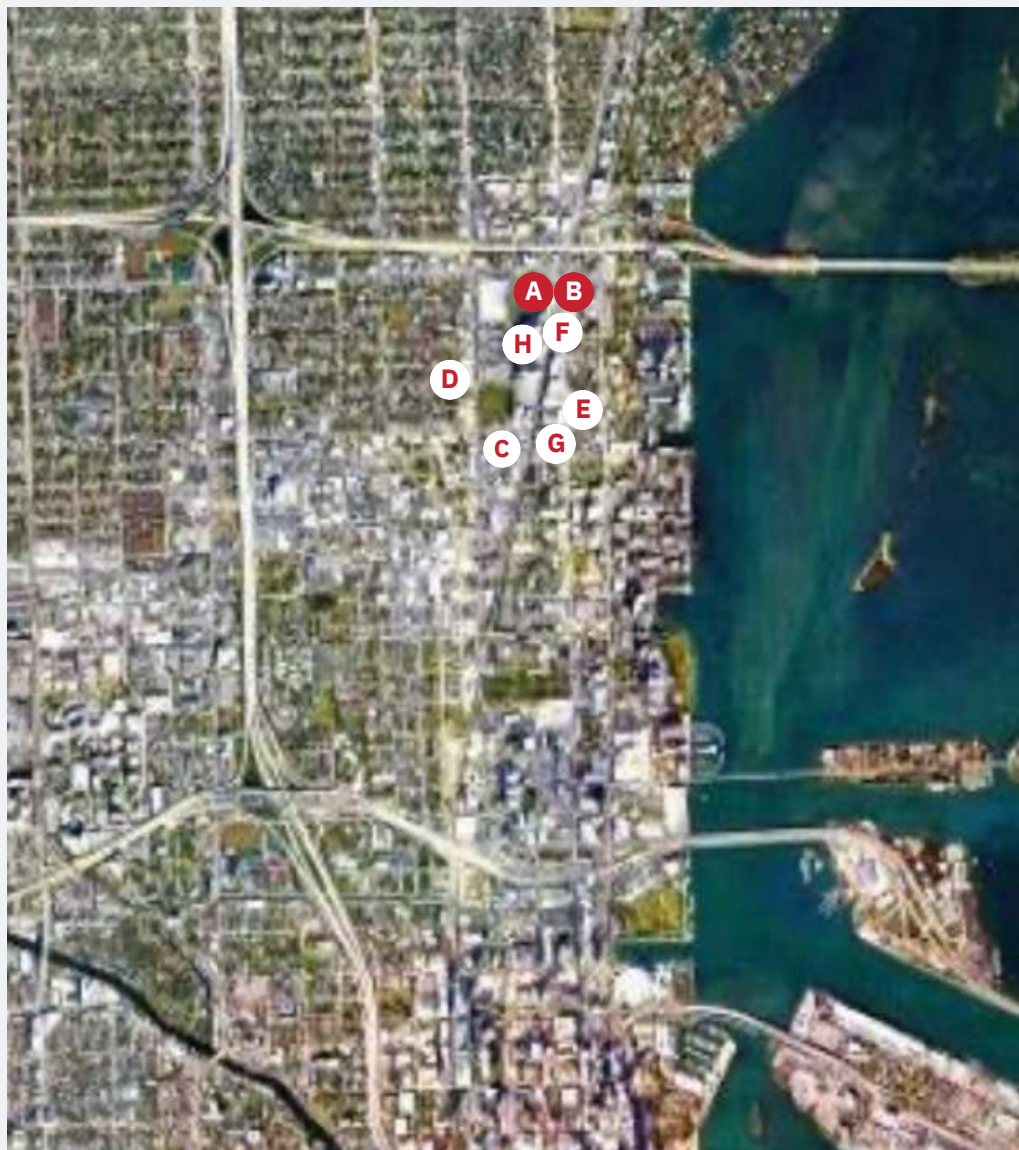
\$62K

MEDIAN HOUSEHOLD
INCOME

Source: U.S. Census Bureau, Miami City, Florida

NEARBY RESIDENTIAL & MIXED-USE ACTIVITY

A **SUBJECT BUILDINGS** 559 NW 34 STREET



Locations are approximate and provided for general reference.



2000 WYNWOOD

A 12-story, 310-unit mixed-use development in Wynwood with 12,500 SF of ground-floor retail. Groundbreaking took place August 2025, developed by Clearline Real Estate and Shawmut Design and Construction



WYNWOOD PLAZA

A 1-million-square-foot mixed-use development by L&L Holding Co. and Oak Row Equities featuring 509 residential units, a 12-story office tower, and 32,000 SF of retail and restaurant space in the Wynwood Arts District.



WYN AVE (3332 NW 5TH AVE)

A six-story mixed-use building by ABH Developer Group featuring 44 apartments and 2,370 SF of ground-floor retail. Units range from studios to two-bedrooms, developed in the heart of Wynwood Norte.



WYNHOUSE MIAMI

A 308-unit, eight-story mixed-use multifamily development by Fisher Bros. with approximately 26,000 SF of ground-floor retail, inspired by Wynwood's industrial architecture and street art traditions.



NOMAD RESIDENCES

The first-ever residential property for the NoMad Hotels brand, developed by Related Group and Tricap, with completion slated for late 2025. A hospitality-infused condominium redefining Wynwood's art-driven lifestyle.



EVOLVE WYNWOOD 35

An eight-story apartment building by Evolve Companies, approved by the Miami Urban Development Review Board, located near Wynwood Norte. Designed by architect Kobi Karp.



03 MARKET SUPPORT

Market Analysis

Rent Comparables

Local Developments



RENT COMPARABLES

559 NW 34 ST

MONTHLY RENT	ADDRESS
\$2,450	286 NW 29 St, Miami, FL 33127 (Studio – 480 SF)
\$2,995	286 NW 29 St, Miami, FL 33127 (1BD/1BA – 700 SF)
\$3,765	286 NW 29 St, Miami, FL 33127 (2BD/2BA – 900 SF)
\$3,000	259 NW 33rd St, Miami, FL 33127 (1BD/1BA – 590 SF)
\$2,400	228 NW 35 St, Miami, FL 33127 (2BD/1BA – 1,500 SF)



EXCLUSIVELY LISTED BY



ROBIN PEREZ
Commercial Real Estate Advisor
+1 786.261.5393
rdp@faustocommercial.com



MARTINA SMOLAKOVA
Commercial Real Estate Advisor
+1 305.801.0759
mas@faustocommercial.com

