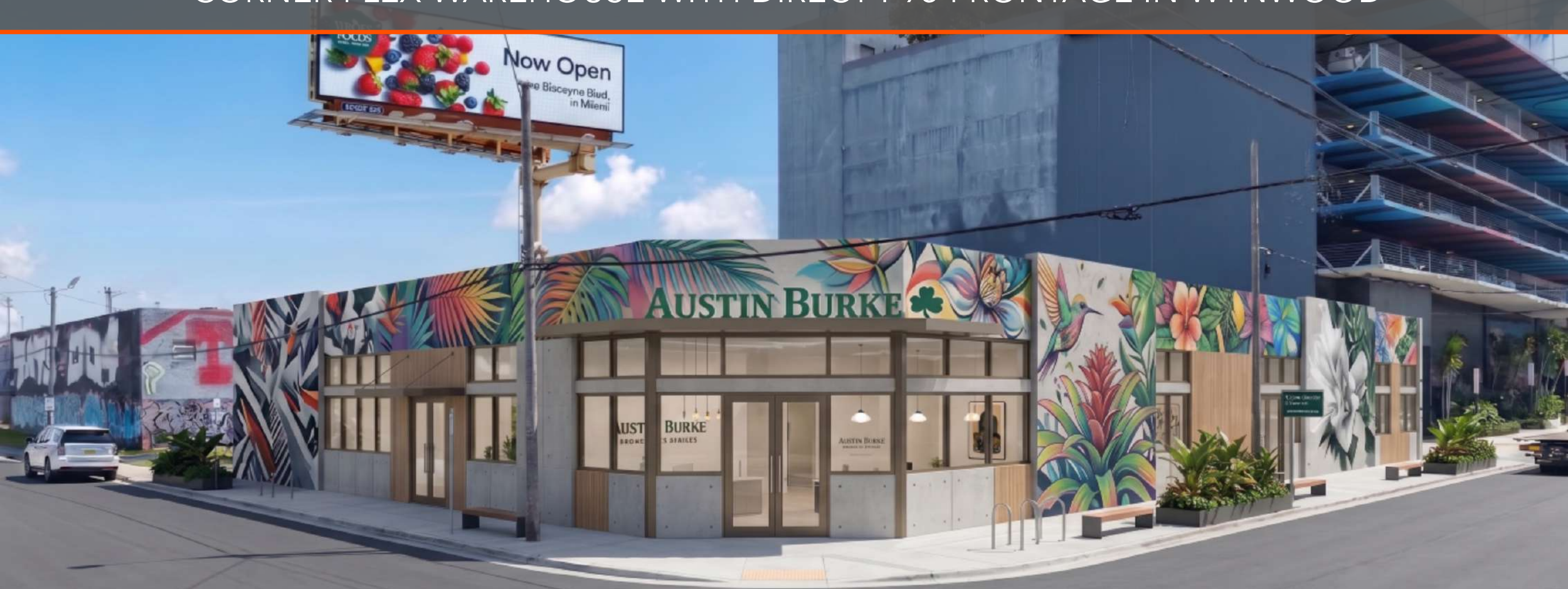


CORNER FLEX WAREHOUSE WITH DIRECT I-95 FRONTAGE IN WYNWOOD



**DWN
TWN**
REALTY ADVISORS
SINCE 1990

FOR SALE

2601 NW 6th AVE – WYNWOOD, MIAMI



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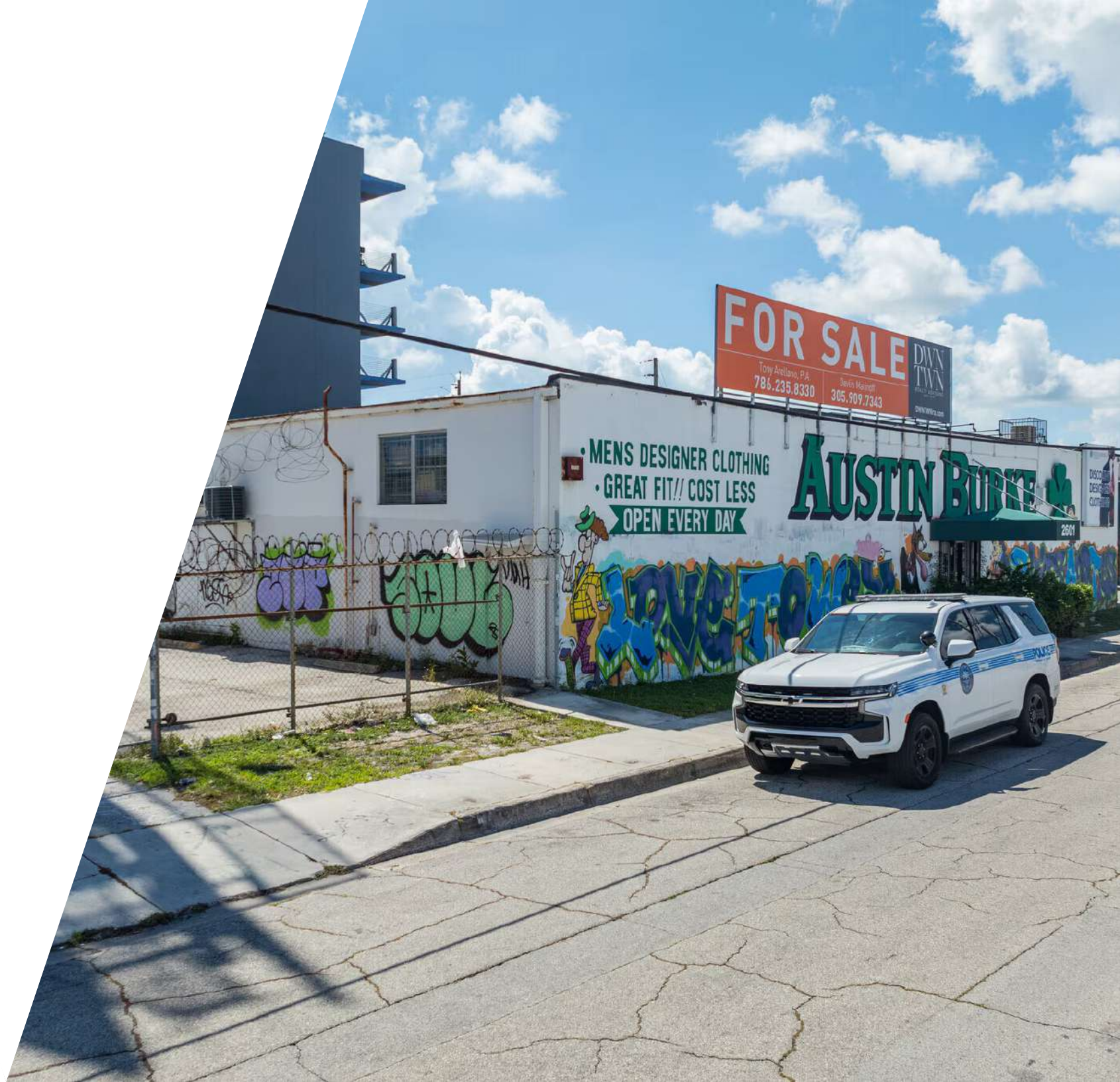
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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for sale 2601 NW 6th Avenue (the "Property"), a 16,800 SF corner site featuring a 11,423 SF freestanding flex warehouse at the western gateway of Core Wynwood, with direct frontage along Interstate 95 in Miami, Florida. Positioned at the intersection of NW 6th Avenue and NW 24th Street, the Property commands exposure to more than 185,000 vehicles per day along one of the most trafficked corridors in South Florida. The building is currently configured for retail, showroom, or design-forward commercial occupancy, offering an adaptable open floor plate, 15 gated parking spots, and a true corner position zoned D1.

A Billboard Site Lease with Carter-Pritchett Advertising, Inc. conveys with the sale, delivering immediate passive income to the incoming owner from an I-95-facing advertising structure on-site. The Operator pays the greater of \$40,000 per year (guaranteed) or 25% of gross advertising revenues on a quarterly basis. Either party may terminate on 60 days written notice, providing current income with full optionality to retain the billboard relationship or recapture the site at the buyer's election.

Current ownership has secured WDRC approvals for a 22-story, 147-unit residential development through the Live Local Act, with plans designed below the 200,000 SF UDRB threshold, reducing the regulatory timeline and delivering a market-ready development path. The combination of a high-visibility commercial building, day-one billboard income, and a WDRC-approved tower program positions 2601 NW 6th Avenue as a rare, multi-path opportunity in Core Wynwood, offered at \$10,900,000, equating to \$954 per square foot of building area.

2606 NW 6th Avenue, Miami, FL 33127

Wynwood Arts District

\$10,900,000

Sale Price

\$954/SF

Price/SF

11,423 SF

Building SF

16,800 SF

Lot Size

15 Parking Spots

Parking

25%

Billboard Revenue Share

\$40,000

Billboard Min. Annual Income

185,000 VPD

I-95 daily Traffic

INVESTMENT HIGHLIGHTS



I-95 VISIBILITY

Irreplaceable Corner Frontage

Direct frontage along I-95 with exposure to more than 185,000 VPD. The corner position at NW 26th Street delivers unobstructed sight lines, among the highest-visibility commercial positions in the Wynwood submarket.



PASSIVE INCOME

Guaranteed Billboard Revenue

A Billboard Site Lease with Carter-Pritchett Advertising conveys with the sale, paying the greater of \$40,000 per year (guaranteed) or 25% of gross advertising revenues. Either party may terminate on 60 days written notice, providing income with full buyer optionality.



COMMERICAL ASSET

Flex Building Ready for Activation

The 11,423 SF warehouse offers an open floor plate suited to retail, design showroom, automotive, or creative office occupancy, with 15 gated parking spots on a true D1-zoned corner lot at the gateway of Core Wynwood.



DEVELOPMENT UPSIDE

WDRC-Approved Live Local Tower

Ownership has secured WDRC approvals for a 22-story, 147-unit residential development through the Live Local Act. Plans fall below the 200,000 SF UDRB threshold, reducing the regulatory timeline and delivering a market-ready development path to the incoming owner.



WHOLE FOODS
MARKET

Now Open
10 Biocoore Riad,
in Miami

FOR SALE
WYN
TANN

DANSEAN DEETOR
DACENSE
DEEKANS
CLOTHING

AUSTIN BURKE
43343

AUSTIN BURKE

FOR SALE
WYN
TANN

PROPERTY PICTURE

SONY  **CUMMING GROUP**

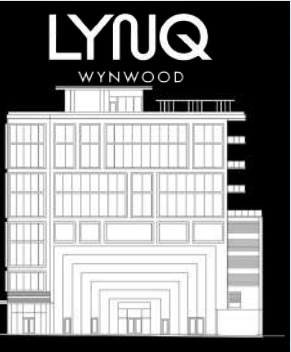
pwc

miax 

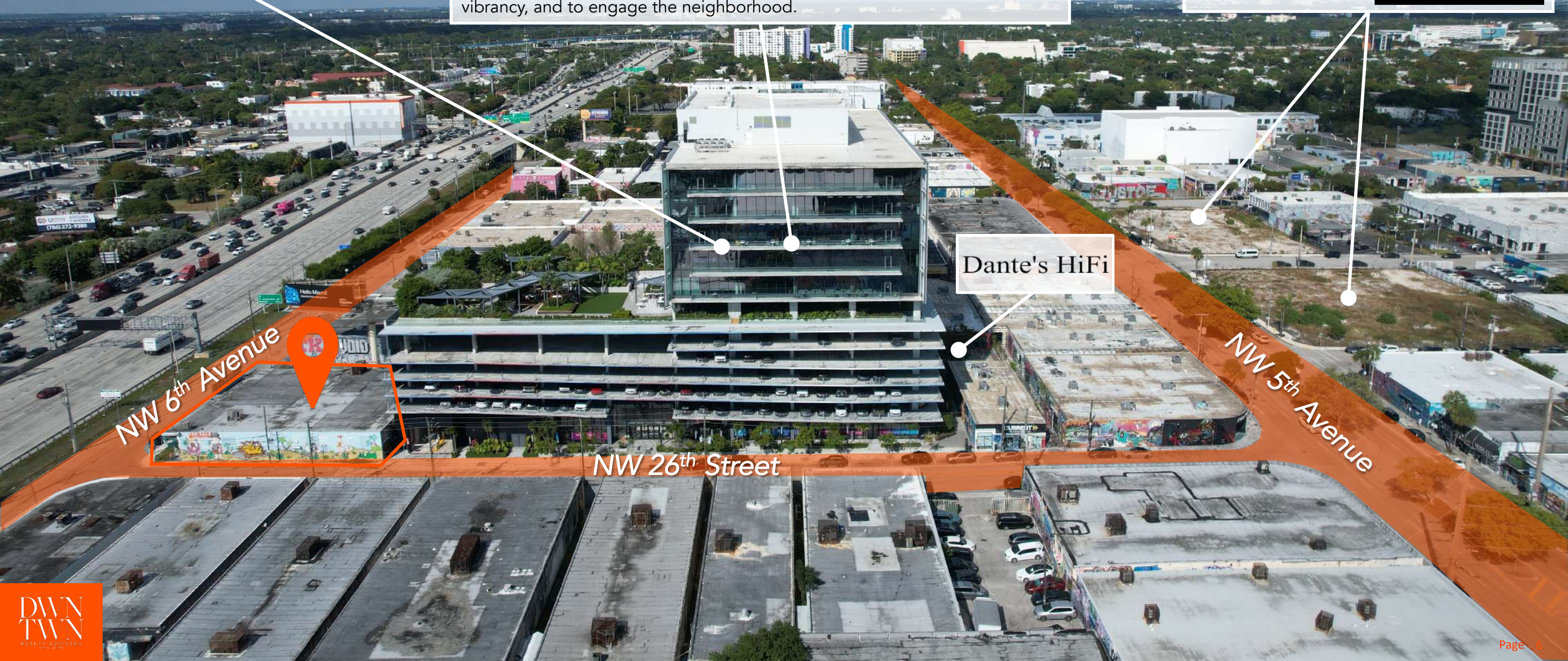
neocis
Precision Healthcare Robotics

545 Wyn
 298,000 SF Office
 Built in 2020
 Sold in Jan 2026 for \$181,000,000

545Wyn is a brand-new construction with 298,000 square foot creative office and exclusive retail building. Developed by Sterling Bay and designed by Gensler, 545wyn was created with three simple, yet critical goals: to elevate Miami's standard office experience, to authentically reflect Wynwood's vibrancy, and to engage the neighborhood.

LYNQ WYNWOOD 

Lynq Wynwood
 331,000 SF of Office
 36,000 SF of Retail
 Proposed



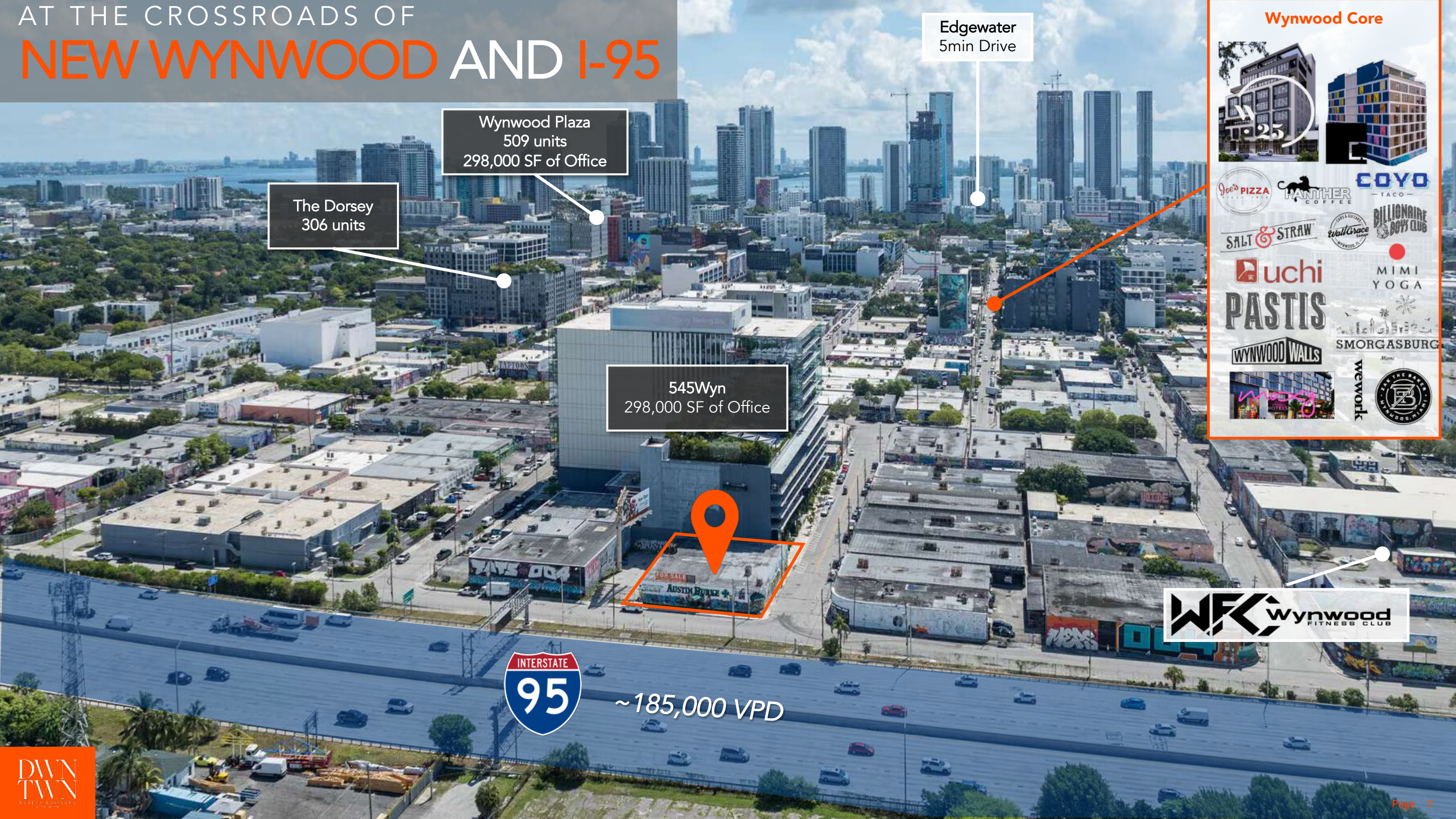
Dante's HiFi

NW 6th Avenue

NW 5th Avenue

NW 26th Street

AT THE CROSSROADS OF NEW WYNWOOD AND I-95



The Dorsey
306 units

Wynwood Plaza
509 units
298,000 SF of Office

545Wyn
298,000 SF of Office

Edgewater
5min Drive



~185,000 VPD

Wynwood Core



BILLBOARD AGREEMENT

The Property includes a Billboard Site Lease with Carter-Pritchett Advertising, Inc. (the "Operator"), a Florida corporation, executed February 10, 2025. The agreement conveys with the sale and provides the incoming owner with immediate passive income from an I-95-facing advertising structure positioned on-site.

The billboard captures direct visibility from more than 185,000 vehicles per day along Interstate 95 (State Road 9A), one of the highest-traffic corridors in South Florida. Under the lease, the Operator pays the greater of \$10,000 per quarter (\$40,000 annually guaranteed) or 25% of gross advertising revenues, accompanied by quarterly financial reporting. The billboard structure remains the property of the Operator and does not transfer with the sale.

Either party may terminate the lease on 60 days written notice, giving the buyer full flexibility to retain the income stream or recapture the site for commercial repositioning or development activation without a long-tail obligation.

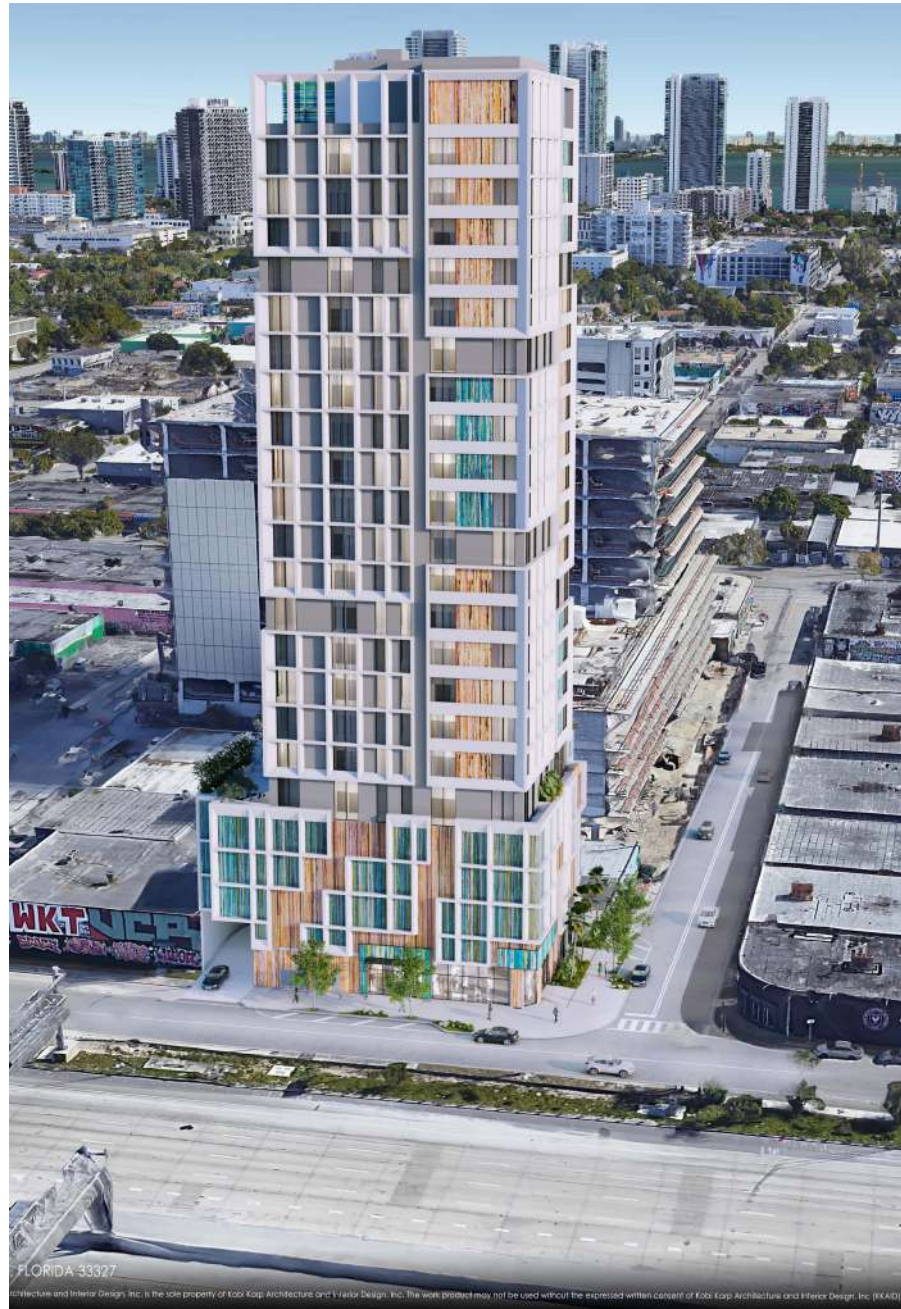


INTERIOR PICTURES



MOODBOARD





LIVE LOCAL ACT

WDRC-Approved Tower Density

22 STORIES **147** UNITS **D1** ZONING

Current ownership has secured WDRC approval for a 22-story, 147-unit residential development through Florida's Live Local Act, bypassing traditional zoning constraints on the D1-zoned site. Because plans are designed below 200,000 SF, the project did not require UDRB review, materially shortening the regulatory path. The timing for the master permit is anticipated to be Summer of 2025, delivering a near-shovel-ready development opportunity to the incoming owner without additional discretionary approvals.



SALES COMPS

Property Address	Property Type	Building SF	Land SF	Year Built	Sale Date	Sale Price	Price/SF	Price/SF Land
2200 NW 2nd Ave	Retail	27,700	49,223	1954	9/26/2025	\$18,513,626	\$668	\$376
2801 NW 5th Ave	Retail	5,250	9,148	1974	6/20/2025	\$6,000,000	\$1,143	\$656
2401 NW 6th Ave	Industrial	15,378	17,424	1955	3/20/2026	\$17,774,273	\$1,156	\$1,020
540-544 NW 26th St	Retail	7,000	7,841	1956	3/20/2026	\$6,184,937	\$884	\$789
550-560 NW 26th St	Industrial	10,000	10,890	1956	3/20/2026	\$9,662,812	\$966	\$887
580-584 NW 26th St	Retail	6,800	7,841	1956	3/20/2026	\$6,008,224	\$884	\$766
590-594 NW 26th St	Industrial	14,600	16,553	1956	3/20/2026	\$5,810,486	\$398	\$351
523-529 NW 28th St	Office	8,290	13,752	1968	8/5/2025	\$6,000,000	\$724	\$436
550 NW 29th St	Industrial	6,255	20,909	1981	11/24/2025	\$7,500,000	\$1,199	\$359
Average		11,253	17,065			\$9,272,706	\$891	\$627
Min		5,250	7,841			\$5,810,486	\$398	\$351
Max		27,700	49,223			\$18,513,626	\$1,199	\$1,020



WYNWOOD

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

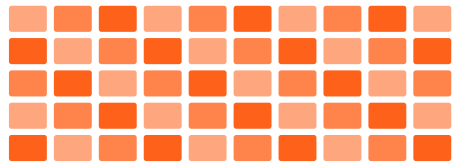
LIVE
WORK
PLAY
EPICENTER



FLY OVER WYNWOOD

[WATCH THE VIDEO: WYNWOOD FROM ABOVE](#)

WYNWOOD BY THE NUMBERS



50

CITY BLOCKS
≈ 1 Square Mile of Vibrant Neighborhood



57+

RESTAURANTS

Acclaimed dining & café destinations



400+

BUSINESSES

Retail, creative & service industries

495

BUILDINGS

Defining Wynwood's iconic urban landscape



6M

ANNUAL VISITORS



16.5K

DAILY VISITORS

Consistent foot traffic, every single day



10k

RESIDENTS

A vibrant local community



6k+

DAYTIME OFFICE POPULATION

A growing professional workforce

TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B

ZAK THE BAKER
WYNWOOD MIAMI

PASTIS

uchi

Joe's Pizza

CARS & GUITARS
Wall Grace
Vintage
WYNWOOD, FL

COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYU

sweetgreen

Dante's HiFi

LA TROPICANA
ESTD 1980

OSSOBUCO
OPEN FIRE & CHARRED VEGETABLES

THE TACO STAND
HECHO A MANO

DOYA

RETAIL & FITNESS

BILLIONAIRE BOYS CLUB

MIMI YOGA
AND PILATES

WARBY PARKER

LEGACY

FORM 50

STUDS

STUDIO

BASE

OFFICE TENANTS

amazon

SONY MUSIC

LIVE NATION
ENTERTAINMENT

FOUNDERS FUND

ramp

ATOMIC

Spotify

OpenStore

LANDMARKS

KNOTEL

moxy
HOTELS

MANA
WYNWOOD

MUSEUM OF GRAFFITI

wework

Arlo
Wynwood

WYNWOOD WALLS

POOL HOUSE
MIAMI

paradox
museum

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