

FOR SALE

2263 NW 62nd St, Miami, FL

Commercial Vacant Lot – Prime Development Opportunity

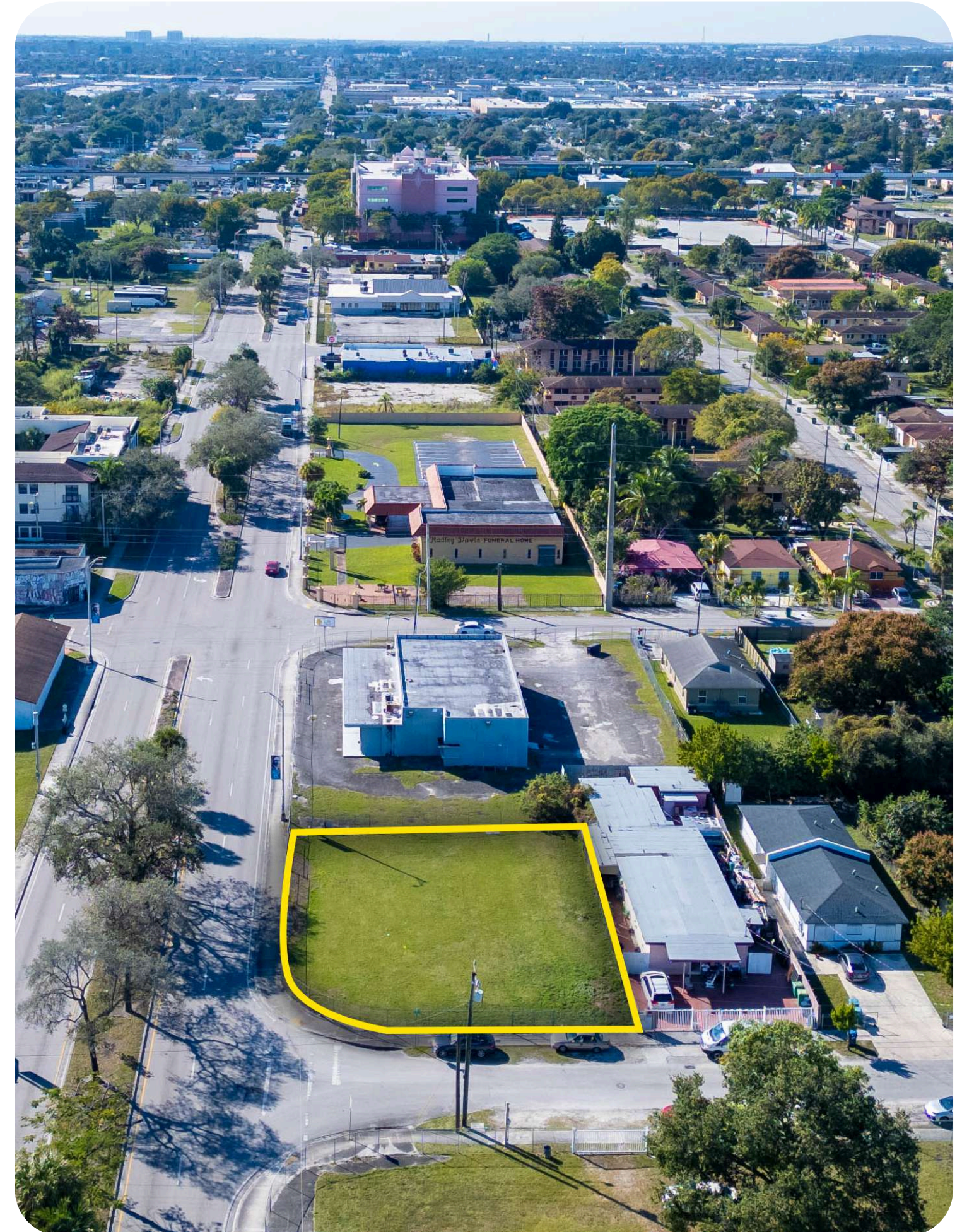


APEX
CAPITAL REALTY

OFFERING SUMMARY

APEX Capital Realty is pleased to present an exceptional development opportunity at **2263 NW 62nd St, Miami, FL**. This commercially zoned vacant lot is ideally located in a growing market, offering significant investment potential for retail, office, or residential development.

| | |
|-----------------------|-------------------------------|
| PROPERTY TYPE: | Commercially Zoned Vacant Lot |
| LOT SIZE: | 9,450 sq. ft. |
| ZONING: | UC-MC |
| ASKING PRICE: | \$550,000 |



HIGHLIGHTS

Strategic Location:

Situated near high-traffic roads, including NW 62nd St (AADT 18,500) and NW 22nd Ave (AADT 31,000), ensuring excellent visibility.

Opportunity Zone:

Potential tax incentives for investors seeking long-term capital gains benefits.

Proximity to Liberty Square Redevelopment:

The neighborhood is undergoing a significant revitalization project that includes new residential and mixed-use developments.

Future Growth Potential:

Surrounded by Miami's transit-oriented developments, including the South Dade TransitWay, enhancing accessibility and increasing property value.



BIRD'S EYE VIEW



Frontage:
105 FT.

Depth:
90 FT.

SOUTH VIEW

DOWNTOWN - BRICKELL

 **8.5 MILES AWAY**

EDGEWATER

 **5.1 MILES AWAY**

MIDTOWN - WYNWOOD

 **4.3 MILES AWAY**

NW 62nd St

AAWT: 31,000

NW 22nd Ave

**SUBJECT
PROPERTY**

AAWT: 18,500



EAST VIEW

**LIBERTY SQUARE
REDEVELOPMENT PROJECT**



NW 22nd Ave

AAADT: 31,000

NW 62nd St

**SUBJECT
PROPERTY**

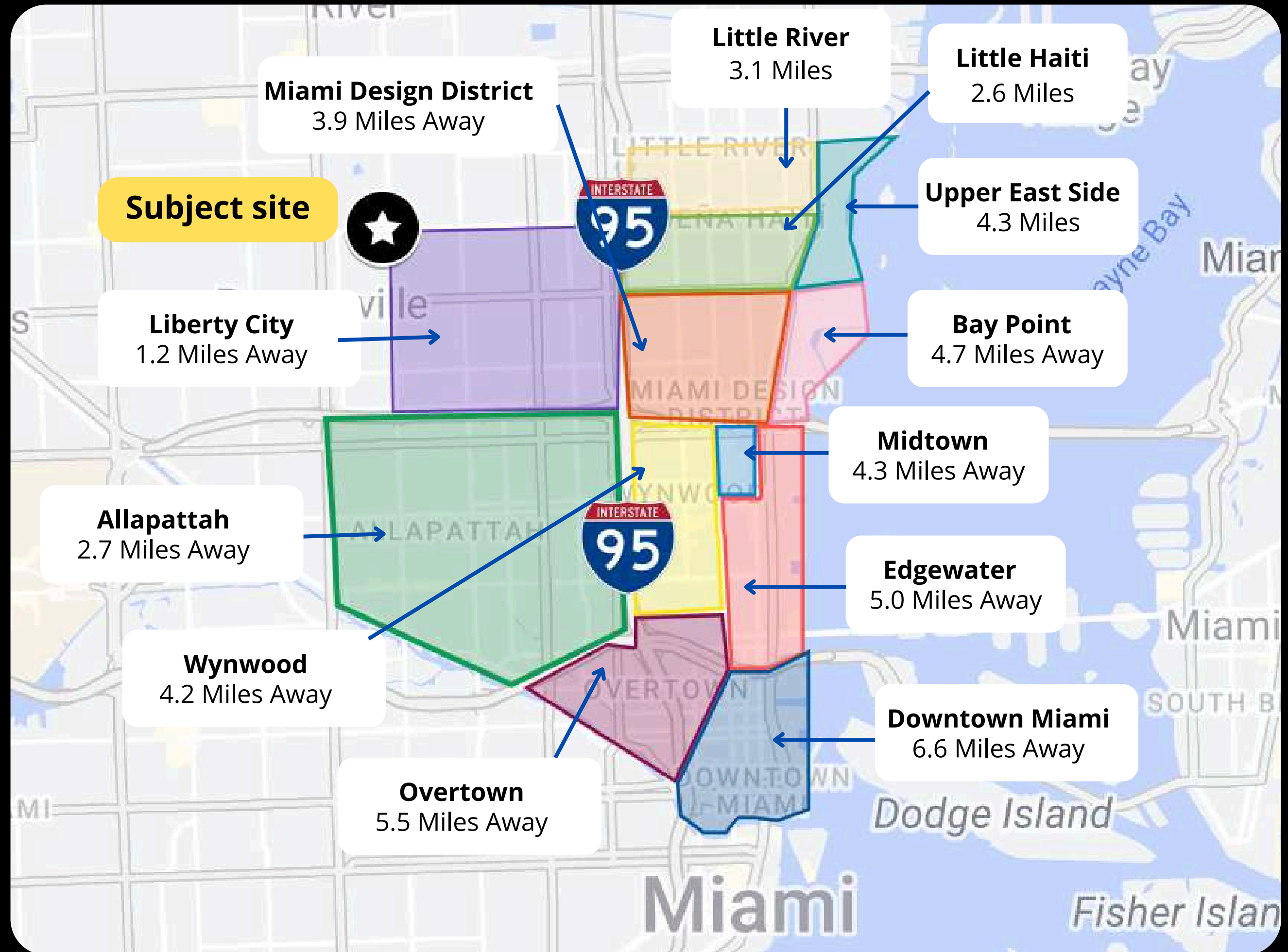


AAADT: 18,500



LOCATION MAP

Mile(s) Away indicates distance away
from subject site



LIBERTY SQUARE REDEVELOPMENT

The **Liberty Square Redevelopment Project** is a transformative initiative aimed at revitalizing Miami's historic **Liberty Square public housing community** into a modern mixed-use, mixed-income neighborhood.

This ambitious **60-acre redevelopment** will ultimately deliver 1,900 new public, **affordable, and market-rate housing units**, alongside major improvements to infrastructure, community services, and economic opportunities.

The nine-block area is bounded on the north by Northwest 67th Street, the east by 12th Avenue, the south by 62nd Street and the west by 15th Avenue



A PHASED APPROACH TO TRANSFORMATION

The redevelopment is being executed in **nine phases**, with the project currently in Phase Four.

This latest phase is introducing **193 mixed-income housing units** across three buildings and will incorporate key amenities such as the **Jessie Trice Healthcare Center** and the **Miami-Dade Chamber of Commerce's new headquarters and business incubator**. Each phase contributes to the larger vision of creating a **vibrant, self-sustaining urban community**.



KEY FEATURES OF THE REDEVELOPMENT

- **Enhanced Residential Opportunities:** New public, affordable, and market-rate housing units providing modern, high-quality living spaces.
- **Economic Development:** The Miami-Dade Chamber of Commerce Headquarters will foster local business growth through a dedicated business incubator.
- **Healthcare and Wellness:** The Jessie Trice Healthcare Center will provide essential medical services to residents and surrounding communities.
- **Community and Green Spaces:** Parks, recreational areas, and a renovated Liberty Square Community Center will create a more livable and welcoming environment.
- **Retail and Commercial Expansion:** Plans include a national grocer and expanded retail space, contributing to economic vitality in the area.
- **Infrastructure and Transit-Oriented Growth:** Direct connectivity to the South Dade TransitWay will improve accessibility and increase property value.

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets.

We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.





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