

LITTLE HAITI MIAMI

581-595 NW 54th St, Miami, Florida 33127

INVESTMENT
OPPORTUNITY

FOR SALE



✓ 360 Signage

✓ Prime Location

✓ Owner/User



This photo has been enhanced for marketing brochure purposes.

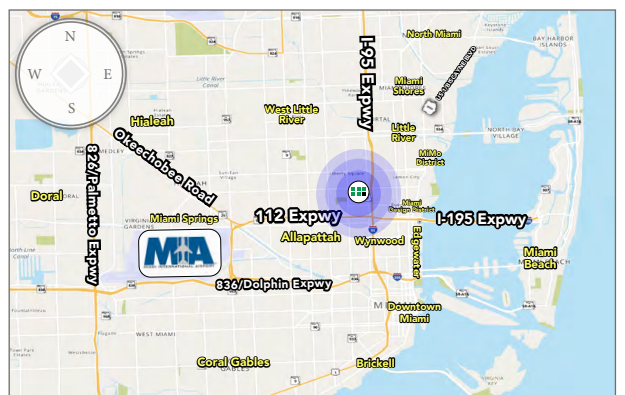
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|--|----------------------|--------------------|
|  | TOTAL BUILDING SIZE: | 5,600 SF ± |
|  | TOTAL LOT SIZE: | 10,800 SF ± |
|  | SALES PRICE: | \$2,500,000 |
|  | ZONING: | T5-O |



Uncover a prime investment in Little Haiti, Miami, just off I-95 and NW 54th St. This property offers excellent 360 signage potential, making it ideal for investors and owner-users. Positioned in an emerging area adjacent to Miami's hottest commercial markets like Wynwood, Design District, Little River, and MiMo District, it's a strategic opportunity in an unserved locale. Don't miss out on this promising property with a strategic location and immense potential.

PROPERTY HIGHLIGHTS

- 16 ft Ceilings on first floor
- 12 ft Ceilings on second floor
- 3 Bay Doors
- Fronting 54th St (14,5000+ DTC)
- Prime location off of I-95
- Unparalleled signage visibility
- Parking on-site
- Located Minutes from Wynwood & The Design District
- Immediate access to I-95 and I-195
- Minutes from the Design District, Wynwood, Magic City Innovation District, Little River and more



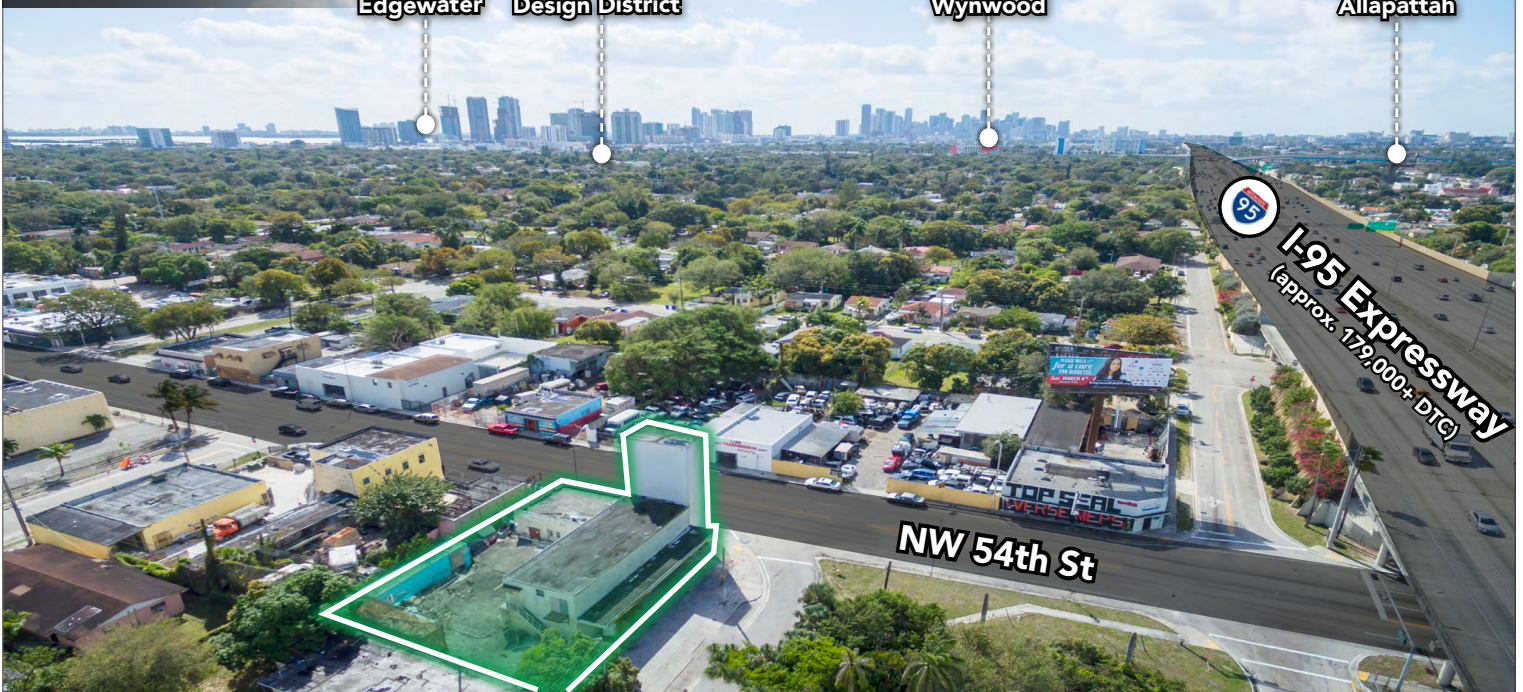
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|--|--|---|---|--|--|
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NORTH TO SOUTH VIEW



S.W. TO N.E. VIEW



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WEST TO EAST VIEW

1.1 Miles to
Upper Buena
Vista

2.6 Miles to
Edgewater

1.5 Miles to
Design District



360 Signage



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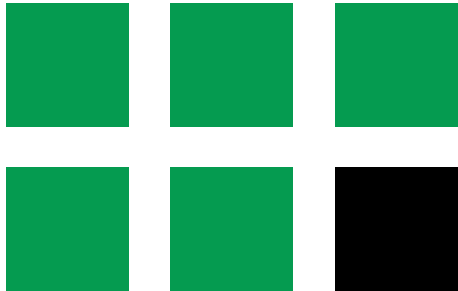
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