

# OAK PLAZA

1620 NE 148th St, Miami, Florida 33181

FOR SALE

## Value Add Shopping Center







## 15 Unit Strip Center

A **unique investment** opportunity along W Dixie Highway: a 15-unit micro retail shopping center offering substantial value add potential. The current tenancy consists primarily of vacant units or month-to-month occupants, providing **exceptional flexibility** for repositioning the asset. Investors may pursue full owner-user occupancy, a hybrid owner/tenant structure, or a comprehensive **re-leasing strategy** at prevailing market rents.

### Property Highlights

- 15 Micro-Retail Units
- 73% occupancy
- Value-Add Opportunity with Significant Upside Potential
- BU-1 Zoning allows for a maximum development height of up to 45ft and 4 stories.







# EXECUTIVE SUMMARY

3



TOTAL BUILDING SIZE: **15,604 SF ±**



TOTAL LAND SIZE: **36,168 SF ±**



SALES PRICE: **\$3,950,000**



ZONING: **BU-1**



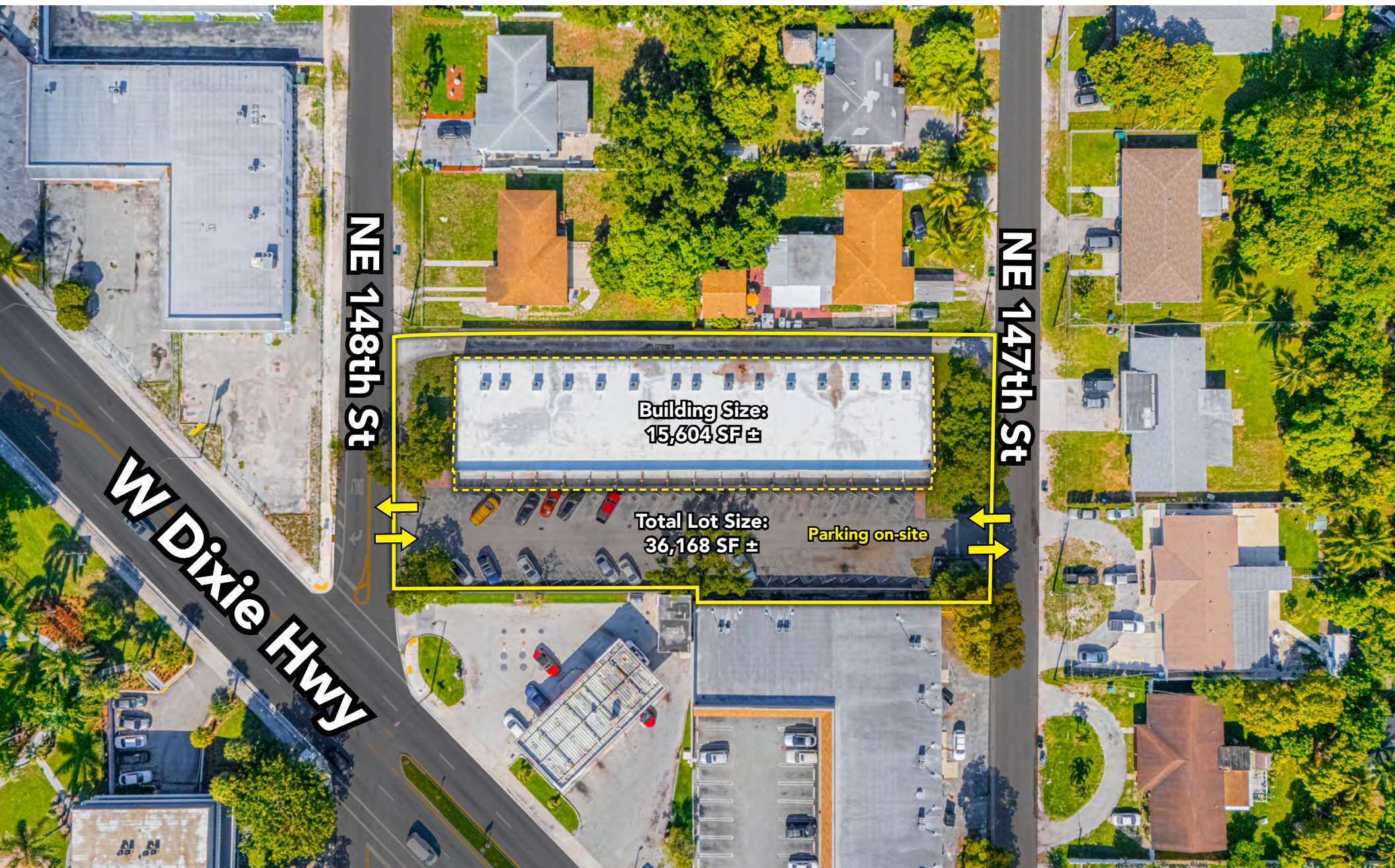
## Area Highlights

- Easy access to Miami Shores and Aventura along W Dixie Hwy
- Upcoming “New North Town Center” development includes the construction of 1,650 Residential units, along with office, hotel and school facilities
- Neighbors include multiple medical centers such as Latino Medical Center, Cano Health, Medi-Sun, Borinquen, CareMax and Clinical Care
- AADT:15,000 – 20,000 traffic along W Dixie Hwy





# AERIAL VIEW (*Top-Down View*)





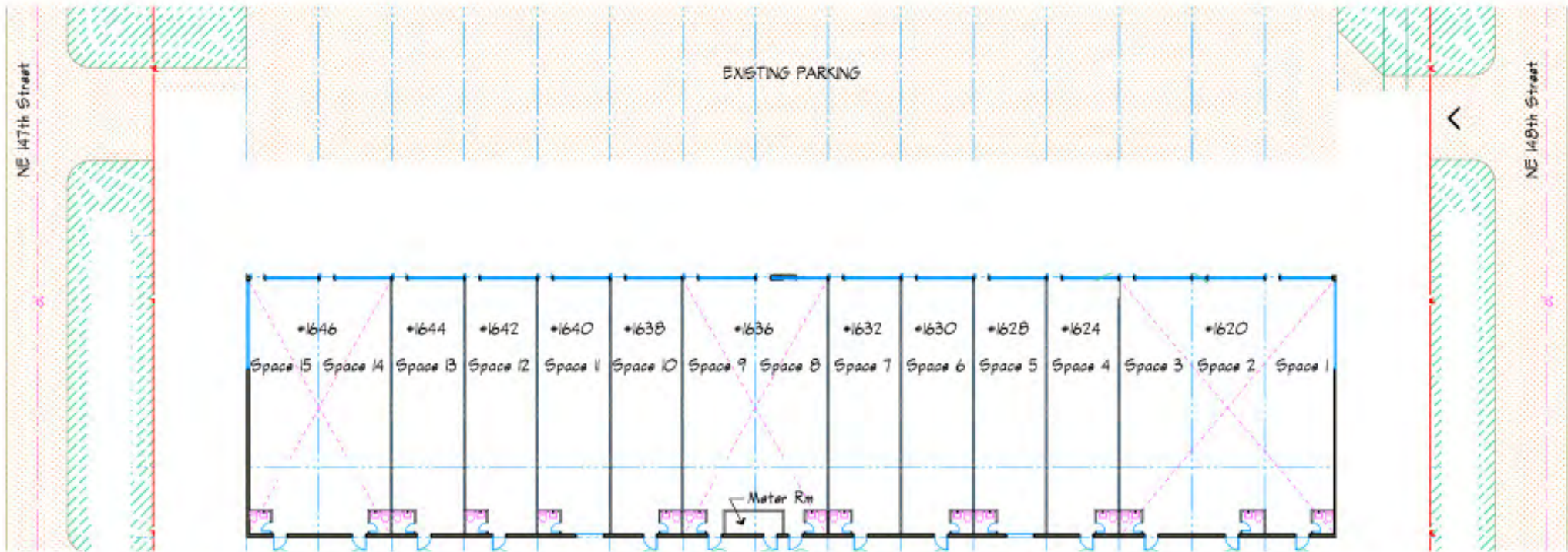






# SITE PLAN

6







# AERIAL VIEW (S.W. to N.E. View)







# AERIAL VIEW *(North To South View)*







# chariff

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