



# BM<sup>2</sup>

REALTY

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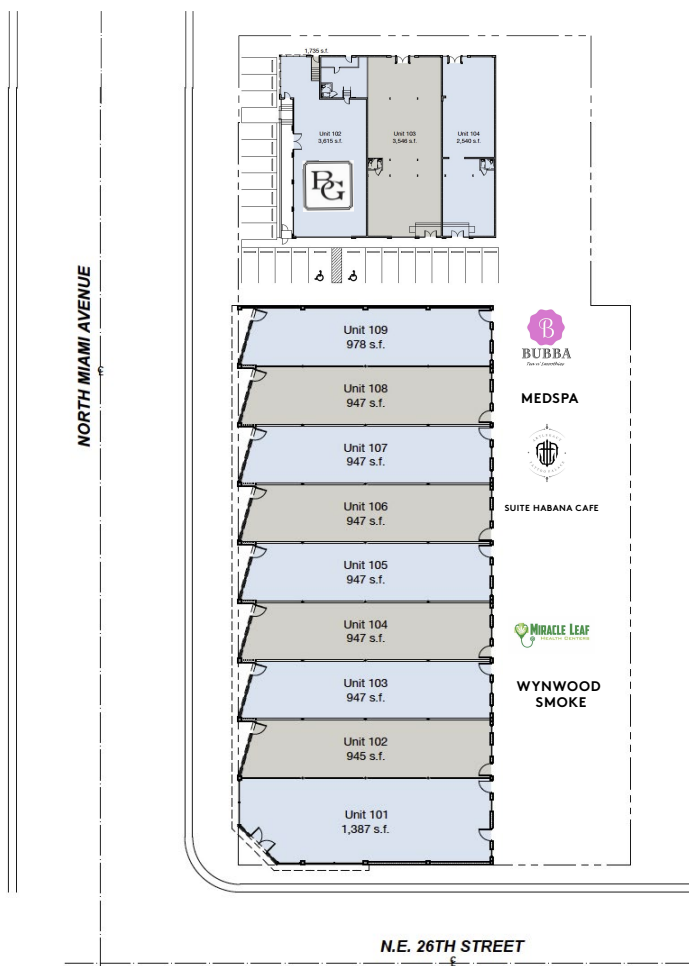
BROKERAGE + MANAGEMENT



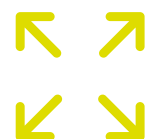


# WYNWOOD GATES





**ADDRESS:**  
2601 North Miami Ave



**SIZE:**  
From 947sq ft up to 7,000sq ft



**USE:**  
Retail



**LEASE PRICE:**  
Starting from \$55 NNN



**DELIVERY:**  
Immediate



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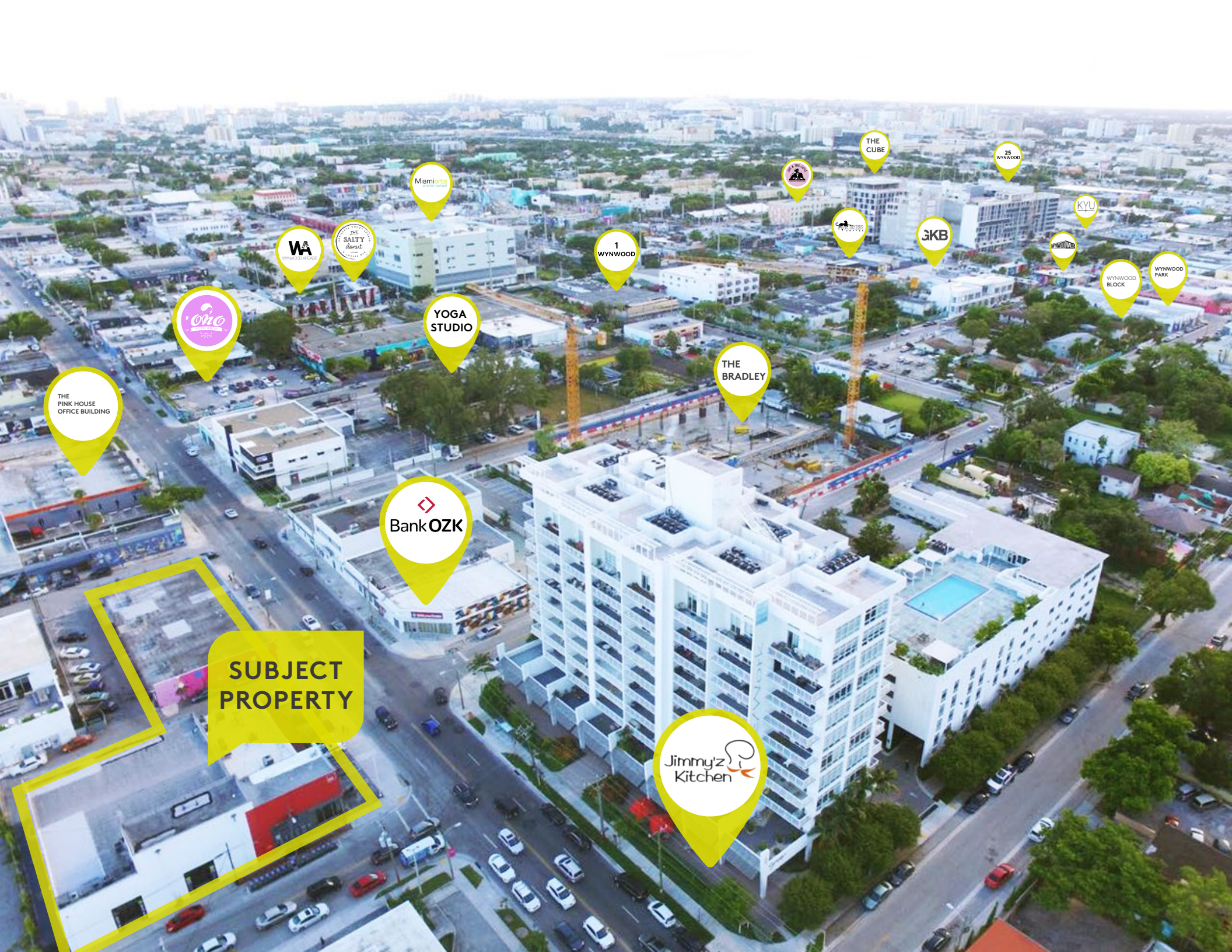
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THE PINK HOUSE  
OFFICE BUILDING

ono

WA  
WYNWOOD AVENUE

THE SALTY  
dew

Miamiarts

YOGA  
STUDIO

BankOZK

1  
WYNWOOD

THE  
BRADLEY

Jimmy's  
Kitchen

THE  
CUBE

AKB

AKB

25  
WYNWOOD

KYU

WYNWOOD  
BLOCK

WYNWOOD  
PARK

SUBJECT  
PROPERTY



# AIL CONTEXT MAP



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# WYNWOOD MARKET DATA



# MARKET DATA

## WYNWOOD RETAIL TRADE AREA & DEVELOPMENT

Wynwood was upzoned from 36 units/acre to 150 units/acre in 2015



**1,082**  
New Apartments



**255K**  
SF of Retail  
In Residential  
Developments



**2,457**  
Parking Spaces



222 Wynwood



Thor Wynwood



Wynwood 25



Wynwood Square



Wynwood 26



2337 NW 5 Ave

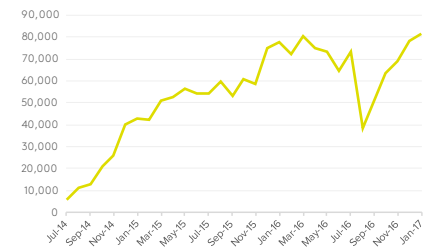
### WYNWOOD BY THE NUMBERS

- 88 Walk Score
- Weekday Population: 10K/day
- Weekend Population: 30K/day
- 1.5M People per Quarter



250,000 Parking Transactions  
in Q1 2017

### PARKING TRANSACTION CHANGE



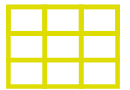
Source: DECO Bikes, Pay By Phone

Most **citi bike** users in Miami. 15,000 Citibike Transactions in 2015-2016



**8.9M<sup>SF</sup>**  
Potential Retail Space

**81,517<sup>SF</sup>**  
Lease Ready



**126,532<sup>SF</sup>**  
Planned

**21,987<sup>SF</sup>**  
In Construction



**6**  
Months of Supply

**717,499<sup>SF</sup>**  
Leased in the past 5 Years



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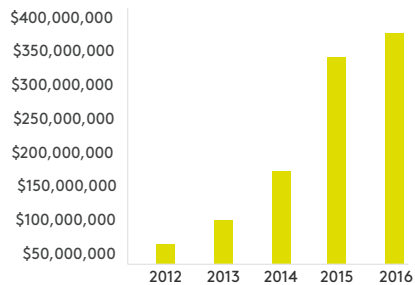
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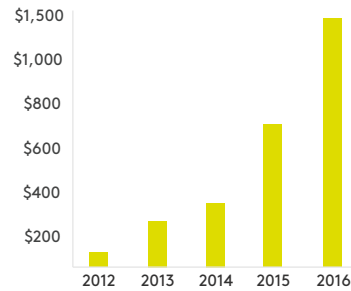


# WYNWOOD MARKET OVERVIEW

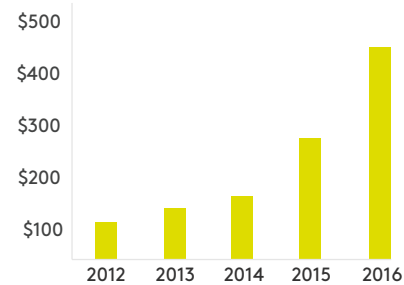
**TOTAL SALES TRANSACTIONS VOLUME**



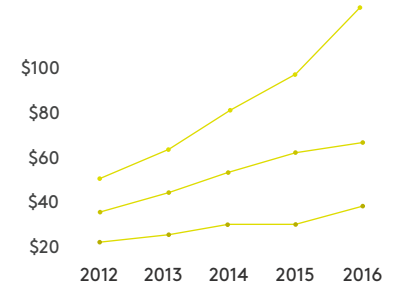
**BUILDING SALES PRICE PSF**



**LAND SALES PRICE PSF**



**MIN | MAX | MEDIAN | LEASE PSF**



## TOTAL SF SOLD

2012	421,779 SF Bldg   653,660 SF Land
2013	383,467 SF Bldg   921,180 Land
2014	605,955 SF Bldg   1,284,064 SF Land
2015	776,677 SF Bldg   1,527,410 SF Land
2016	292,356 SF Bldg   629,142 SF Land

## LAND TRANSACTIONS

2012	9
2013	8
2014	10
2015	14
2016	7

## TOTAL TRANSACTIONS

2012	40
2013	44
2014	62
2015	75
2016	38



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# POPULATION DEMOGRAPHICS & PSYCHOGRAPHICS

Wynwood attracts these demographics from all over the Miami Metropolitan Area, which includes Miami-Dade, Broward, and Palm Beach counties, spanning over a 60 Mile Radius and just over 6 Million habitants.

Being the only neighborhood of its kind in South Florida, and one of the few in the world, Wynwood is a destination not only for South Florida locals but also for people around the world.

Wynwood has been listed as one of the top coolest, hip, neighborhoods by publications and studies from Forbes, Vogue Magazine, and Cushman & Wakefield research to name a few.



## Urban Achievers Yuppies

Concentrated in the nation's port cities, Urban Achievers are attracted to up and coming neighborhoods where wages are higher and jobs align with their values



## Bohemian Mix Artsy

A collection of mobile urbanities, they represent the nation's most liberal lifestyles. Its residents are an ethnically diverse, progressive mix, of young singles, couples, and families ranging from students to professionals



## Tourists

Tourists can be from a Millennial to Empty Nesters and Baby Boomers looking for entertainment when travelling.



## Mutli-Culti Mosaic

An immigrant gateway community, they are the urban home for a mixed populace of younger Hispanic, Asian, and African-American singles and families.



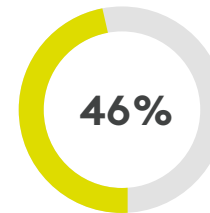
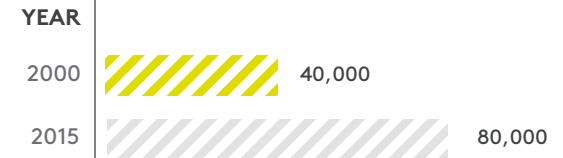
## Modern Nomads

Modern Nomads value travel and independence over stability. They usually make a living from business related to their travels.



## Hipster

They value independence and trends. A Hipster is always looking for the next new thing, while being nostalgic about the old.



Of people ages 25 to 44 make up our urban core population

Source: Miami DDA

2 X  
In the past 15 years

## POPULATION

Greater Downtown's resident population has doubled from 40,000 to over 80,000 since 2000 with young professionals fueling that growth.

AGE  
18 - 36

## INTERESTS

Art, Music, Dining, Technology, Entertainment, Fitness.

## VALUES

Independence, Innovation, Sustainability, Forward-thinking

## LIFESTYLE

Urban, Foodies, Shoppers

## ATTITUDES

Trendsetters, Independent, Entrepreneurial



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# FASHION RETAILES IN WYNWOOD



ITALIA INDEPENDENT



MIMO



AESOP



LELABO



DEL TORO



WARBY PARKER



SCOTCH AND SODA



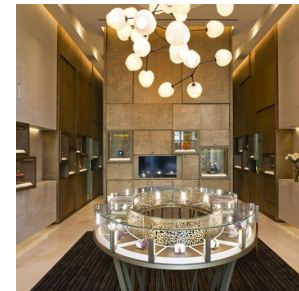
DJI



BOHO HUNTERS



PETER TUNNEY ART GALLERY



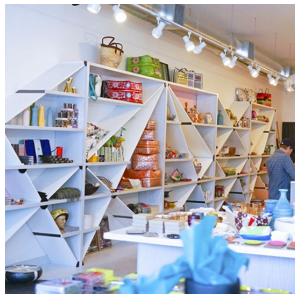
PARMIGIANI



MAGNOLIA



ANTIDOTE



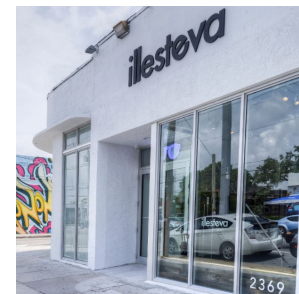
FRANGIPANI



JUNIOR AND HATTER



SHINOLA



ILLESTEVA



WALT GRACE CARS AND GUITARS



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# FOOD & BEVERAGE RETAILES IN WYNWOOD



**MISTER BLOCK CAFE**



**DR SMOOTH**



**JOE AND THE JUICE**



**COYOTACO**



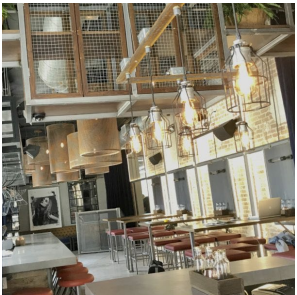
**SALTY DONUTS**



**ZAK THE BAKER**



**PANTHER**



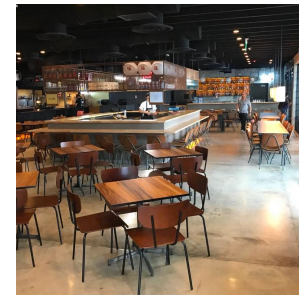
**LE CHICK**



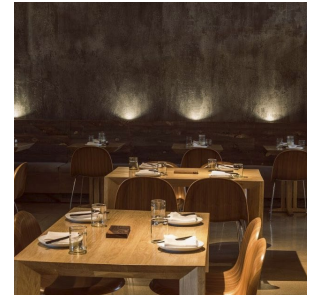
**CRAZY POKE**



**CIELITO ICE CREAM**



**1800LUCKY**



**KYU**



**TACO STAND**



**HIDEN**



**BEAKER & GRAY**



**VEZASUR**



**CONCRETE BEACH BREWERY**



**THREE**



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