

500 W 83 ST

500 W 83 ST, Miami, FL 33014

Presented by
Real Miami Commercial



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Property Details

High ceilings 10% office, 3 phase power street level and ramp , property is in excellent condition and even has a generator . perfect for distribution or manufacturing. second floor mez not counted in Sq feet.

Price: \$2,200,000

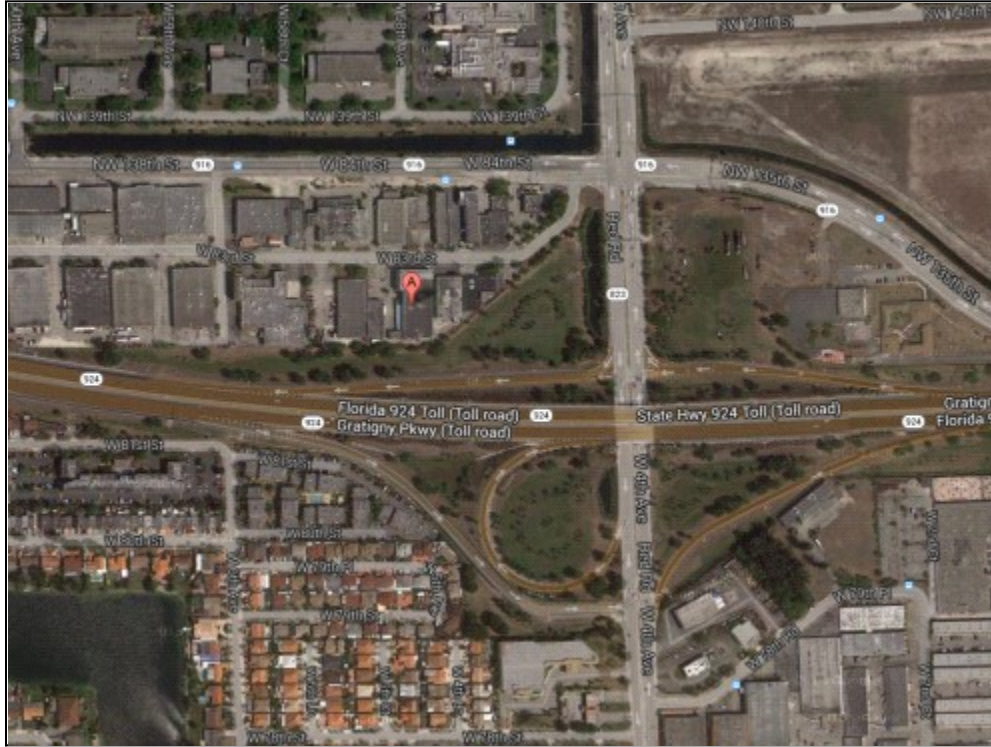
View the full listing here: <http://www.crelisting.net/AqI04ua6A/?StepID=107>

Price:	\$2,200,000
Building Size:	28,783 SF
Price/SF:	\$76.43
Property Type:	Industrial
Property Sub-type:	Warehouse
Property Use Type:	Vacant/Owner-User
Clear Ceiling Height:	20 ft.
Lot Size:	40,380 SF
Features:	Fenced Yard, Electricity/Power, Sprinklers

500 W 83 ST

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Property Photos



main



main

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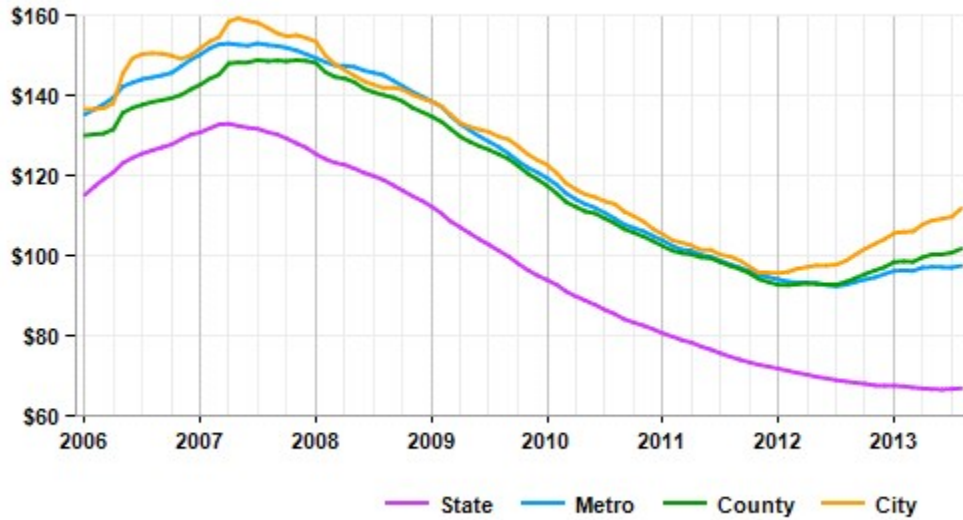


500 W 83 ST

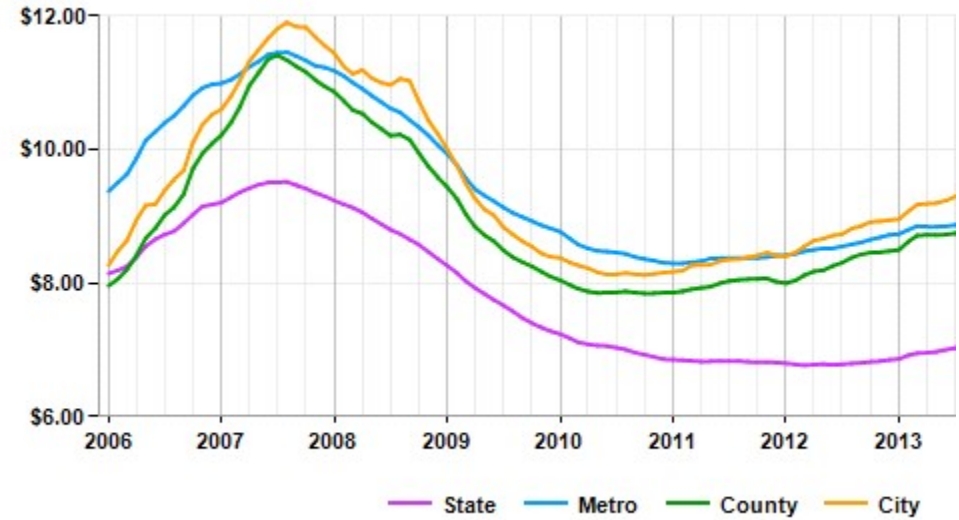
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Market Trends

Asking Prices Industrial for Sale Miami, FL (\$/SF)



Asking Rent Industrial for Lease Miami, FL (\$/SF/Year)



	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$67	+0.3%	-2.5%
Metro	\$98	+0.3%	+5.1%
County	\$102	+1.4%	+8.9%
City	\$112	+2.8%	+13.2%

	Aug 13	vs. 3 mo. prior	Y-O-Y
State	\$7.05	+1.1%	+3.7%
Metro	\$8.91	+0.8%	+3.9%
County	\$8.77	+0.6%	+4.7%
City	\$9.38	+2.1%	+6.5%

500 W 83 ST

500 W 83 ST, Miami, FL 33014

Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	9,837	93,238	243,120
2012 Female Population	10,580	102,702	264,787
% 2012 Male Population	48.18%	47.58%	47.87%
% 2012 Female Population	51.82%	52.42%	52.13%
2012 Total Population: Adult	15,987	154,995	393,338
2012 Total Daytime Population	25,427	203,167	462,868
2012 Total Employees	12,793	90,912	170,346
2012 Total Population: Median Age	39	40	38
2012 Total Population: Adult Median Age	47	47	47
2012 Total population: Under 5 years	1,106	10,812	30,326
2012 Total population: 5 to 9 years	1,167	10,789	30,318
2012 Total population: 10 to 14 years	1,300	11,830	32,929
2012 Total population: 15 to 19 years	1,448	13,158	36,045
2012 Total population: 20 to 24 years	1,448	13,868	36,179
2012 Total population: 25 to 29 years	1,227	12,272	32,275
2012 Total population: 30 to 34 years	1,159	11,700	30,931
2012 Total population: 35 to 39 years	1,513	14,344	37,022
2012 Total population: 40 to 44 years	1,664	14,764	38,037
2012 Total population: 45 to 49 years	1,837	16,252	41,318
2012 Total population: 50 to 54 years	1,299	12,532	33,251
2012 Total population: 55 to 59 years	1,144	11,216	29,521

500 W 83 ST

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Demographics

Population (Cont.)

	1-mi.	3-mi.	5-mi.
2012 Total population: 60 to 64 years	991	10,168	25,508
2012 Total population: 65 to 69 years	887	8,818	21,466
2012 Total population: 70 to 74 years	811	8,377	19,404
2012 Total population: 75 to 79 years	626	6,544	14,824
2012 Total population: 80 to 84 years	463	4,847	10,557
2012 Total population: 85 years and over	327	3,649	7,996
% 2012 Total population: Under 5 years	5.42%	5.52%	5.97%
% 2012 Total population: 5 to 9 years	5.72%	5.51%	5.97%
% 2012 Total population: 10 to 14 years	6.37%	6.04%	6.48%
% 2012 Total population: 15 to 19 years	7.09%	6.72%	7.10%
% 2012 Total population: 20 to 24 years	7.09%	7.08%	7.12%
% 2012 Total population: 25 to 29 years	6.01%	6.26%	6.35%
% 2012 Total population: 30 to 34 years	5.68%	5.97%	6.09%
% 2012 Total population: 35 to 39 years	7.41%	7.32%	7.29%
% 2012 Total population: 40 to 44 years	8.15%	7.53%	7.49%
% 2012 Total population: 45 to 49 years	9.00%	8.29%	8.13%
% 2012 Total population: 50 to 54 years	6.36%	6.40%	6.55%
% 2012 Total population: 55 to 59 years	5.60%	5.72%	5.81%
% 2012 Total population: 60 to 64 years	4.85%	5.19%	5.02%
% 2012 Total population: 65 to 69 years	4.34%	4.50%	4.23%
% 2012 Total population: 70 to 74 years	3.97%	4.28%	3.82%

500 W 83 ST

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 75 to 79 years	3.07%	3.34%	2.92%
% 2012 Total population: 80 to 84 years	2.27%	2.47%	2.08%
% 2012 Total population: 85 years and over	1.60%	1.86%	1.57%
2012 White alone	18,677	165,382	364,426
2012 Black or African American alone	685	19,810	111,944
2012 American Indian and Alaska Native alone	28	248	771
2012 Asian alone	66	1,368	3,932
2012 Native Hawaiian and OPI alone	n/a	34	95
2012 Some Other Race alone	590	5,594	16,392
2012 Two or More Races alone	371	3,504	10,347
2012 Hispanic	18,765	166,375	375,461
2012 Not Hispanic	1,652	29,565	132,446
% 2012 White alone	91.48%	84.40%	71.75%
% 2012 Black or African American alone	3.36%	10.11%	22.04%
% 2012 American Indian and Alaska Native alone	0.14%	0.13%	0.15%
% 2012 Asian alone	0.32%	0.70%	0.77%
% 2012 Native Hawaiian and OPI alone	0.00%	0.02%	0.02%
% 2012 Some Other Race alone	2.89%	2.85%	3.23%
% 2012 Two or More Races alone	1.82%	1.79%	2.04%
% 2012 Hispanic	91.91%	84.91%	73.92%
% 2012 Not Hispanic	8.09%	15.09%	26.08%

500 W 83 ST

500 W 83 ST, Miami, FL 33014

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: White alone	2,200	20,938	43,572
2000 Not Hispanic: Black or African American alone	388	17,717	103,415
2000 Not Hispanic: American Indian and Alaska Native alone	18	117	367
2000 Not Hispanic: Asian alone	87	1,413	3,226
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	19	101
2000 Not Hispanic: Some Other Race alone	14	136	437
2000 Not Hispanic: Two or More Races	63	1,007	4,017
% 2000 Not Hispanic: White alone	10.63%	11.43%	9.35%
% 2000 Not Hispanic: Black or African American alone	1.87%	9.67%	22.19%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.09%	0.06%	0.08%
% 2000 Not Hispanic: Asian alone	0.42%	0.77%	0.69%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.07%	0.09%
% 2000 Not Hispanic: Two or More Races	0.30%	0.55%	0.86%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

500 W 83 ST

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Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total Population	20,417	195,940	507,907
2012 Households	6,502	62,031	156,082
Population Change 2010-2012	420	3,949	9,558
Household Change 2010-2012	55	520	1,136
% Population Change 2010-2012	2.10%	2.06%	1.92%
% Household Change 2010-2012	0.85%	0.85%	0.73%
Population Change 2000-2012	-284	12,724	41,766
Household Change 2000-2012	13	3,899	12,280
% Population Change 2000 to 2012	-1.37%	6.94%	8.96%
% Household Change 2000 to 2012	0.20%	6.71%	8.54%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	6,621	60,372	149,735
2000 Occupied Housing Units	6,489	58,132	143,801
2000 Owner Occupied Housing Units	2,809	33,320	86,999
2000 Renter Occupied Housing Units	3,680	24,812	56,802
2000 Vacant Housings Units	132	2,240	5,932
% 2000 Occupied Housing Units	98.01%	96.29%	96.04%

500 W 83 ST

500 W 83 ST, Miami, FL 33014

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2000 Owner occupied housing units	43.29%	57.32%	60.50%
% 2000 Renter occupied housing units	56.71%	42.68%	39.50%
% 2000 Vacant housing units	1.99%	3.71%	3.96%

Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$31,736	\$38,489	\$38,703
2012 Household Income: Average	\$43,205	\$51,694	\$51,731
2012 Per Capita Income	\$13,890	\$16,507	\$16,006
2012 Household income: Less than \$10,000	891	5,975	14,646
2012 Household income: \$10,000 to \$14,999	734	5,451	13,700
2012 Household income: \$15,000 to \$19,999	381	4,374	10,898
2012 Household income: \$20,000 to \$24,999	530	4,451	11,169
2012 Household income: \$25,000 to \$29,999	535	4,196	10,669
2012 Household income: \$30,000 to \$34,999	518	4,142	10,222
2012 Household income: \$35,000 to \$39,999	532	3,476	9,093
2012 Household income: \$40,000 to \$44,999	350	3,495	8,659
2012 Household income: \$45,000 to \$49,999	326	3,407	8,477
2012 Household income: \$50,000 to \$59,999	375	4,398	12,155
2012 Household income: \$60,000 to \$74,999	363	6,248	14,176
2012 Household income: \$75,000 to \$99,999	454	5,798	14,387
2012 Household income: \$100,000 to \$124,999	185	3,264	8,553
2012 Household income: \$125,000 to \$149,999	198	1,427	4,131
2012 Household income: \$150,000 to \$199,999	66	962	3,231

500 W 83 ST

500 W 83 ST, Miami, FL 33014

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2012 Household income: \$200,000 or more	64	967	1,916
% 2012 Household income: Less than \$10,000	13.70%	9.63%	9.38%
% 2012 Household income: \$10,000 to \$14,999	11.29%	8.79%	8.78%
% 2012 Household income: \$15,000 to \$19,999	5.86%	7.05%	6.98%
% 2012 Household income: \$20,000 to \$24,999	8.15%	7.18%	7.16%
% 2012 Household income: \$25,000 to \$29,999	8.23%	6.76%	6.84%
% 2012 Household income: \$30,000 to \$34,999	7.97%	6.68%	6.55%
% 2012 Household income: \$35,000 to \$39,999	8.18%	5.60%	5.83%
% 2012 Household income: \$40,000 to \$44,999	5.38%	5.63%	5.55%
% 2012 Household income: \$45,000 to \$49,999	5.01%	5.49%	5.43%
% 2012 Household income: \$50,000 to \$59,999	5.77%	7.09%	7.79%
% 2012 Household income: \$60,000 to \$74,999	5.58%	10.07%	9.08%
% 2012 Household income: \$75,000 to \$99,999	6.98%	9.35%	9.22%
% 2012 Household income: \$100,000 to \$124,999	2.85%	5.26%	5.48%
% 2012 Household income: \$125,000 to \$149,999	3.05%	2.30%	2.65%
% 2012 Household income: \$150,000 to \$199,999	1.02%	1.55%	2.07%
% 2012 Household income: \$200,000 or more	0.98%	1.56%	1.23%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$1,995,150	\$18,505,847	\$48,339,391
2012 Jewelry stores	\$900,356	\$7,991,249	\$20,741,873
2012 Mens clothing stores	\$1,838,590	\$18,380,237	\$45,572,248
2012 Shoe stores	\$2,084,868	\$18,291,207	\$46,646,339

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Womens clothing stores	\$3,529,314	\$34,765,297	\$86,398,423
2012 Automobile dealers	\$26,300,035	\$269,075,284	\$639,918,393
2012 Automotive parts and accessories stores	\$5,338,552	\$52,071,862	\$128,469,270
2012 Other motor vehicle dealers	\$914,255	\$10,678,607	\$29,791,397
2012 Tire dealers	\$2,367,651	\$23,003,651	\$56,569,594
2012 Hardware stores	\$33,889	\$357,985	\$888,940
2012 Home centers	\$461,579	\$4,204,161	\$10,344,726
2012 Nursery and garden centers	\$521,697	\$4,951,486	\$12,629,147
2012 Outdoor power equipment stores	\$600,056	\$5,558,724	\$13,578,037
2012 Paint andwallpaper stores	\$22,413	\$310,747	\$751,895
2012 Appliance, television, and other electronics stores	\$3,707,561	\$33,265,631	\$82,308,346
2012 Camera andphotographic supplies stores	\$343,519	\$3,109,753	\$8,154,382
2012 Computer andsoftware stores	\$8,315,493	\$81,436,805	\$203,754,918
2012 Beer, wine, and liquor stores	\$1,273,474	\$12,831,967	\$32,198,280
2012 Convenience stores	\$6,500,392	\$63,865,921	\$157,597,031
2012 Restaurant Expenditures	\$6,220,975	\$62,248,854	\$158,789,471
2012 Supermarkets and other grocery (except convenience) stores	\$23,535,439	\$232,206,189	\$591,208,847
2012 Furniture stores	\$2,096,676	\$23,459,447	\$58,849,909
2012 Home furnishings stores	\$6,458,631	\$58,423,542	\$147,571,319
2012 General merchandise stores	\$38,519,656	\$371,866,556	\$936,055,043
2012 Gasoline stations with convenience stores	\$20,900,098	\$204,156,872	\$509,485,248

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Other gasoline stations	\$14,997,785	\$146,710,039	\$368,050,612
2012 Department stores (excl leased depts)	\$31,004,902	\$299,309,456	\$753,686,993
2012 General merchandise stores	\$38,519,656	\$371,866,556	\$936,055,043
2012 Other health and personal care stores	\$2,129,211	\$20,561,843	\$51,947,647
2012 Pharmacies and drug stores	\$6,150,012	\$62,498,497	\$157,928,152
2012 Pet and pet supplies stores	\$1,877,759	\$18,014,326	\$45,212,373
2012 Book, periodical, and music stores	\$564,802	\$5,208,921	\$13,026,923
2012 Hobby, toy, and game stores	\$737,910	\$6,833,041	\$18,686,502
2012 Musical instrument and supplies stores	\$112,711	\$1,271,976	\$3,317,562
2012 Sewing, needlework, and piece goods stores	\$316,632	\$2,344,427	\$5,854,674
2012 Sporting goods stores	\$662,085	\$4,873,726	\$12,703,347

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Broker Profile

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Real Miami Commercial

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Danny Zelonker, SIOR, CCIM

Danny Zelonker, Broker Associate, SIOR, CCIM, E-Pro Certified, TRCReal Miami Commercial RE LLC 2013- A new venture with two partners Isabel Fine,CCIM Candidate, and Stephen R Rigl SIOR,CCIM We will be catering to investment sales in all facets of Real Estate, Stephen is an expert in office leasing with an MBA in Finance as well we are two of 700 people in the world to hold both the CCIM and the SIOR designations one of the most prestigious designations in commercial Real Estate.Broker Associate Mizrach Realty Associates, Inc., 2004-2013Danny began working in the real estate industry as a member of the Mizrach Realty team. He was formerly the President of That Girl in Miami, Inc., a ladies' fine suit manufacturer for thirty-five years which specialized in sales to department stores and which sold clothing under the label of Suitsme and private store labels such as INC Danny was also a beta tester for General Electric when computers were first becoming a necessity for businesses. He has a solid understanding of applied software and uses Investit® analysis software to aid in the investment analysis for his clients. Danny graduated from the University of Miami (1972)and has continued his education in the field of real estate, being a CCIM® designee. He is a member of the Real Estate Association of Miami and the Beaches (MIAMIRE), the Realtors Commercial Alliance (RCA), Commercial Real Estate Women's (CREW) , Real Estate Commercial Alliance board of governors for both 2012 and2013. He won the RCA best commercial Realtor Advocate of the year award for 2008, and He also is fluent in Spanish, He enjoys Tennis and Scuba Diving. He got his CCIM Designation 2010. He also is an SIOR. He is married to Regina an Attorney and has two children, Gabriel 24 and Ariana 22.

Current Occupation:	Real Estate
Work Experience:	<p>He was formerly the President of That Girl in Miami, Inc., a ladies' fine suit manufacturer for thirty-five years which specialized in sales to department stores and which sold clothing under the label of Suitsme and private store labels such as INC. Danny was also a beta tester for General Electric when computers were first becoming a necessity for businesses. He has a solid understanding of applied software and uses Investit® analysis software to aid in the investment analysis for his clients. Danny graduated from the University of Miami (1972)and has continued his education in the field of real estate, being a CCIM® candidate. He is a member of the Real Estate Association of Miami and the Beaches (RAMB), the Realtors Commercial Alliance (RCA), Commercial Real Estate Women's (CREW) , Commercial & Industrial Association of South Florida (CIASF), The Chamber of Commerce and others. He won the RCA best commercial Realtor Advocate of the year award for 2008, and He also is fluent in Spanish, He enjoys Tennis and Scuba Diving. He got his CCIM Designation this Year. He also is an SIOR. He is married to Regina an Attorney and has two children, Gabriel 24 and Ariana 22.</p>
Education:	BA University Of Miami 1972Some Graduate work FIU 1973 International BusinessSIOR 2009CCIM 2010
Organizations/Associations:	CCIM, SIOR, National Association of REALTORS, LoopNet, Inc.
Honors/Awards:	RCA of South Florida Commercial Realtor Advocate of the yearMember CREW MiamiMember CIASF Commercial and Industrial Association of South floridaRAMB REALTOS ASSOCIATION of MIAMI and the BEACHES
Website:	
Interests:	Scuba and Skin DivingTennisBoating and Fishing