

1515 NW 22nd Street

1515 NW 22nd Street, Miami, FL 33142

Presented by
Real Miami Commercial



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Property Details

Well maintained warehouse facility. Designer offices, gated parking on east and west sides of property, 16' ceilings, 3 phase power. Rail access available. 2 grade level loading positions. Zoned D2.

Price: \$1,500,000

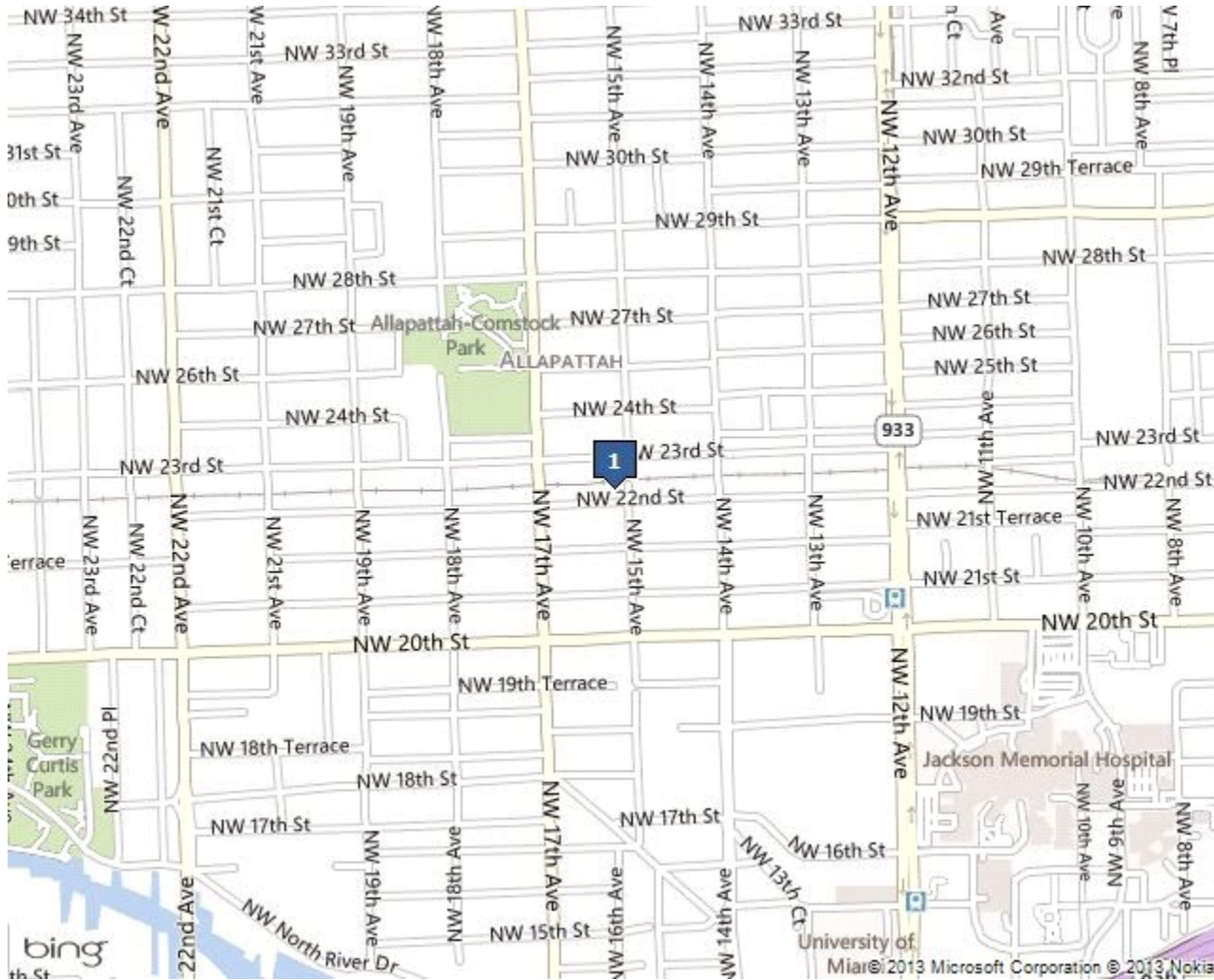
View the full listing here: <http://www.crelisting.net/QEV70JX9g/?StepID=107>

Price:	\$1,500,000
Building Size:	21,292 SF
Price/SF:	\$70.45
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Office Showroom, Office-Warehouse, Distribution Warehouse
Property Use Type:	Vacant/Owner-User
Clear Ceiling Height:	16 ft.
No. Drive In / Grade-Level Doors	2
Features:	[object Object]

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Location



Location Description

Corner property in industrial section of Allapattah. Close proximity to Port of Miami, Jackson Medical Center, Wynwood Arts District, & Downtown Miami.

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Property Photos

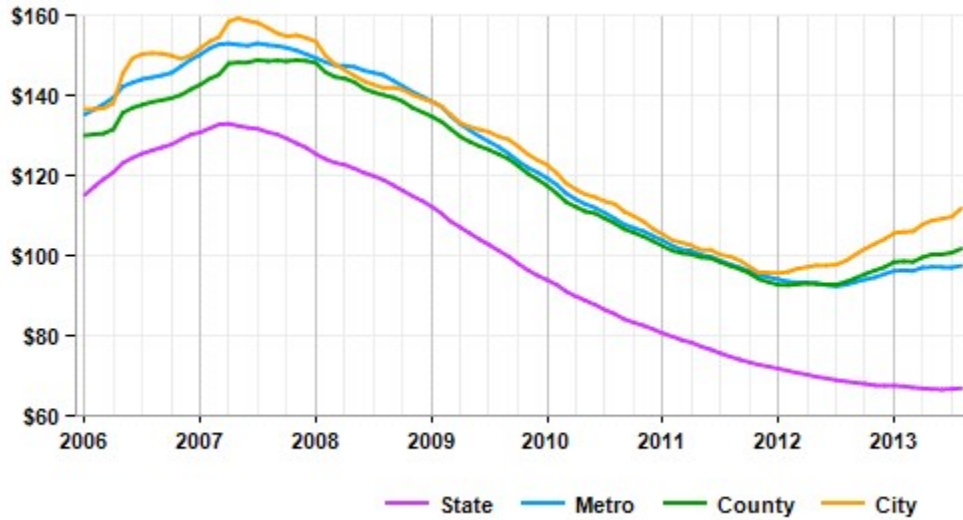


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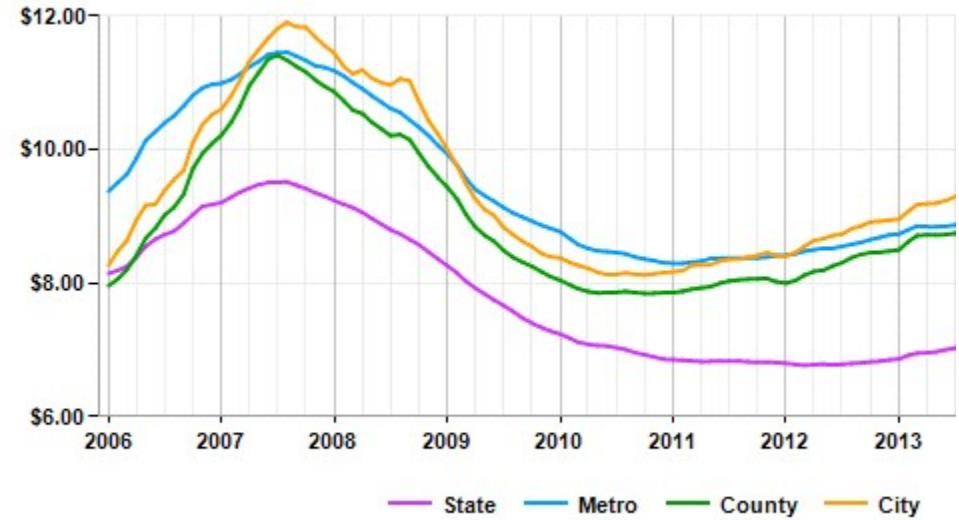
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Market Trends

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%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	19,853	143,742	279,245
2012 Female Population	17,919	140,972	283,451
% 2012 Male Population	52.56%	50.49%	49.63%
% 2012 Female Population	47.44%	49.51%	50.37%
2012 Total Population: Adult	29,790	227,797	455,646
2012 Total Daytime Population	67,177	376,007	657,515
2012 Total Employees	43,955	211,853	340,242
2012 Total Population: Median Age	38	37	39
2012 Total Population: Adult Median Age	46	45	46
2012 Total population: Under 5 years	2,665	18,102	33,626
2012 Total population: 5 to 9 years	2,070	14,776	27,950
2012 Total population: 10 to 14 years	1,971	14,312	27,290
2012 Total population: 15 to 19 years	2,260	16,903	31,269
2012 Total population: 20 to 24 years	2,847	21,644	39,701
2012 Total population: 25 to 29 years	2,982	24,959	45,493
2012 Total population: 30 to 34 years	2,656	22,438	43,063
2012 Total population: 35 to 39 years	2,617	20,591	42,276
2012 Total population: 40 to 44 years	2,543	19,930	40,999
2012 Total population: 45 to 49 years	2,908	21,133	43,229
2012 Total population: 50 to 54 years	2,511	18,791	37,602
2012 Total population: 55 to 59 years	2,297	15,878	33,007

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total population: 60 to 64 years	1,818	13,018	27,949
2012 Total population: 65 to 69 years	1,609	11,151	23,823
2012 Total population: 70 to 74 years	1,453	10,292	21,467
2012 Total population: 75 to 79 years	1,098	8,455	17,570
2012 Total population: 80 to 84 years	803	6,586	13,980
2012 Total population: 85 years and over	664	5,755	12,402
% 2012 Total population: Under 5 years	7.06%	6.36%	5.98%
% 2012 Total population: 5 to 9 years	5.48%	5.19%	4.97%
% 2012 Total population: 10 to 14 years	5.22%	5.03%	4.85%
% 2012 Total population: 15 to 19 years	5.98%	5.94%	5.56%
% 2012 Total population: 20 to 24 years	7.54%	7.60%	7.06%
% 2012 Total population: 25 to 29 years	7.89%	8.77%	8.08%
% 2012 Total population: 30 to 34 years	7.03%	7.88%	7.65%
% 2012 Total population: 35 to 39 years	6.93%	7.23%	7.51%
% 2012 Total population: 40 to 44 years	6.73%	7.00%	7.29%
% 2012 Total population: 45 to 49 years	7.70%	7.42%	7.68%
% 2012 Total population: 50 to 54 years	6.65%	6.60%	6.68%
% 2012 Total population: 55 to 59 years	6.08%	5.58%	5.87%
% 2012 Total population: 60 to 64 years	4.81%	4.57%	4.97%
% 2012 Total population: 65 to 69 years	4.26%	3.92%	4.23%
% 2012 Total population: 70 to 74 years	3.85%	3.61%	3.82%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 75 to 79 years	2.91%	2.97%	3.12%
% 2012 Total population: 80 to 84 years	2.13%	2.31%	2.48%
% 2012 Total population: 85 years and over	1.76%	2.02%	2.20%
2012 White alone	25,696	184,565	395,627
2012 Black or African American alone	7,426	74,246	123,855
2012 American Indian and Alaska Native alone	239	1,064	1,471
2012 Asian alone	194	2,334	5,123
2012 Native Hawaiian and OPI alone	9	51	100
2012 Some Other Race alone	2,890	14,165	22,165
2012 Two or More Races alone	1,318	8,289	14,355
2012 Hispanic	31,093	193,479	378,024
2012 Not Hispanic	6,679	91,235	184,672
% 2012 White alone	68.03%	64.82%	70.31%
% 2012 Black or African American alone	19.66%	26.08%	22.01%
% 2012 American Indian and Alaska Native alone	0.63%	0.37%	0.26%
% 2012 Asian alone	0.51%	0.82%	0.91%
% 2012 Native Hawaiian and OPI alone	0.02%	0.02%	0.02%
% 2012 Some Other Race alone	7.65%	4.98%	3.94%
% 2012 Two or More Races alone	3.49%	2.91%	2.55%
% 2012 Hispanic	82.32%	67.96%	67.18%
% 2012 Not Hispanic	17.68%	32.04%	32.82%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: White alone	2,642	18,812	62,903
2000 Not Hispanic: Black or African American alone	6,827	74,026	121,037
2000 Not Hispanic: American Indian and Alaska Native alone	55	241	416
2000 Not Hispanic: Asian alone	311	1,178	2,946
2000 Not Hispanic: Native Hawaiian and OPI alone	8	50	109
2000 Not Hispanic: Some Other Race alone	45	242	534
2000 Not Hispanic: Two or More Races	213	2,967	7,710
% 2000 Not Hispanic: White alone	7.01%	7.20%	12.26%
% 2000 Not Hispanic: Black or African American alone	18.10%	28.33%	23.59%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.15%	0.09%	0.08%
% 2000 Not Hispanic: Asian alone	0.82%	0.45%	0.57%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.02%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.12%	0.09%	0.10%
% 2000 Not Hispanic: Two or More Races	0.56%	1.14%	1.50%
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

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2012 Total Population	37,772	284,714	562,696
2012 Households	12,277	106,166	214,833
Population Change 2010-2012	-748	1,638	9,931
Household Change 2010-2012	-428	-596	1,547
% Population Change 2010-2012	-1.94%	0.58%	1.80%
% Household Change 2010-2012	-3.37%	-0.56%	0.73%
Population Change 2000-2012	62	23,394	49,525
Household Change 2000-2012	487	15,078	27,777
% Population Change 2000 to 2012	0.16%	8.95%	9.65%
% Household Change 2000 to 2012	4.13%	16.55%	14.85%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	12,633	100,156	205,443
2000 Occupied Housing Units	11,790	91,088	187,058
2000 Owner Occupied Housing Units	2,790	26,332	72,261
2000 Renter Occupied Housing Units	9,000	64,756	114,797
2000 Vacant Housings Units	844	9,067	18,387
% 2000 Occupied Housing Units	93.33%	90.95%	91.05%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2000 Owner occupied housing units	23.66%	28.91%	38.63%
% 2000 Renter occupied housing units	76.34%	71.09%	61.37%
% 2000 Vacant housing units	6.68%	9.05%	8.95%

Income

	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$21,470	\$26,776	\$32,849
2012 Household Income: Average	\$29,179	\$40,759	\$53,853
2012 Per Capita Income	\$10,171	\$15,636	\$20,932
2012 Household income: Less than \$10,000	2,435	18,710	30,302
2012 Household income: \$10,000 to \$14,999	1,587	13,019	22,385
2012 Household income: \$15,000 to \$19,999	1,702	10,195	18,199
2012 Household income: \$20,000 to \$24,999	1,409	8,581	15,994
2012 Household income: \$25,000 to \$29,999	1,144	7,252	13,405
2012 Household income: \$30,000 to \$34,999	702	6,444	12,510
2012 Household income: \$35,000 to \$39,999	580	5,251	11,800
2012 Household income: \$40,000 to \$44,999	561	5,806	11,239
2012 Household income: \$45,000 to \$49,999	624	4,458	8,309
2012 Household income: \$50,000 to \$59,999	483	6,460	12,669
2012 Household income: \$60,000 to \$74,999	343	6,141	14,692
2012 Household income: \$75,000 to \$99,999	395	5,354	14,556
2012 Household income: \$100,000 to \$124,999	99	3,943	10,592
2012 Household income: \$125,000 to \$149,999	68	1,772	5,739
2012 Household income: \$150,000 to \$199,999	116	1,505	5,302

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2012 Household income: \$200,000 or more	29	1,275	7,140
% 2012 Household income: Less than \$10,000	19.83%	17.62%	14.10%
% 2012 Household income: \$10,000 to \$14,999	12.93%	12.26%	10.42%
% 2012 Household income: \$15,000 to \$19,999	13.86%	9.60%	8.47%
% 2012 Household income: \$20,000 to \$24,999	11.48%	8.08%	7.44%
% 2012 Household income: \$25,000 to \$29,999	9.32%	6.83%	6.24%
% 2012 Household income: \$30,000 to \$34,999	5.72%	6.07%	5.82%
% 2012 Household income: \$35,000 to \$39,999	4.72%	4.95%	5.49%
% 2012 Household income: \$40,000 to \$44,999	4.57%	5.47%	5.23%
% 2012 Household income: \$45,000 to \$49,999	5.08%	4.20%	3.87%
% 2012 Household income: \$50,000 to \$59,999	3.93%	6.08%	5.90%
% 2012 Household income: \$60,000 to \$74,999	2.79%	5.78%	6.84%
% 2012 Household income: \$75,000 to \$99,999	3.22%	5.04%	6.78%
% 2012 Household income: \$100,000 to \$124,999	0.81%	3.71%	4.93%
% 2012 Household income: \$125,000 to \$149,999	0.55%	1.67%	2.67%
% 2012 Household income: \$150,000 to \$199,999	0.94%	1.42%	2.47%
% 2012 Household income: \$200,000 or more	0.24%	1.20%	3.32%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$3,302,303	\$30,852,900	\$63,190,246
2012 Jewelry stores	\$2,029,112	\$14,300,399	\$29,027,685
2012 Mens clothing stores	\$2,922,945	\$27,492,472	\$58,653,903
2012 Shoe stores	\$3,175,920	\$28,417,019	\$60,859,502

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Womens clothing stores	\$7,252,277	\$57,192,702	\$117,871,330
2012 Automobile dealers	\$53,904,991	\$452,686,150	\$871,761,874
2012 Automotive parts and accessories stores	\$10,092,734	\$88,343,665	\$182,516,400
2012 Other motor vehicle dealers	\$1,597,642	\$22,164,010	\$41,750,827
2012 Tire dealers	\$4,548,178	\$39,194,253	\$80,605,160
2012 Hardware stores	\$172,480	\$741,218	\$1,413,498
2012 Home centers	\$886,441	\$6,950,388	\$14,244,845
2012 Nursery and garden centers	\$1,009,839	\$8,823,291	\$17,676,254
2012 Outdoor power equipment stores	\$878,285	\$8,436,050	\$17,246,035
2012 Paint andwallpaper stores	\$114,623	\$674,795	\$1,341,530
2012 Appliance, television, and other electronics stores	\$5,837,106	\$51,671,878	\$107,109,257
2012 Camera andphotographic supplies stores	\$633,180	\$5,630,563	\$11,334,262
2012 Computer andsoftware stores	\$16,285,632	\$136,543,947	\$278,493,722
2012 Beer, wine, and liquor stores	\$3,003,750	\$22,453,353	\$47,305,795
2012 Convenience stores	\$13,280,619	\$109,805,227	\$223,964,383
2012 Restaurant Expenditures	\$12,687,849	\$108,896,530	\$225,233,383
2012 Supermarkets and other grocery (except convenience) stores	\$45,656,205	\$400,994,485	\$812,642,800
2012 Furniture stores	\$4,216,387	\$39,617,930	\$81,870,845
2012 Home furnishings stores	\$11,550,693	\$95,162,361	\$192,538,264
2012 General merchandise stores	\$75,080,526	\$620,595,205	\$1,272,255,416
2012 Gasoline stations with convenience stores	\$41,074,719	\$341,108,964	\$691,622,716

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2012 Other gasoline stations	\$28,996,606	\$242,383,968	\$491,304,594
2012 Department stores (excl leased depts)	\$59,329,075	\$497,491,104	\$1,021,123,179
2012 General merchandise stores	\$75,080,526	\$620,595,205	\$1,272,255,416
2012 Other health and personal care stores	\$4,365,208	\$36,218,370	\$72,920,294
2012 Pharmacies and drug stores	\$12,976,371	\$109,188,713	\$224,644,490
2012 Pet and pet supplies stores	\$3,729,756	\$31,894,253	\$65,311,772
2012 Book, periodical, and music stores	\$1,027,068	\$8,527,332	\$17,482,890
2012 Hobby, toy, and game stores	\$1,038,555	\$10,861,513	\$21,741,688
2012 Musical instrument and supplies stores	\$579,579	\$3,527,671	\$5,615,046
2012 Sewing, needlework, and piece goods stores	\$411,623	\$3,459,362	\$6,967,599
2012 Sporting goods stores	\$1,050,993	\$9,866,171	\$19,482,585

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Broker Profile

dannyzelonker@gmail.com

(305) 542-0189

License: BK-3086634

Real Miami Commercial

1450 Madruga Ave

Coral Gables, FL 33146

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