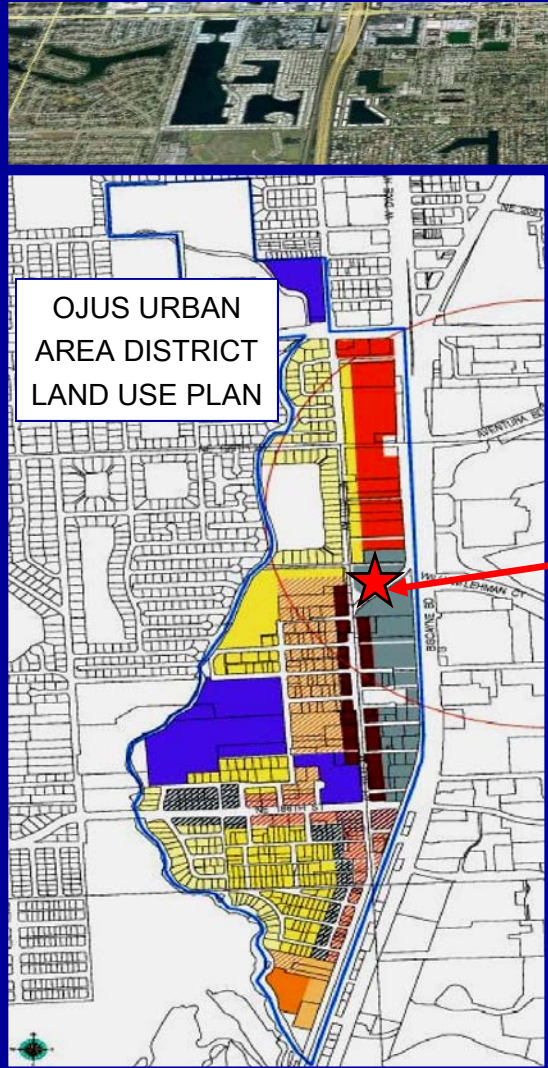




North Miami Dade County / Aventura Area
 111,691 Square Foot Building on a 3.28 Acre Site
PRICE JUST REDUCED TO \$4,500,000

SELF-STORAGE REDEVELOPMENT OPPORTUNITY

Just A Few Hundred Feet
 To Aventura Mall
VERY LIBERAL ZONING



Owner Will Consider All Options:
 Joint Ventures, Long Land Leases, etc.

- ◆ Incredible Surrounding Population Density
- ◆ One of the Highest Income Areas in the U.S.
- ◆ 300,000 Population Within 5 Miles
- ◆ Average Household Annual Income \$114,000 Within 1 mile
- ◆ Location Convenient to Miami-Dade and Broward Counties, Shopping, Beaches - Just Minutes to EVERYWHERE



Exclusively Listed By:
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Information within this document is believed accurate and has been obtained from sources deemed reliable. All information should be verified independently. We are not responsible for misstatements, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.



DEMOGRAPHICS

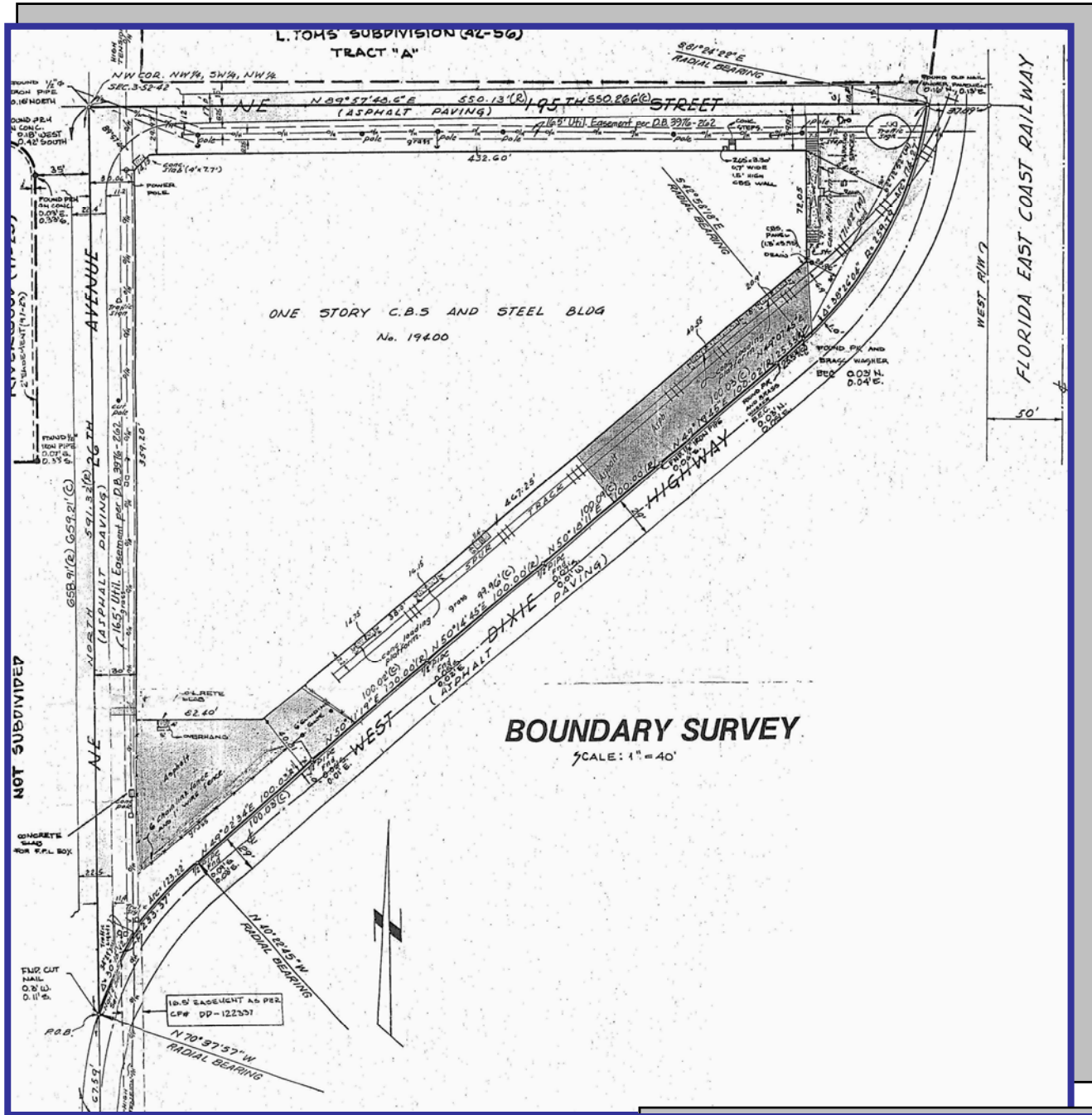
19400 WEST DIXIE HIGHWAY, MIAMI, FL 33180	1-mile	3-mile	5-mile
2009 Total Adult Population	18,187	137,832	297,129
2009 Median Age Total Population	44	42	38
2009 Total Households	11,107	81,558	168,644
2009 Median Household Income	\$66,328	\$41,953	\$41,069
2009 Per Capita Income	\$59,833	\$37,012	\$31,687
2009 Average Household Income	\$113,827	\$75,566	\$70,625
% 2009 Household Income \$0 - \$49,999	35%	60%	62%
% 2009 Household Income \$50,000-\$149,999	55%	35%	34%
% 2009 Household Income \$150,000+	10%	5%	4%



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BOUNDARY SURVEY
SCALE: 1" = 40'

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This well known Property lies within the Ojus Urban Area District (OUAD). The District was created for the purpose of defining a Master Plan of the future development path for the Ojus urban center. As may be seen in this excerpt taken from the Miami-Dade County Explanation of Urban Area Master Plans, this unusual zoning designation allows for all uses permitted under Miami Dade County's IU-1 designation (light industrial), uses permitted Under IU-2 if publicly heard and agreed, and many alternate uses suitable to urban "town centers", including retail, residential and mixed uses.

Sec. 33-284.99.17. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the OUAD shall comply with Section 33-284.83 of this Code.

1. As provided in the Land Use Regulating Plan, no duplexes shall be permitted in areas designated:
 - a. Residential (R) with a maximum permitted density of 6 dwelling units per net acre; and
 - b. Residential Modified (RM) with maximum permitted densities greater or equal to 36 units per net acre.
2. No municipal recreation building, playground, or park owned and operated by a municipality, county, state, or the federal government shall be permitted in areas designated R on the Land Use Regulating Plan.
3. No civic uses shall be permitted in areas designated R on the Land Use Regulating Plan, except for educational facilities on properties not to exceed 5 acres.
4. Industrial uses. Notwithstanding the provisions of Section 33-284.83 (A)(4), only the following uses shall be permitted in the Industrial District (ID) area. These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Type Development Parameters.
 - a. All uses permitted in the IU-1 zoning district
 - b. All uses permitted in the IU-2 zoning district after public hearing pursuant to Section 33-311(A)(3) of this code.
 - c. MC uses at a maximum density of 52 units net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to Sections 33B-41 to 33B-47 of this code.
 - d. live-work units as provided in Sec. 33-284.83(A)(4)(b).
 - e. On lots fronting West Dixie Highway and south of NE 195 Street, all uses permitted in the Mixed Use Main Street (MM), at a minimum density of 12 units per net acre and at a maximum density of 52 units net acre, or a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights as permitted by Section 33B-41 to Section 33B-47 of this code.
 - f. On lots fronting NE 26th Avenue, all uses permitted in the Residential Modified (RM), at a minimum density of 12 units per net acre and a maximum density of 36 units net acre.
5. Institutional uses. The following additional uses shall be permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters.
 - a. Civic uses in accordance with the Street Types Development Parameters.
 - b. On lots located west of NE 25th Avenue, all uses permitted in the Residential (R), with a minimum density of 6 units per net acre and a maximum density of 13 units per net acre.
 - c. On lots located east of NE 25th Avenue, all uses permitted in the Residential Modified (RM), with a minimum density of 12 units per net acre and a maximum density of 36 units per net acre.
6. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83 (B), only the following conditional uses shall be permitted subject to the administrative approval of a site plan, pursuant to Section 33-284.88 of this code.
 1. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code.
(Ord. No. 06-86, § 4, 6-6-06; Ord. No. 07-94, § 2, 7-10-07)



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