

Locate Your Business Uptown

The NW 7th Avenue Corridor is poised to become one the Region's premier location for business development, growth and innovation. Few corridors in Florida have Uptown's strengths, assets, visibility, and access. Uptown's locational advantages include:

One of Florida's Largest Purchasing and Employment Markets

- *The Uptown Avenue 7 CRA is the commercial heart of one of Florida's largest population, purchasing, and employment sub-regions. The CRA's **Market Area** — the 3-mile radius, or 12 to 14 minute drive from NW 7th Avenue — contains a population of 366,253 persons, or 15% of the County's total population. **If the Uptown Market Area was it's own City, it would be Florida's third, and the Nation's 51st largest city — bigger than New Orleans, Tampa, Anaheim, Honolulu, and St. Louis, Orlando, and more than twice the size of Fort Lauderdale.***
- *Total annual household income in the Uptown Market Area is over \$4.1 Billion, with a highly productive labor force experiencing rapid gains in payrolls, wages, and educational attainment.*

South Florida's Most Connected Corridor

Uptown is Miami-Dade County's economic and transportation gateway — the region's entry point to downtown from the North, and **is one of the most significant and unique multi-modal transportation corridors in Florida, based on its location, traffic capacity, connectivity, and visibility.** The CRA is served by, or located within 15 minutes of every mode of transportation:

- *Interstate 95, the CRA's roadway spine, is the 6th most heavily traveled Interstate segment in the US, carrying 266,000 vehicles per day.*
- *NW 7th Avenue, the twin north-South spine to I-95, has 7 traffic lanes in 100 feet of right-of-way, is the Southern terminus of State Route 441, has nine interchanges with I-95, and is the major alternate route to I-95.*
- *The Golden Glades Interchange, at the north end of the CRA, is a Strategic Intermodal System (SIS) hub, one of the largest facilities in a statewide network of high-priority transportation facilities such as airports, seaports, rail corridors and highways. The Golden Glades connects I-95, SR 826, and Florida's Turnpike, Florida's Tri-Rail passenger Train Station, and has direct road and rail connections to the Port of Miami and Port Everglades. **The Golden Glades currently carries over 400,000 vehicles per day with direct impacts on regional travel within the tri-county area.***
- *Over 580,000 vehicles traverse the Uptown CRA corridor every day.*

- *7th Avenue is also is a major transit corridor, served by twelve County Bus lines carrying over 506,000 passengers along and to 7th Avenue each month. Tri-Rail, Florida's passenger rail line, carries almost 4.4 Million passenger trips annually, and has its busiest station at the Golden Glades interchange. The Florida East Coast Railway (FEC) transects the CRA Market Area, carrying freight on lines parallel to 7th Avenue.*

A Stable, Successful and Committed Business Community

- *The CRA Market Area is home to just over 7,000 business establishments employing 75,426 workers — 6.5% of the County's total jobs base. 154,069 employed workers live within the Market Area — 13.2% of the County's employed labor force.*
- ***Uptown is a successful community of businesses.*** *119 of the 453 establishments within the CRA have more than \$1M in annual revenue, and total revenue for the CRA in 2012 was \$655,525,000. The top 20 largest establishments by revenue had 51% of the CRA's 2012 total sales (\$336,695,000).*
- ***Business establishments within the CRA are stable.*** *The average age of all establishments is 10 years. 301 (66%) establishments have been operated on 7th Avenue for 5 years or more, 173 (38%) have been located on the Avenue 10 or more years, and 71 (16%) more than 20 years.*

Location, Location, Location: 20 Minutes from Everything

- *Uptown is centrally located, within 20 minutes of most of the region's most important economic assets, including major hospitals, multiple Universities, research facilities, and major business centers and employers. 7th Avenue is within 20 minutes of Miami International Airport and Free Trade Complex, 23 minutes from Fort Lauderdale-Hollywood International Airport, 14 minutes from Opa-Locka Executive Airport, 15 minutes from the Port of Miami, and 22 minutes from Port Everglades.*

Flexible Zoning Supporting New Opportunity

- *The County's revamped Urban Center Zoning for the Uptown Avenue 7 Area features flexibility of mixed uses, optimal site utilization, and flexible parking requirements. The Zoning envelope for the 70 acres of vacant and underutilized property in the CRA allows for a **minimum** of 1.3 Million square feet to a maximum of over 5 Million square feet of new development.*

Miami's Most Incentivized Corridor

- *The Uptown Avenue 7 CRA has the region's most extensive mix of Federal, State, and local business development incentives including tax credits, rebates, loan programs, and the CRA's newly revamped business growth grant programs. Uptown has partnered with local banks to provide grant funding designed to leverage and expand lending activity to a wide range of small businesses.*

A Value Proposition

- *7th Avenue has a variety of property configurations and sizes, able to accommodate large and small facilities alike. Given its location, assets, and pricing, Uptown represents a significant value proposition for small and large enterprises alike.*

New Public Investment supporting the Corridor

- *Miami-Dade County has made a significant commitment to 7th Avenue, including a newly opened police precinct and library, and has committed a significant portion of over \$100 M in new infrastructure funding to upgrade water and sewer capacity in the CRA.*

Supporting Expansion, Innovation and Entrepreneurs in Miami's High Growth Sectors

- *Uptown has all of the elements to support the growth and expansion of the Region's high value-added, high-impact and high growth sectors, including:*
 - *Aviation*
 - *Creative Design*
 - *Hospitality & Tourism*
 - *Information Technology*
 - *International Banking & finance*
 - *Life Science & Health Care*
 - *Trade & Logistics*
- *Miami-Dade County is ranked as the one of the leading metropolitan areas for entrepreneurial business formation, according to the **Kaufmann Index of Entrepreneurial Activity**.*

A Leading International Trade and Finance Gateway

- *Miami is the major bi-directional trade gateway to South America for both goods and capital. Freight traffic through the Port of Maim and Miami International Airport has grown at record setting pace over the last 5 years, and will continue to grow with the widening of the Panama Canal and dredging of the Port of Miami.*

Miami is one of the world's hottest markets for direct foreign investment in all real estate segments

For a detailed review of Uptown Avenue 7's economic advantages, please download the ***Uptown Avenue 7 Economic Opportunity Assessment***

