

AVENUE



1784 WEST AVENUE (SUNSET HARBOUR)

MIAMI BEACH | FL 33139

RETAIL | RESTAURANT

FOR LEASE



PREMISES

1784 WEST AVE

UNIT 3	+/- 1, 040 SF
DELIVERY	IMMEDIATE
RENT	UPON REQUEST

PROPERTY INFORMATION

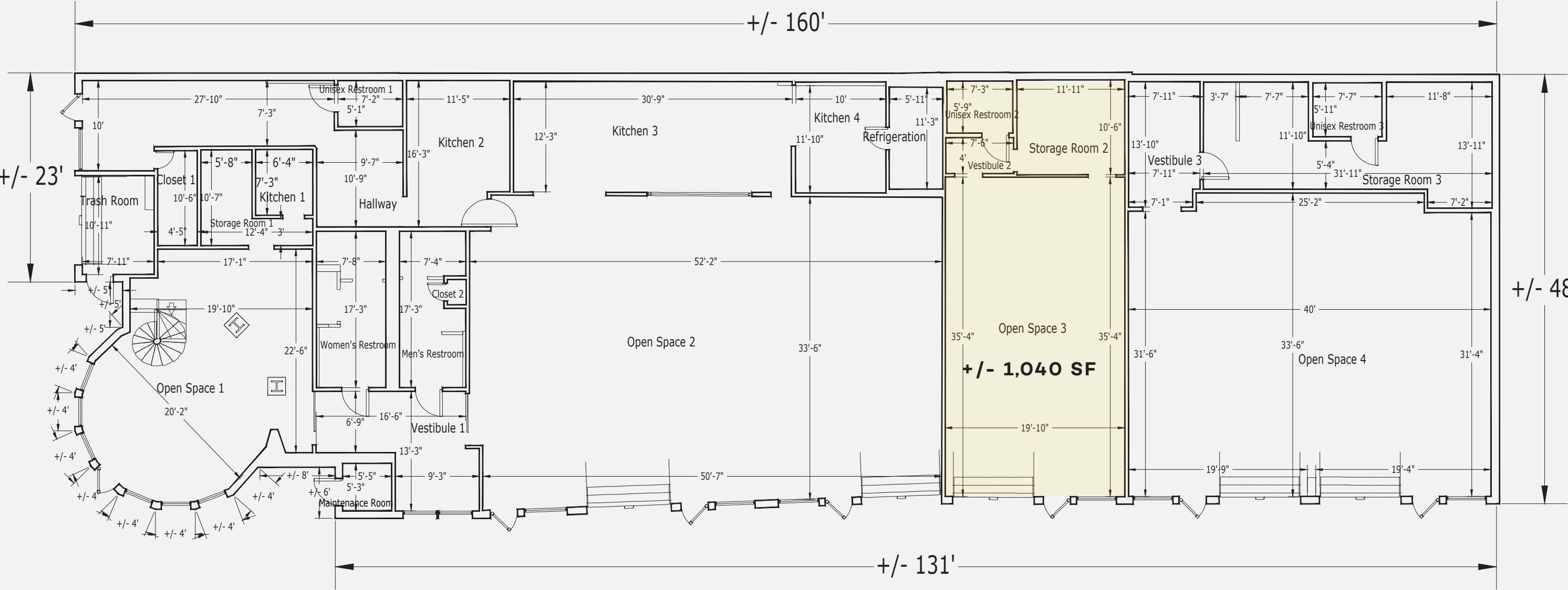
- PRIME RETAIL SPACE IN ONE OF THE MOST EXCITING NEIGHBORHOODS ON MIAMI BEACH, SUNSET HARBOUR
- GREAT VISIBILITY ON 18TH STREET
- CLOSE PROXIMITY TO SUNSET HARBOUR PARKING GARAGE
- SURROUNDED BY NEW RETAIL, RESTAURANT, RESIDENTIAL, AND HOTEL DEVELOPMENTS
- SUNSET HARBOUR HAS BECOME SOUTH BEACH'S LATEST SEE-AND-BE-SEEN NEIGHBORHOOD, THANKS TO BUZZY DINING, DRINKING, SHOPPING, AND WORKOUT DESTINATIONS

NEARBY TENANTS

PUBLIX, FRESH MARKET, LUCALI, ICE BOX, NAYARA, PUBBELLY SUSHI, BARRY'S BOOTCAMP, SWEAT 440, FLYWHEEL

WEST AVE

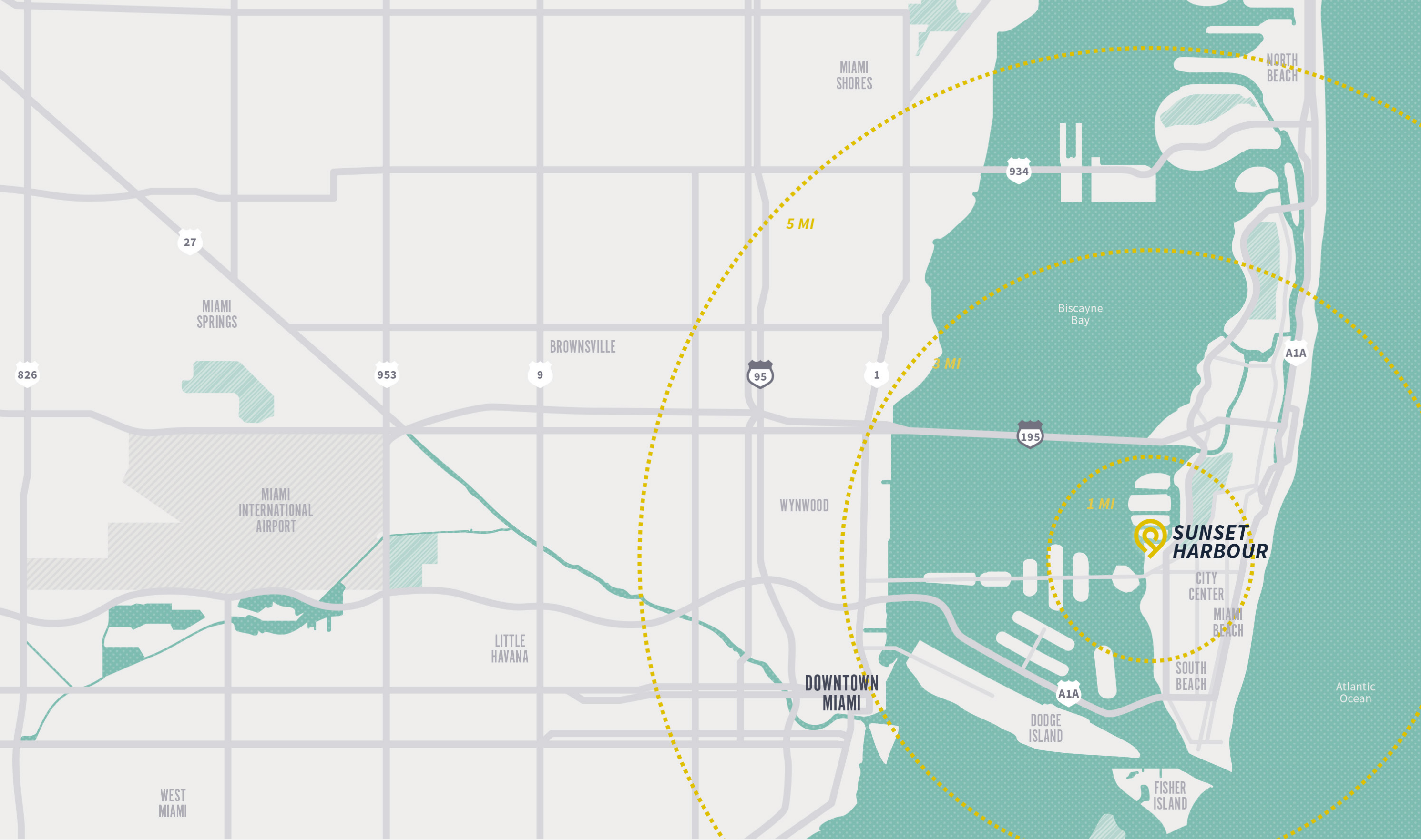
REAR



FRONT

18th ST

SITE PLAN



ORIENTATION MAP



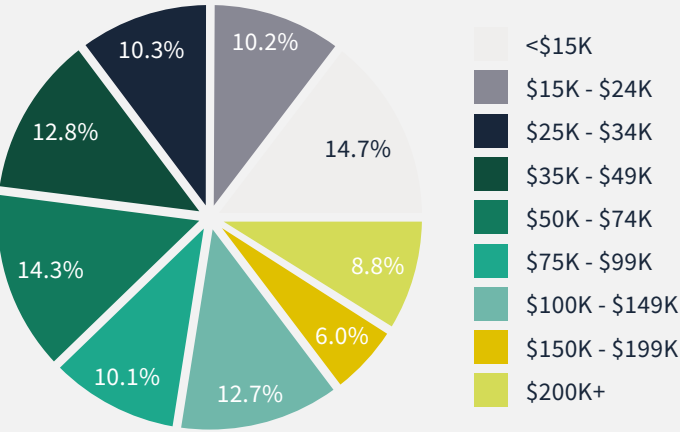
MAP OVERVIEW

ATTRIBUTE	1 MILE	3 MILE	5 MILE
Population 2018	23,956	82,525	316,946
Population 2023	24,747	89,836	345,302
Median Age	38.6	39.3	38.6
Households	14,242	46,086	147,683
Average HH Income	\$87,700	\$88,647	\$73,537

Miami Beach by the Numbers



Average Household Income



DEMOGRAPHICS



EXCLUSIVE LISTING AGENTS

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