



**LITTLE HAITI**  
STREET RETAIL/OFFICE SPACE

**FOR LEASE** 101 NE 54 STREET

PRIME RETAIL IN MAIN CORRIDOR



# Executive Summary

Metro 1 Commercial LLC is proud to present 101 NE 54th Street, Suite 117, Miami, FL ("The Property") for lease.

Situated in the rapidly growing Little Haiti neighborhood, The Property is positioned to capitalize on transformative developments within a 10-block radius, including the Magic City Innovation District - Little Haiti (MCID). This \$1 billion project currently features over 100,000 square feet of renovated warehouse space, housing notable tenants such as The Cobblers, Raw Fit, Ultra Padel, Diana Lowenstein Gallery, Magic 13 Brewery, and Zey Zey among others.

In the long term, MCID is set to become one of Miami's largest developments, encompassing:

**2,630** residential units    **432** hotel rooms    **2M SF** office space    **350K SF** retail space

Additional activity in the area includes Upper Buena Vista (UBV), located just a few blocks south. UBV is a vibrant community hub anchored by the popular restaurant Vista, alongside an array of unique shops and boutiques. Further south, the Design District has been transformed into Miami's largest luxury outdoor mall, featuring an unparalleled collection of luxury brands and some of the city's finest restaurants.

This prime location offers exceptional potential for tenants looking to join a dynamic and rapidly evolving neighborhood.

## Property Highlights

- + Available Space:** Unit 117
- + Size:** 2,700 SF
- + Asking Rate:** \$32 PSF Modified Gross
- + Features:** Grease traps, 2 ADA-compliant bathrooms, Polished concrete floors
- + Zoning:** T5-O
- + Ideal Uses:** Café, Retail, Office, Showroom, Flex
- + Parking:** On-site



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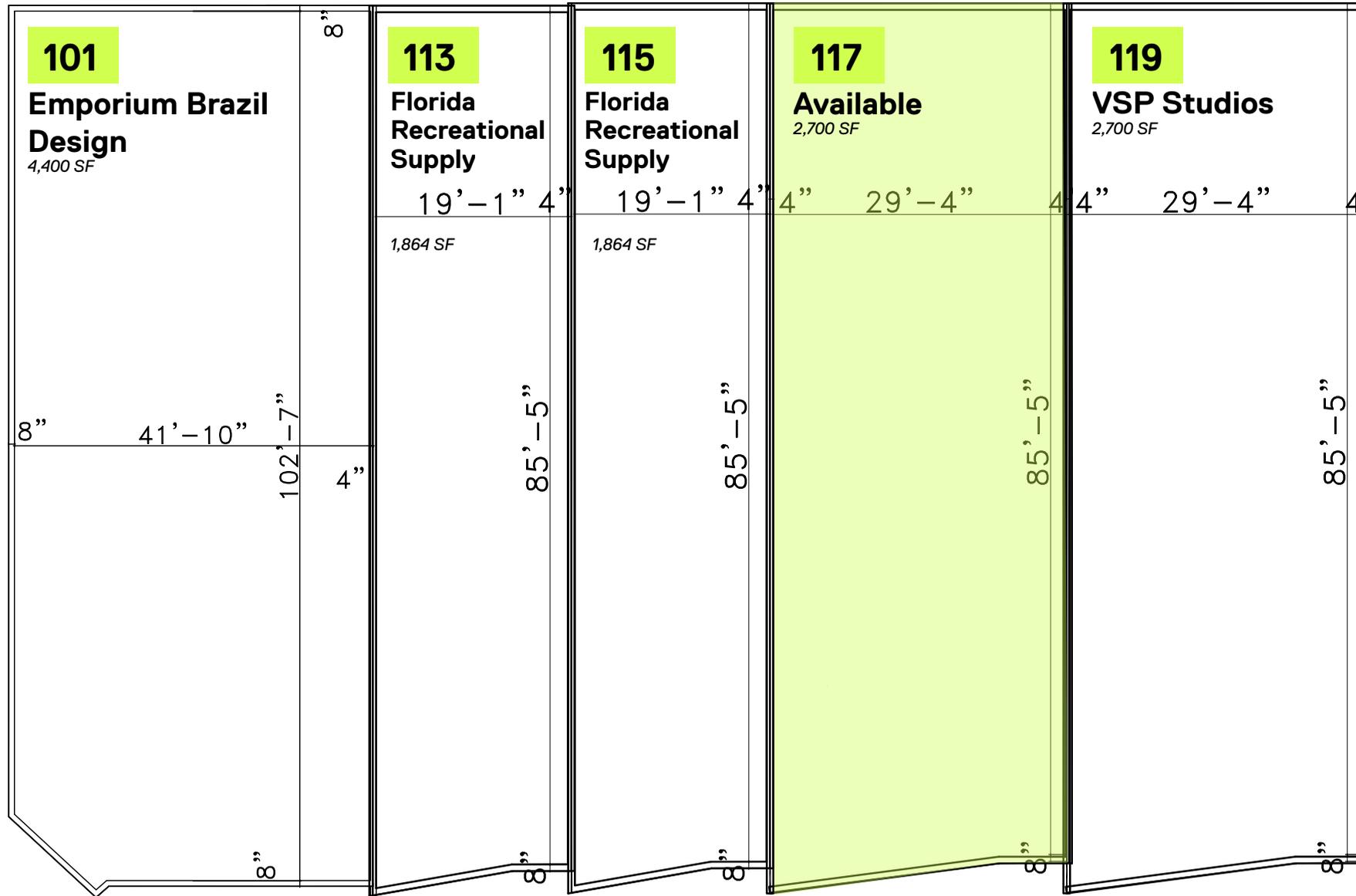
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, and withdrawal without notice and to any special conditions imposed by our principal.

# Floor Plan.

[Download Floor Plans](#)



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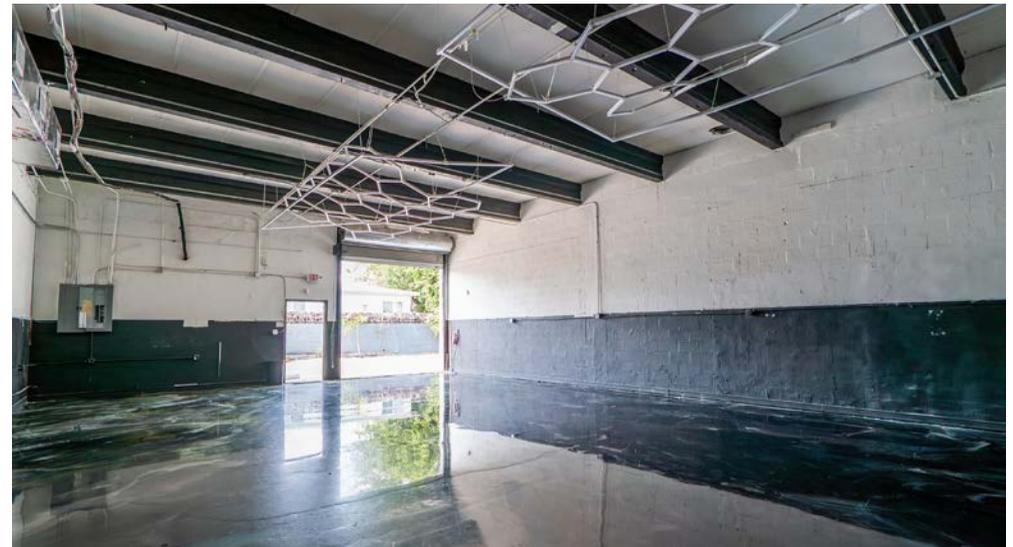


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# Photos



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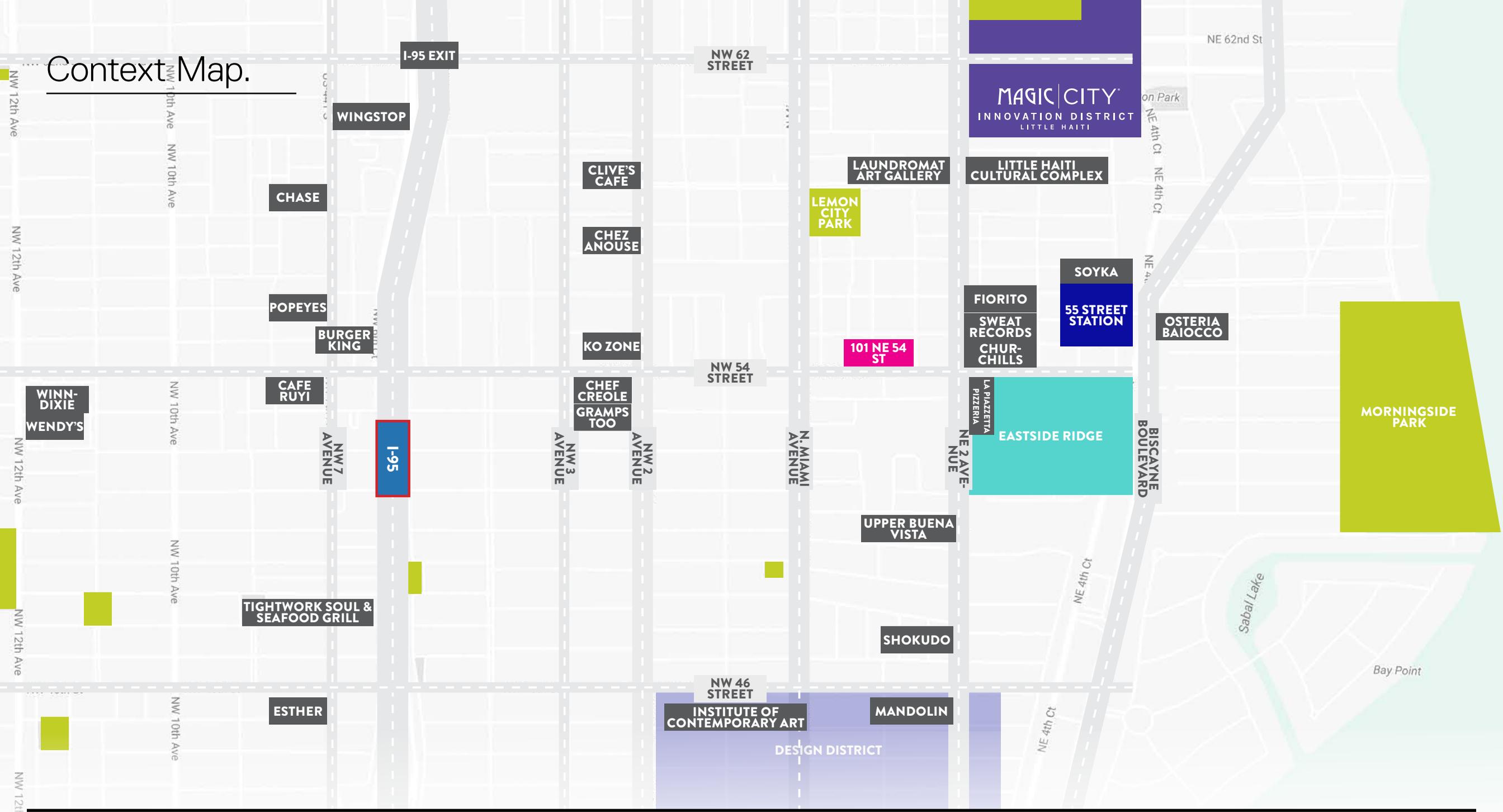


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# Context Map.



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