



FOR LEASE

**2401 NW 5TH AVENUE
MIAMI, FL 33127**

PRIME WYNWOOD RETAIL SPACE

STL
COMMERCIAL

OVERVIEW

Prime retail space available for lease in Wynwood, located on the 5th Avenue corridor. The property is located in a hot-spot between 24th street and 25th street. Popular restaurants and businesses surround the property, contributing to high foot traffic. The space was recently renovated.

SITE SUMMARY

SIZE: +/- 3,750 SF

ALLOWED USES: RETAIL, SHOWROOM, OFFICE, ETC.

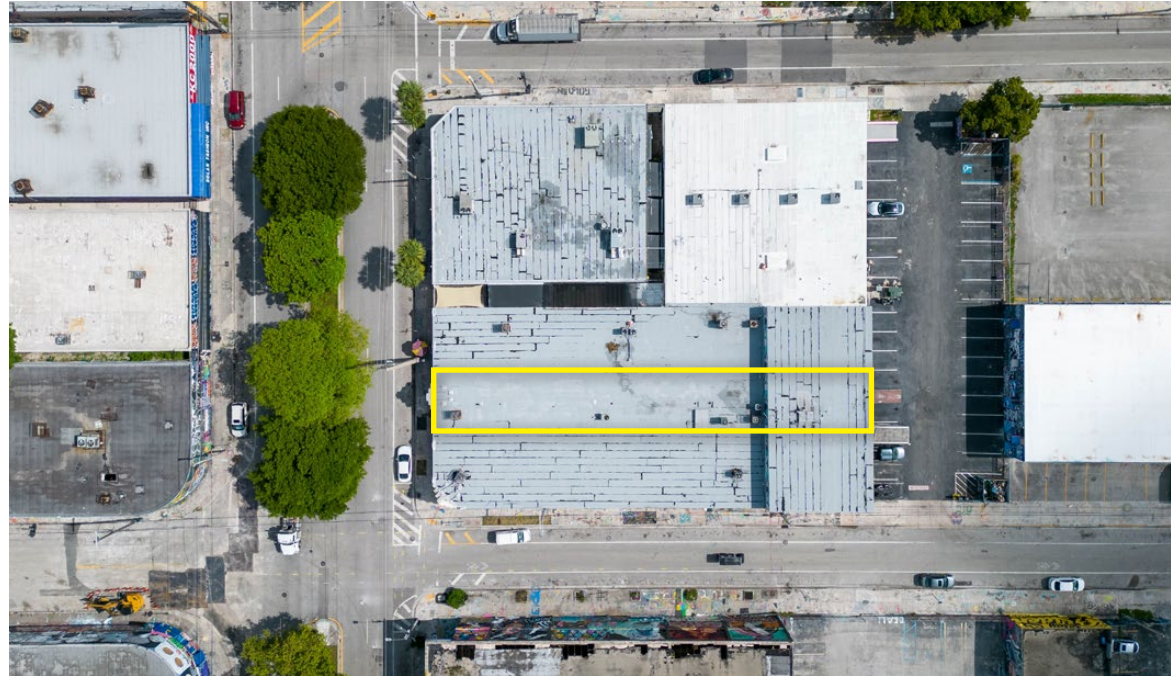
PARKING: 33 on-site spots, Street (Pay-by-Phone)

ZONING: T5-O (NRD-1)

ASKING PRICE: \$40/SF + NNN expenses

HIGHLIGHTS

- HIGH CEILINGS (+/- 14FT)
- LONG, OPEN SPACE
- PARKING ON-SITE
- SIGNAGE OPPORTUNITY IN HIGH TRAFFIC AREA
- LOCATED MINUTES FROM MIDTOWN, DESIGN DISTRICT, EDGEWATER, DOWNTOWN MIAMI
- EASY ACCESS TO I-95
- FLEXIBLE ZONING
- ACCESS THROUGH FRONT ONTO THE STREET AND THE BACK INTO THE PARKING LOT
- DOUBLE STREET FRONTAGE, DOOR AND WINDOW



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

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INTERIOR PHOTOS



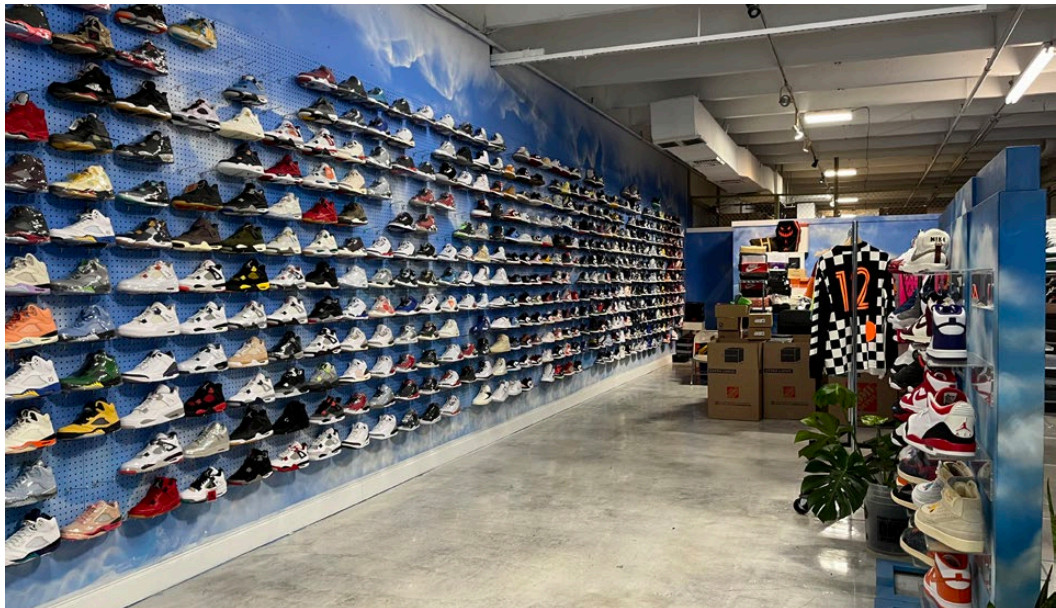
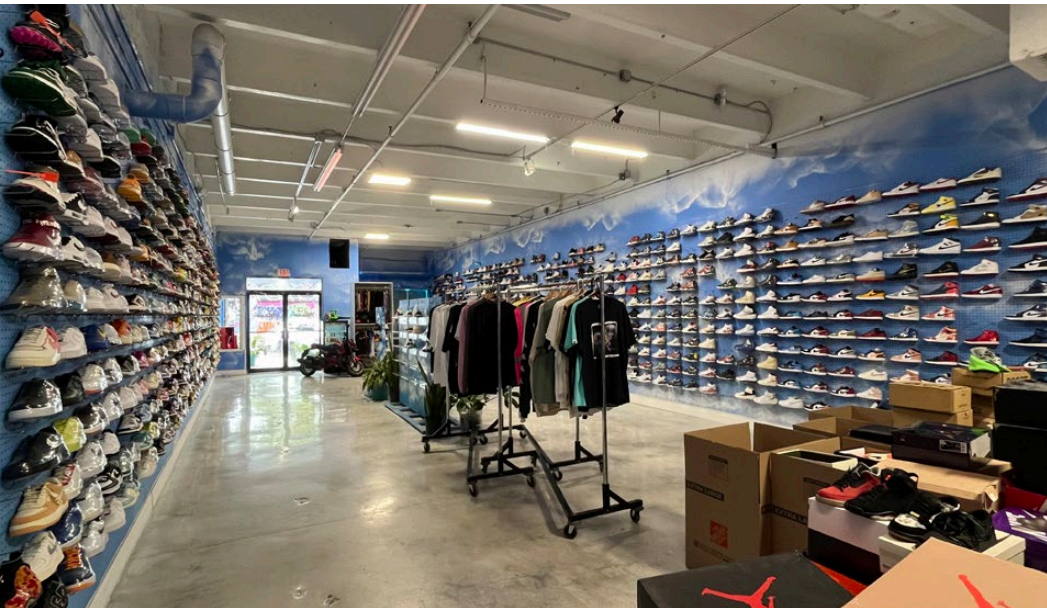
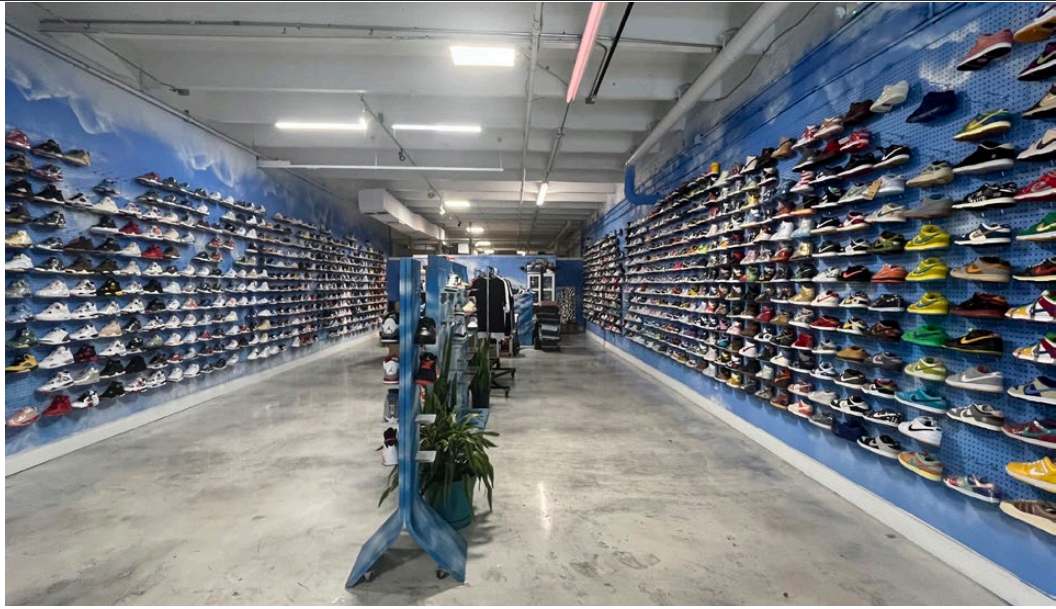
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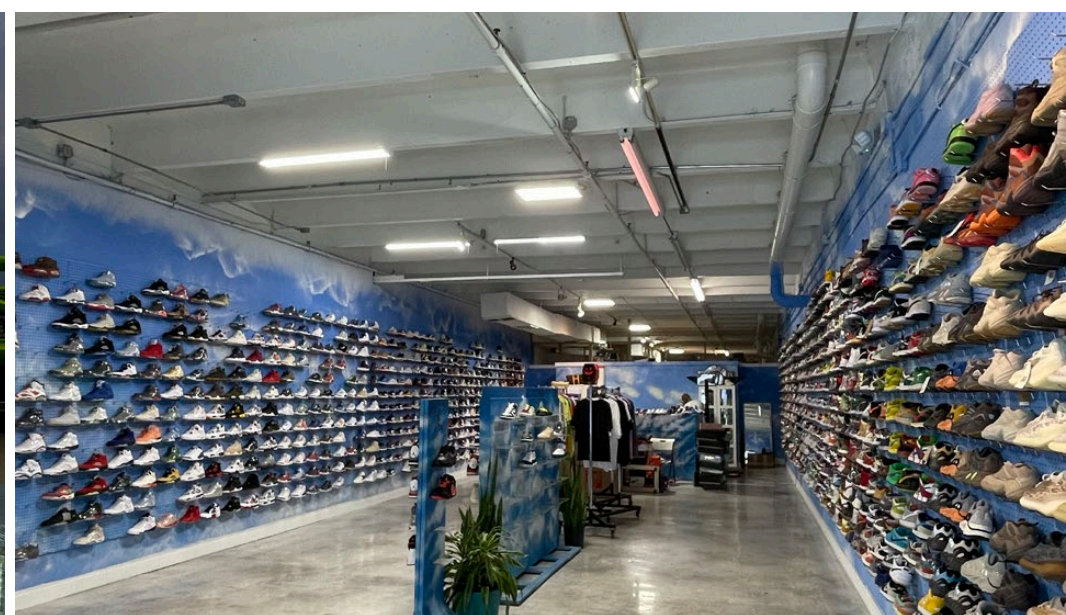
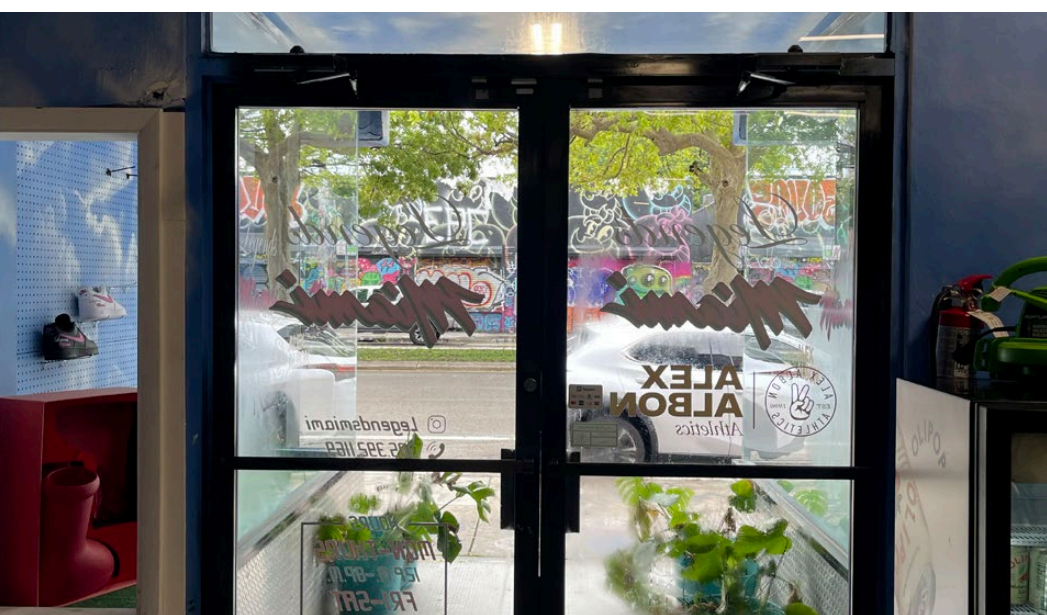
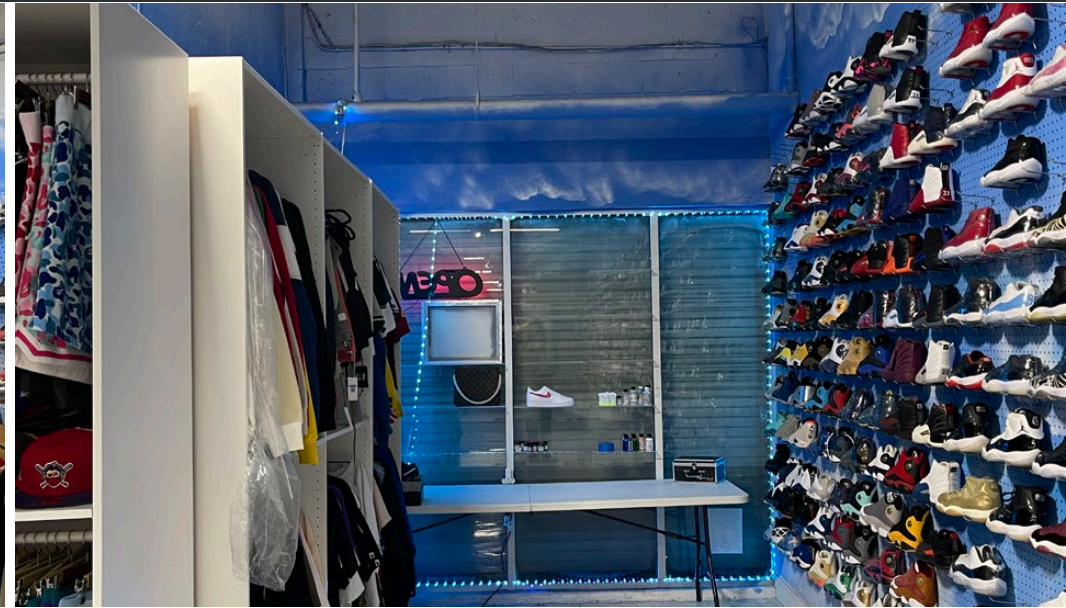
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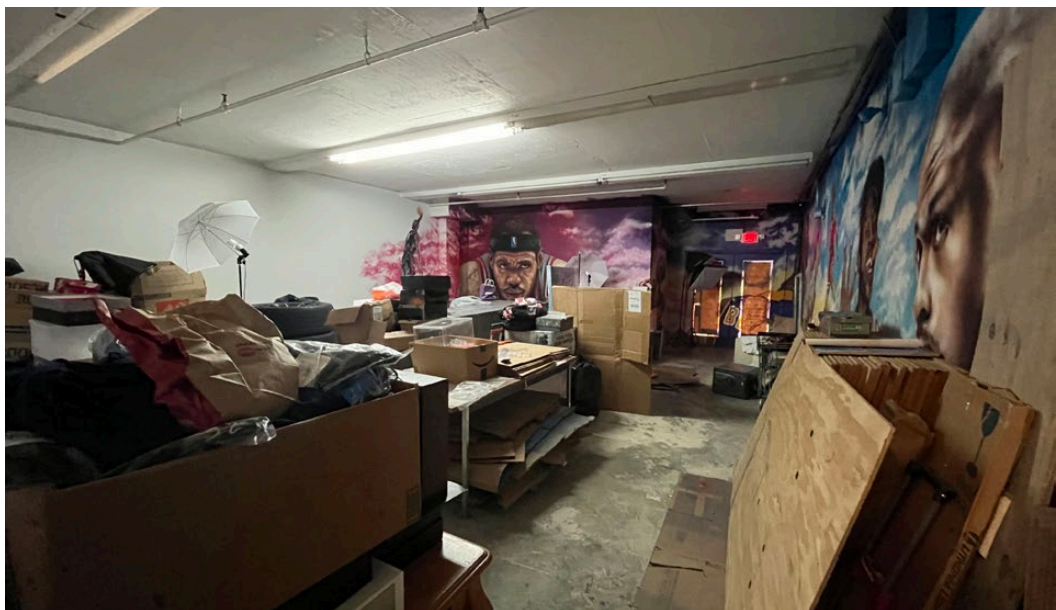
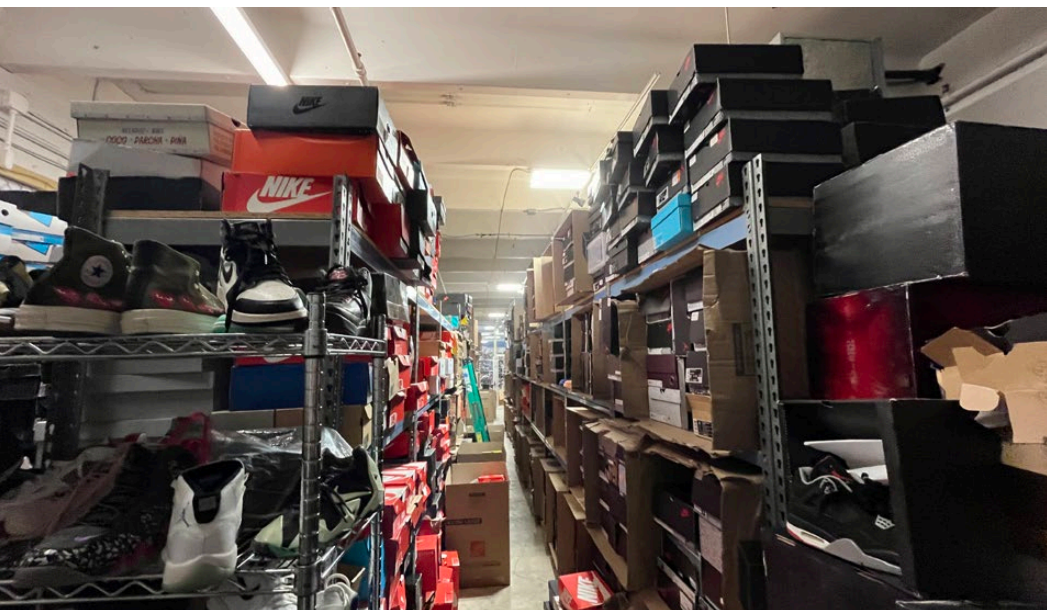


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BACK ROOM PHOTOS



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SOUTHEAST AERIAL VIEW



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NORTHEAST AERIAL VIEW



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NORTH AERIAL VIEW



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STREET VIEW



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RETAIL CONTEXT MAP



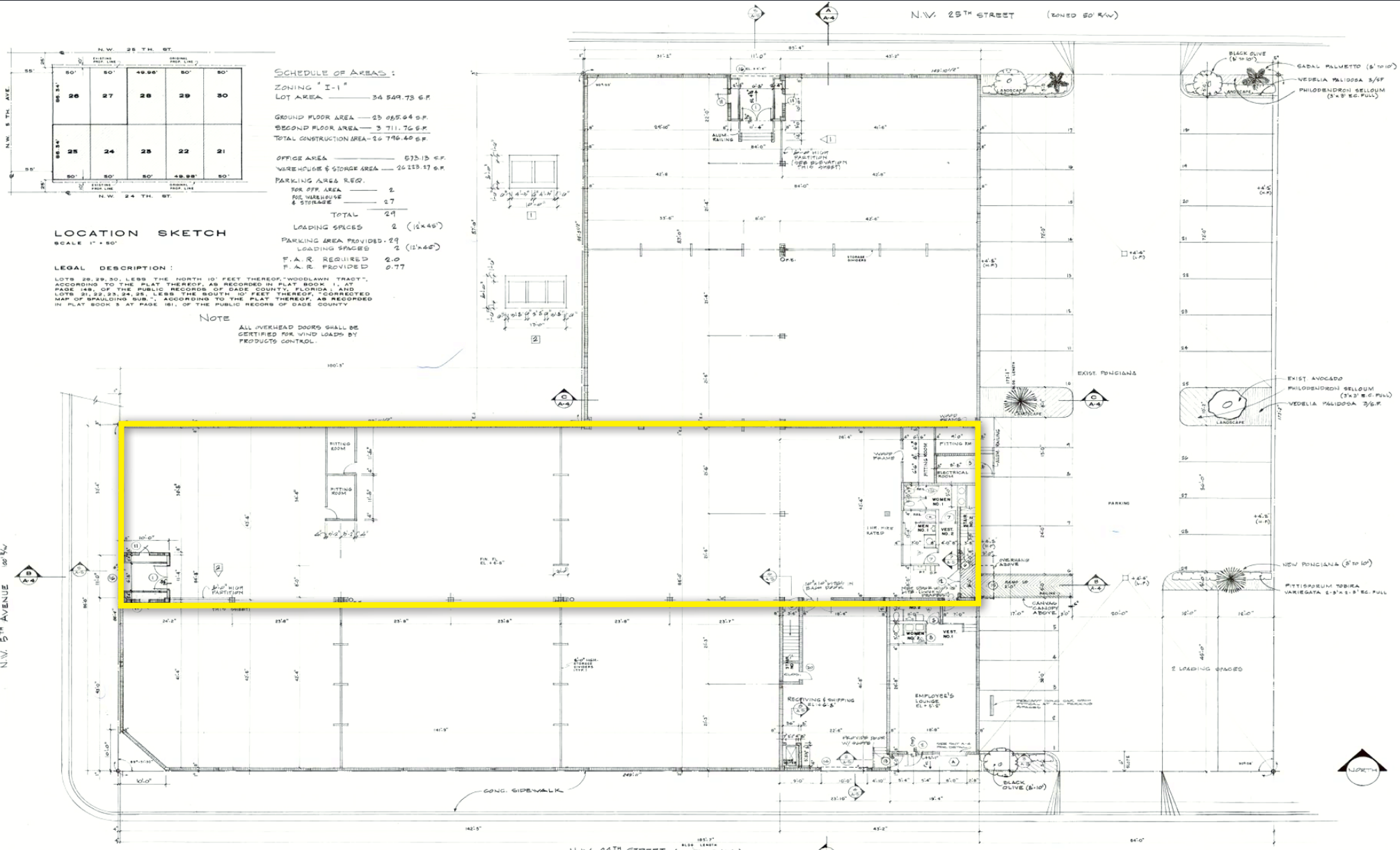
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FLOOR PLANS



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