



# BUENAVISTA RETAIL

FOR LEASE

4670 NE 2 AVENUE

RETAIL SHOWROOM OR DRY SERVICES RETAIL



SHAPING NEIGHBORHOODS®

METRO1.COM  
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# Executive Summary.

Metro 1 Commercial exclusively presents for lease the property located at 4670 NE 2 AVE ("The Property").

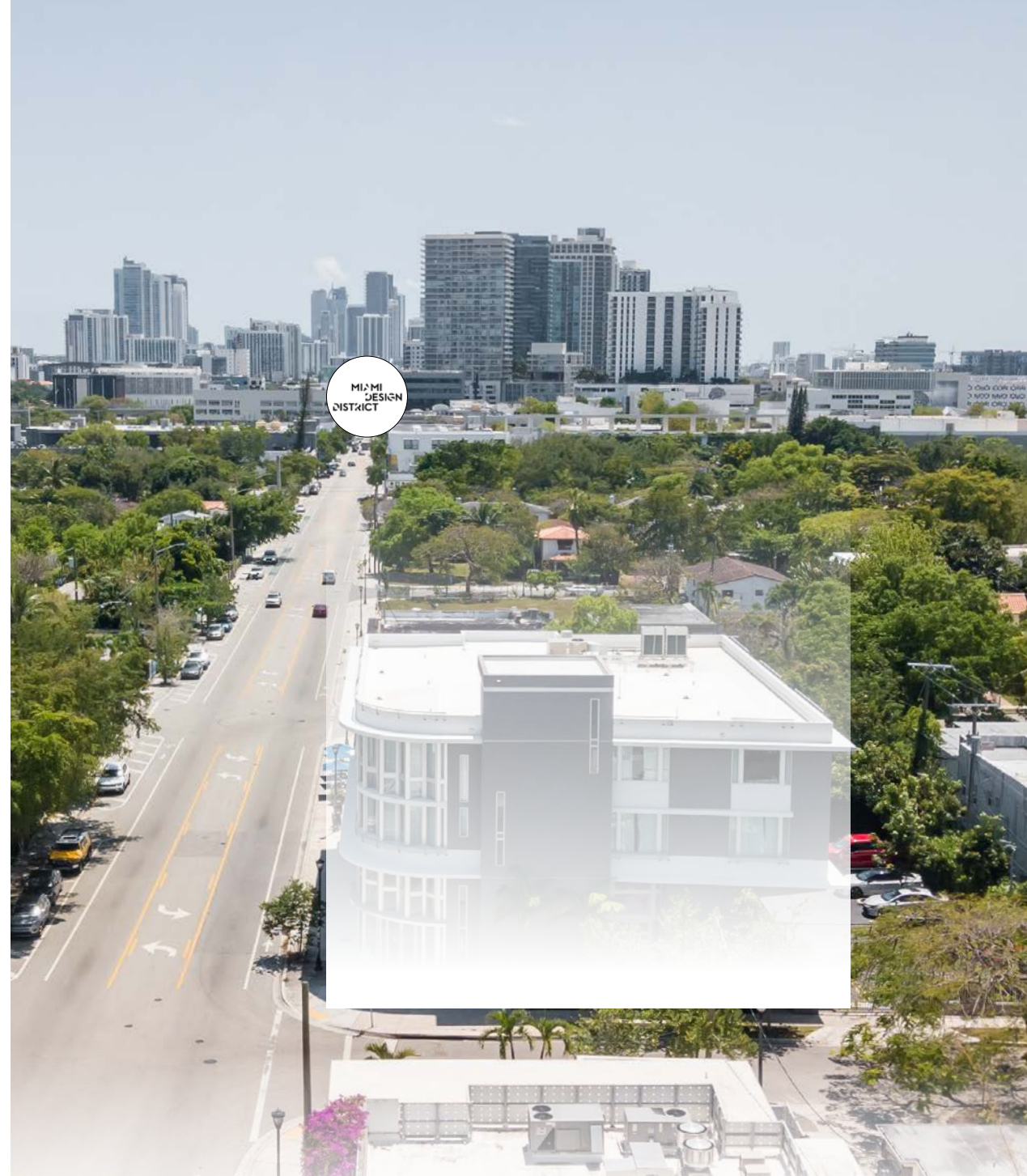
The Property is located in the historic Buena Vista neighborhood at the intersection of NE 2nd AVE and NE 47th Street, only three blocks away from the Design Distric and minutes from Wynwood, Midtown, Edgewater, Downtown, Brickell, Little River/Little Haiti, and the Magic City Innovation District. Also, Biscayne Boulevard and I-195 are just one minute to the east.

Ideal for neighborhood retailers, services and showrooms,. The project includes short term rental units on the top, providing a captive audience for the ground floor retail, as well as the public visiting the Design District just four blocks south.

This location is close in proximity to excellent food & beverage experiences such Mandolin Aegan Bistro, Upper Buena Vista's offerings, Lemoni Café, COTE Korean Steakhouse, Palat, and Shokudo.

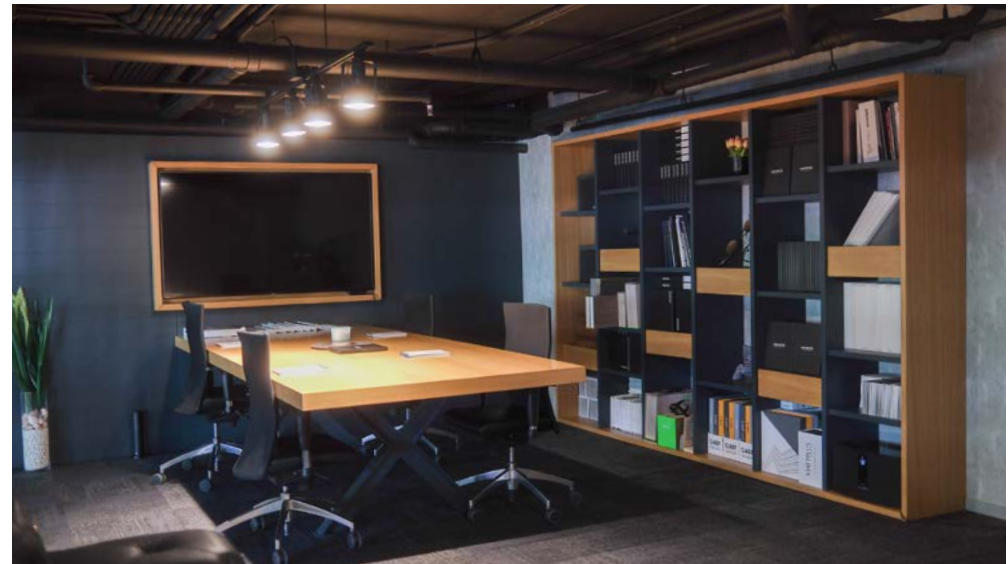
## Property Highlights

- + Property Address:** 4670 NE 2 Avenue
- + Asking Price:** \$80 PSF NNN
- + Property Type:** Retail/Showroom/Services
- + Size:** 2,920 SF
- + Parking:** On Site
- + Zoning:** T4-L





# Photos.



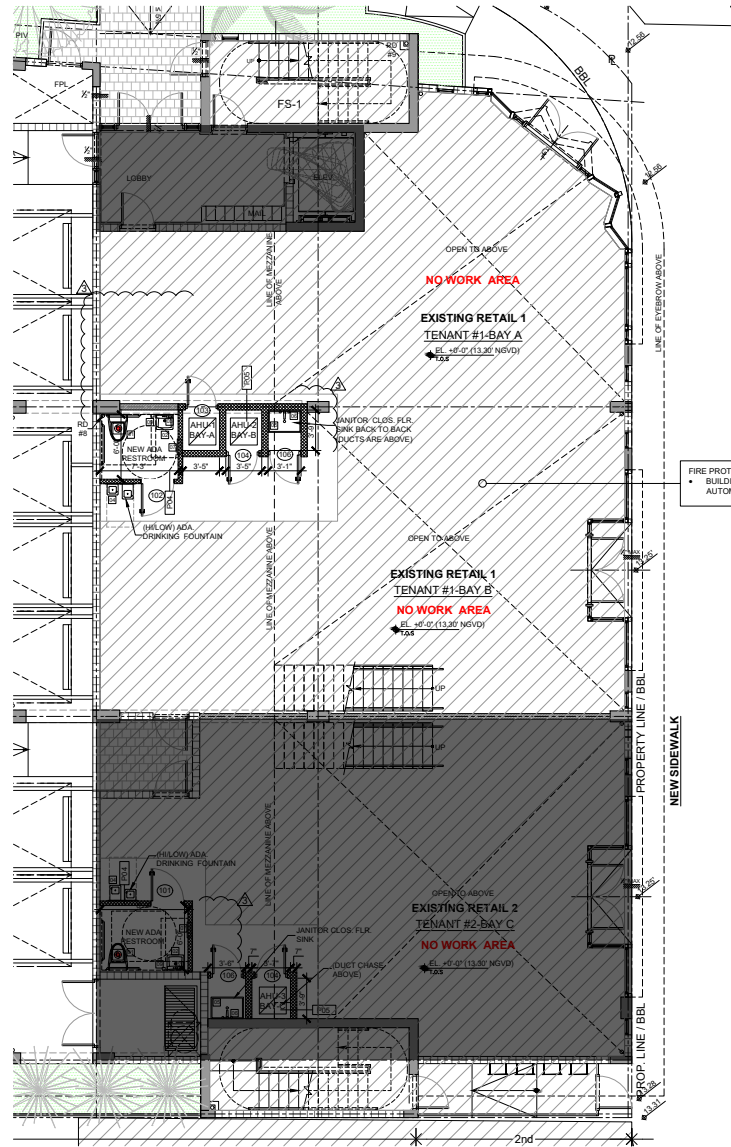
# Floor Plan - Retail.

**WALL LEGEND**

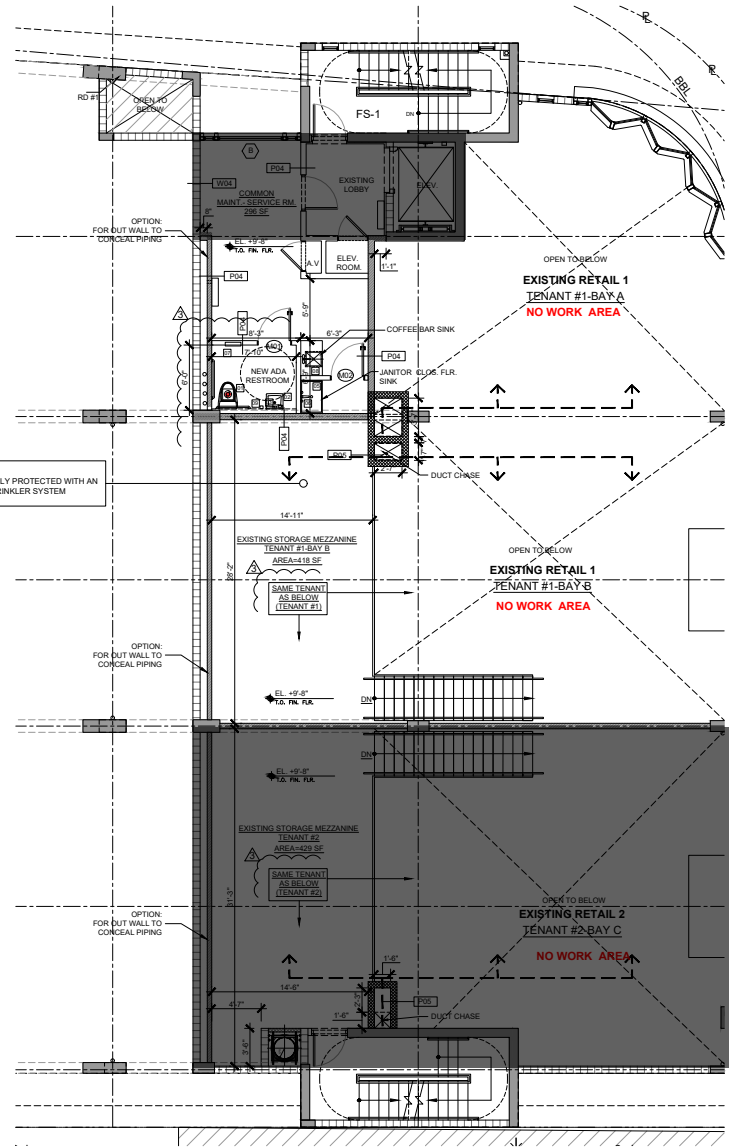
	CONC. COLUMN / CONC. SHEAR WALL
	8" CMU WALL
	STUD WALL
	1 HOUR FIRE RATED PARTITION
	2 HOUR FIRE RATED SHAFT WALL
	NO WORK AREA

**FIXTURES LEGEND SCHEDULE**

DESCRIPTION	MANUFACTURER, MODEL #
TOILET	AMERICAN STANDARD, # 2794-204
BATH/LAVATORY	NAMEKES # CERASTYLE 2400/41 ONE-HOLE
BATH/LAVATORY FAUCET	AMERICAN STANDARD, # 2580-101
(H/L) ADA WATER FOUNTAIN	ELKAY, # EEP217C 20" F. 80ES ADA
SERVICE SINK (JANITOR)	AMERICAN STANDARD, # M58324
SERVICE FAUCET	AMERICAN STANDARD, #3441/2 202
PAPER TOWEL - WASTE	BOBICK, MFR B-364
BAR SINK - FAUCET	ELKAY, ALL IN ONE, # HD32081R
SOUP DISPENSER	ADVANCE T803, MFR # FFS-12



1 GROUND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

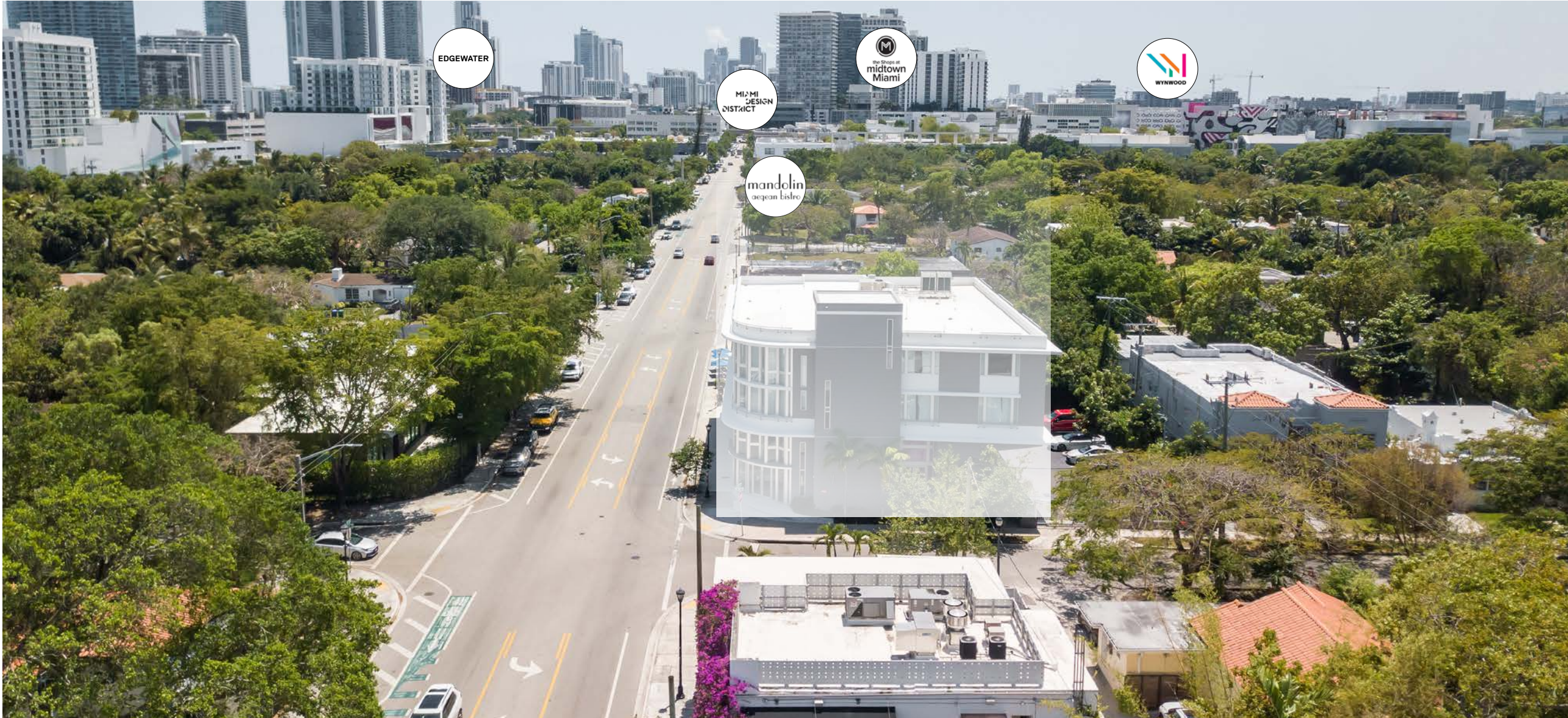


1 GRND. FLR. MEZZANINE PLAN  
SCALE: 3/16" = 1'-0"

AREAS MEZZANINE:  
TENANT #2= 418 SF  
TENANT #3= 429 SF  
TOTAL = 847 SF



# Aerial Context - East View.



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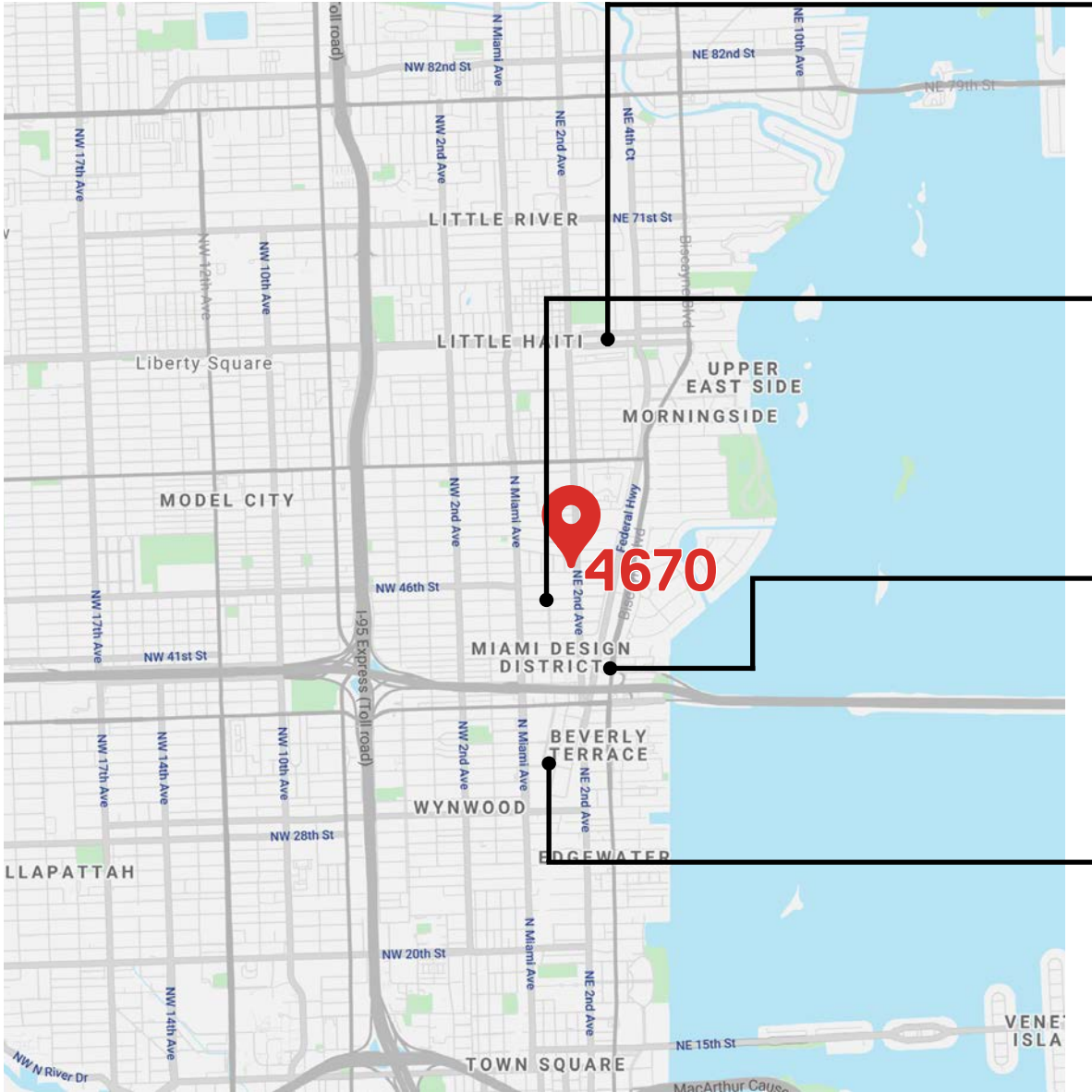
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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, or withdrawal without notice and to any special conditions imposed by our principal.



# Context Map.



## MAGIC CITY INNOVATION DISTRICT

website - [magiccitydistrict.com](http://magiccitydistrict.com)  
 175,000 SF of existing creative office, galleries, and restaurants  
 Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



## BUENA VISTA

Historic neighborhood with multimillion dollar homes, trendy eateries, and a true neighborhood feel.



## MIAMI DESIGN DISTRICT

website - [miamidesigndistrict.net](http://miamidesigndistrict.net)  
 Features over 250 luxury retail stores, popular restaurants, and outdoor art installations



## MIDTOWN MIAMI

website - [shopmidtownmiami.com](http://shopmidtownmiami.com)  
 5,000 existing residential units,  
 Over 50 stores  
 Over 25 trendy restaurants



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# Market Drivers - Historic Buena Vista



## THE DISTRICT

The Historic Buena Vista neighborhood is located adjacent to the Miami Design District to the north, housing some of Miami's most beautiful homes under a lush tree canopy landscape, offering a look and feel ideal for neighborhood restaurants and retail



The neighborhood has popular restaurants like Mandolin Aegean Bistro, Vista, Buena Vista Deli, Lemoni Cafe, Palat, Boia De, Shokudo, among others.

With a true neighborhood feel, Buena Vista is the best single-family house neighborhood closest to all the action of the Miami Design District, Midtown Miami, Wynwood, Edgewater, and Little Haiti/Little River.

Located right between the Design District and Little Haiti/Little River, the neighborhood offers a break from the quick pace of the Design District, while benefitting from its proximity.



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# Market Drivers - Miami Design District

## MIAMI DESIGN DISTRICT

### THE DISTRICT

A creative neighborhood where you can shop, dine, experience contemporary art and design, enjoy amazing events and get inspired. The District is home to more than 120 flagship stores like Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton, and more – making it one



of the world's greatest shopping areas. The District is surrounded by some of the best architecture in the country, right down to the award-winning Museum Garage. With design showrooms like Poliform and Holly Hunt, three cultural institutions — ICA Miami, the de la Cruz Collection and Locust Projects — within blocks of each other, and Instagrammable public art program woven throughout the streets.



A dining destination where world renowned chefs have set up shop. From low-key spots like OTL and Michael's Genuine Food & Drink and the food hall concept of Mia Market, to buzzy hotspots like Swan, L'Atelier de Joel Robuchon, and Le Jardinier.

Miami Design District Associates is a partnership between Dacra, and L Catterton Real Estate, a global real estate development and investment fund that was established in 2016 by Catterton, LVMH and Groupe Arnault.



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# Market Drivers - Magic City Innovation District - Little Haiti



## THE DISTRICT TODAY

The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



## ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



## THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.





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