

FOR LEASE

WYNWOOD LANDMARK 2ND GENERATION FOOD & BEVERAGE

176-188 NW 24TH ST, MIAMI, FL

ERIC P. GONZALEZ
Commercial Realtor
C: 305.302.0672
E: Eric@centralcommercialre.com

ARI DISPENZA
Broker
C: 786.556.8998
E: Ari@centralcommercialre.com



**CENTRAL
COMMERCIAL**
REAL ESTATE



EXECUTIVE SUMMARY

This landmark location, available for the first time in over a decade, represents an opportunity to lease a flexible second-generation bar/restaurant and an adjacent 5,000 SF shaded yard. Together, they provide unmatched space to grow your brand and craft an unforgettable guest experience in Wynwood's highest-traffic corridor.

The property benefits from NRD-1 zoning, which has fueled significant mixed-use development. Across the street, Society

adds 319 residential units and ground-floor retail tenants, including Starbucks, Chipotle, Dave's Hot Chicken, and Voodoo Doughnut. Steps away on 2nd Avenue, neighborhood favorites Panther Coffee and Coyo Taco remain local anchors.

Within just two blocks of the property, there are over 1,000 residential units. Across Wynwood, over 4,000 have been delivered or are underway, increasing the residential community within walking distance of the property.

BUILDING
+/- 3,111 SF

OUTDOOR
+/- 7,000 SF

LOCATION
Wynwood Core
NRD-1

PROPERTY TYPE
Bar/Liquor Store CU
Capacity: 230 Persons

LEASE RATE
\$110.00 /SF/YR NNN
on building

CEILING HEIGHT
12'

INFRASTRUCTURE
- Hood + Grease Trap
- 3-Phase 200-amp
- Fire Sprinklers
- Gas Service
- 10 ton HVAC
- 2 Walk-in Coolers

PROPERTY HIGHLIGHTS



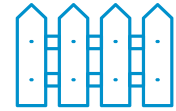
230 Capacity



Bar/Liquor Store CU



Iconic Venue



100ft of Frontage



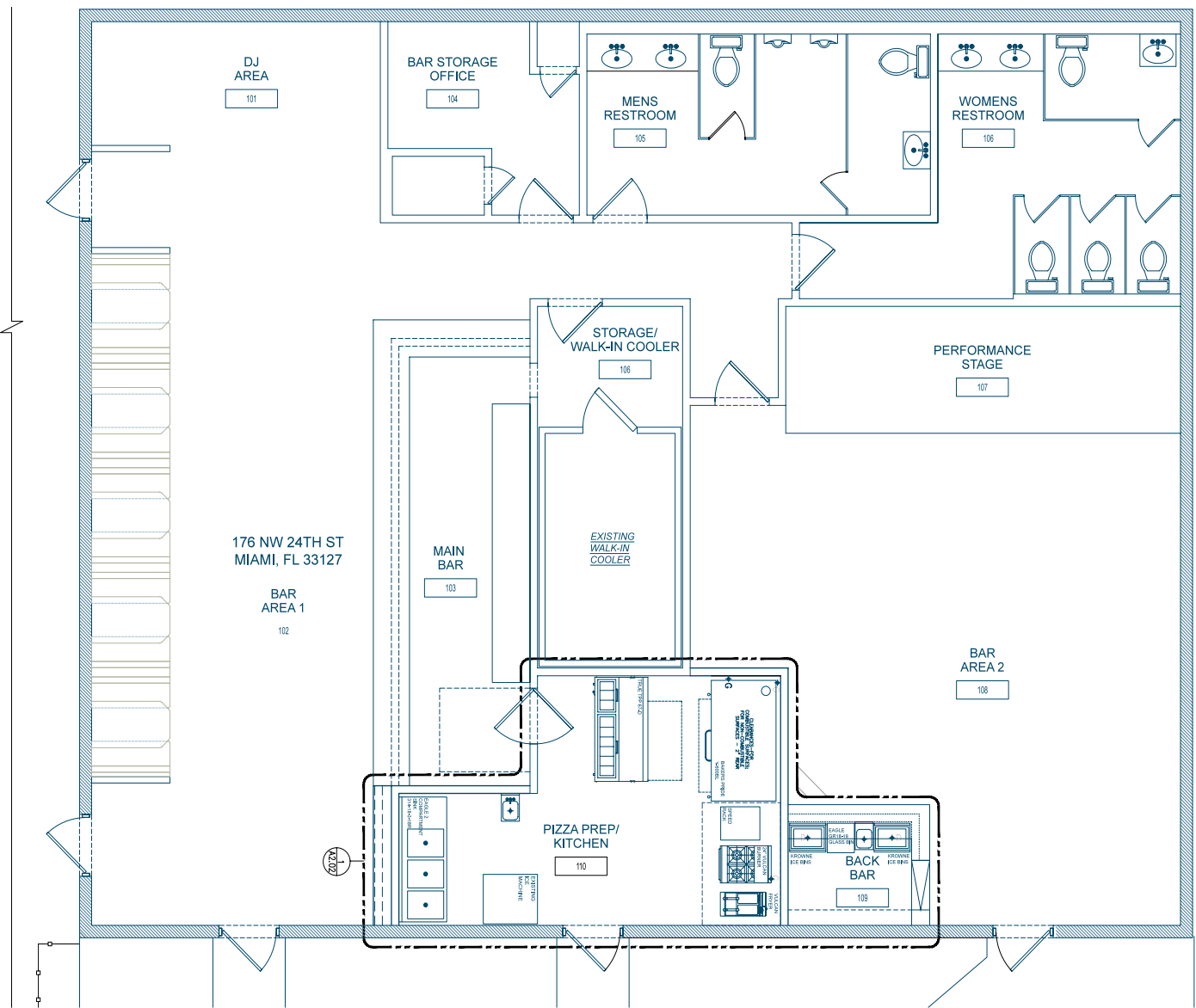
176 - 188 NW 24th Street
Miami, FL 33127



CENTRAL
COMMERCIAL
REAL ESTATE

EXISTING FLOOR PLAN

NW 24th ST





+/- 3,111 SF



+/- 7,000 SF

NW 24th St



NORTH AERIAL

1. NOMAD - 329 Units
2. WYND 27 28 - 154 Units
3. 29 WYN - 248 Units
4. The Wynwood Plaza - 509 Units
5. Artem Apartments - 190 Units
6. i5 Wynwood - 217 Units

7. Cynergi - 102 Units
8. 91 27th WYN - 17 Units
9. SENTRY - 175 Units
10. Amara - 210 Units
11. AMLI - 290 Units
12. Society - 319 Units

13. Wynwood 25 - 289 Units
14. Wynwood Walls
15. Smorgasburg
16. Sweetgreen
17. Chipotle
18. Starbucks

19. Insomnia Cookies
20. Dave's Hot Chicken
21. Voodoo Doughnut
22. Panther Coffee
23. The Dirty Rabbit



176-188 NW 24th Street
Miami, FL 33127

SOUTH AERIAL

1. Wynwood Lofts
2. Coyo Taco
3. Aviator Nation
4. Happa Kristin
5. Joe & The Juice

6. Mana Wynwood
7. Wynwood Marketplace
8. Yann Couvreur Patisserie
9. La Sandwicherie
10. El Patio

11. Lina Cerrone Gallery
12. Crusoe
13. 1-800 Lucky
14. Mayami
15. Lunasol

13. 1-800 Lucky
14. Mayami
15. Lunasol
16. Talkin' Tacos



176-188 NW 24th Street
Miami, FL 33127



CENTRAL
COMMERCIAL
REAL ESTATE

160 NW
26TH
ST



WELCOME TO WYNWOOD

A NEIGHBORHOOD BUILT ON CREATIVITY

Wynwood is no stranger to change. Once an industrial hub, it has become both a world-renowned arts destination and a thriving residential neighborhood. Locals and tourists are drawn to its murals, galleries, festivals, and street-level energy, making it one of Miami's busiest destinations for dining, retail, and entertainment.

Much of Wynwood's evolution is driven by the NRD-1 zoning overlay, est. 2015 to preserve the area's artistic and industrial

character while promoting density, mixed-use development, and walkability. This framework has attracted global brands, institutional capital, and transformative projects, strengthening Wynwood's identity as a neighborhood where work, culture, and daily-life coexist.

In recent years, the district has welcomed leading firms in tech, finance, and creative industries, adding depth to its tenant mix.

Wynwood's unique blend of culture and commerce fuels daily demand and global visibility, securing its place as one of Miami's strongest long-term markets. With ongoing investment and a steady pipeline of development, the district is positioned for sustained growth well into the future.

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1Billion+

In Real Estate Investment
Over The Past Decade

4 million+

Instagram posts
tagged #Wynwood

27,700

Residents In
Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units
Delivered Or Underway

6,300

Residents In
Wynwood's Core

36.8

Median Age,
Reflecting A Young,
Working-Age Population

500+

businesses in Wynwood,
including hospitality, retail,
tech, and creative.

< 5 miles

From Brickell, Design
District, Downtown,
and Miami Beach



Designated "Clean
Street Team"



70+ Street Kiosks
with Interactive Maps



Walk Score \approx 97
Bike Score \approx 80



1,400+ Non-Street
Parking Spaces



WHAT'S HAPPENING IN WYNWOOD?

EVERYDAY ANCHORS



ART & CULTURE

WYNWOOD WALLS

Pioneering street art museum, 35+ murals by world-renowned artists Shepard Fairey, Aiko, Miami's own Purvis Young

MUSEUM OF GRAFFITI

The first museum dedicated to graffiti, mural park, curated shop, and beginner graffiti classes

WYNWOOD ART TOURS

Guided tours by foot, bike, or golf cart, showcasing Wynwood's global murals and creative spaces

BAKEHOUSE ART COMPLEX

33,000-sq-ft not-for-profit artist campus, 60+ studios, exhibitions, and public workshops

THE LAB MIAMI

Two coworking spaces in Wynwood offering flexible workspaces for members, with regular networking and tech events

DINING & DRINKS

KYU

Wood-fired Asian-American BBQ, named Time Magazine's "Best Restaurant in Florida" after its first year, James Beard semifinalist

THE TACO STAND

Baja-style tacos, with a strong local following, don't miss Hiden, the Michelin-starred omakase hidden behind a secret door inside

SHISO

Trendy rooftop Asian smokehouse and lounge, named one of Eater's Best New Restaurants in Miami

ZAK THE BAKER

Established 2014, Kosher bakery and brunch café, James Beard recognition, a neighborhood staple

DOYA

Modern Aegean meze, Michelin Bib Gourmand, acclaimed for shareable plates and vibrant dining

NIGHTLIFE

THE DIRTY RABBIT

Multi-level nightlife venue known for their immersive themed parties, bottle service, and top DJs

COYO TACO BACKROOM

Hidden lounge behind the taqueria, serving specialty tequila cocktails

1-800-LUCKY

Asian food hall, karaoke lounge, and nightly DJs in the courtyard

WYNWOOD MARKETPLACE

75,000-sq-ft open-air venue, food trucks, artisan stalls, and regularly scheduled events/festivals

CASA LA RUBIA

Latin brewery, small-batch beers, lively taproom, DJ sets, food trucks

DANTE'S HIFI

Intimate vinyl listening bar/venue, live performances and occasional celebrity sightings

SHOPPING

WYNWOOD KOLLECTIVE

Co-op boutique offering jewelry, accessories, and apparel made by local designers and artists

GLOTTMAN SHOP

Architect Oscar Glottman's eclectic gift shop and showroom for curated design objects

BASE

Established in 1999, relocated from Miami Beach to Wynwood in 2017, offering menswear, sneakers, and in-house fragrances

OFY

Miami-based menswear & lifestyle brand offering bold designs with a modern edge

260 SAMPLE SALE

Weekly rotating designer sample sales with steep discounts, a draw for fashion-savvy locals, only in 4 U.S. cities (NYC, LA, MIA, DAL)

FITNESS & WELLNESS

LEGACY FIT

Flagship gym, high-intensity Partner Interval Training, sauna, cold plunge, rated 4.9 on ClassPass

VELOCITY CLIMBING

Miami's premier indoor gym for bouldering, ropes, and Olympic-style speed climbing

WYNWOOD YOGA

#1 fitness class in South Florida for signature candlelight Yin experience via ClassPass

THE CURE WELLNESS

Spa/recovery center for personal wellness plans, IV drips, NAD+ therapy, peptide treatments, and lab testing

HOUSE OF MANE

Design-forward salon known for their expert stylists, colorists, and hair extension specialists.

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



MIAMI SPICE - August-September

Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



III POINTS MUSIC FESTIVAL - October

One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



HALLOWYN - October

Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



ART BASEL / ART WEEK - December

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



WYNWOOD LIFE - February

A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



MIAMI MUSIC WEEK - March

An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HOLI FESTIVAL OF COLORS - March

Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



WYNWOOD PRIDE - June

A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events



786.577.4974
390 NW 27th St, Miami, FL, 33127
info@centralcommercialre.com

<https://centralcommercial.com>

ARI DISPENZA

Broker

C: 786.556.8998

E: Ari@centralcommercialre.com

ERIC P. GONZALEZ

Commercial Realtor

C: 305.302.0672

E: Eric@centralcommercialre.com

CONFIDENTIALITY AND DISCLAIMER

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.