



1,300 SF RETAIL CONDO
FOR SALE

DISTRICT
225

*225 N Miami Avenue
Miami / Florida*



CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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THE OFFERING

CBRE is pleased to exclusively offer for sale a 1,300 sf retail condo located at District 225. The condo sits below a 343-unit luxury residential building in the administrative and legal center of Downtown Miami. This impressive tower features fully furnished studio to two-bedroom condos, offering the flexibility to rent through Airbnb, creating consistent visitor traffic and built-in customer demand for ground-floor retail. The project sold out completely during pre-construction, making it an exceptional investment opportunity in Miami's emerging city center. The premises is being delivered in grey shell condition with underground plumbing in place for a future grease trap, utilities stubbed to the premises, including gas, and a fully poured slab. The space also features double height ceilings and prominent frontage along N Miami Avenue and NE 3rd Street. Designed to accommodate restaurant uses, the space would be ideal for a café, quick services restaurant or even a boutique market and/or retail.

The site is located in the heart of Downtown Miami, in between the newly opened Miami World Center and the historic Flagler Street which is currently undergoing a \$30 million Revitalization Project. Projections show that Downtown Miami's housing inventory is expected to increase by over 50% over the next three years. As of spring 2025, there were reportedly 30 active development projects in Downtown Miami, across residential, hotel, office and mixed uses — reflecting both the depth and breadth of ongoing growth there. Among the most recent high-profile completions is Aston Martin Residences — finished in 2024 and offering 391 luxury residences. The wave of brand-new, luxury residential units, such as Aston Martin Residences and the many under-construction buildings will significantly grow the "captive population" of Downtown Miami over the next 2-3 years. This means more potential customers living within walking or very short-ride distance of street-level retail. As supply is projected to rise by 50% within a few years, Downtown is likely to see increased density, population diversity (residents, short-term visitors, Airbnb occupants, etc.), and foot traffic, which boosts the value of retail with good frontage like District 225 has to offer.



INVESTMENT HIGHLIGHTS

Sale Price	\$1.5 Million
Folio Number	01-0109-080-1070
Ownership	Condo Structure
Unit Size	1,300 SF
Residential Units	343
Year Built	2025
Zoning	T6-80
HOA	\$766 per month (which includes reserves)



District 225 resides at the center of Miami's vibrant lifestyle—just moments from Miami Beach, Brickell, Wynwood Arts District, the Design District, Miami International Airport, Adrienne Arsht Center, and Kaseya Center.

Residents enjoy an exceptional collection of amenities, including a resort-style pool deck, two full floors of activity spaces featuring a rock-climbing wall, basketball court, state-of-the-art fitness center, spa, and a dedicated co-working level with indoor and outdoor lounge areas.

Each residence comes fully furnished and move-in ready, offering a seamless blend of comfort, luxury, and modern convenience.

PROPERTY OVERVIEW

- **Turnkey readiness:** Buyers don't have to upgrade or furnish — units are move-in ready or rental ready.
- **Short-term rental friendly:** Offers an income-generating option beyond traditional ownership.
- **Prime urban location:** Downtown Miami, transit-rich, culturally active—ideal for both living and hosting guests.
- **High-end design:** Architecturally distinct, with luxury finishes and amenity depth rarely seen in this segment.



POPULATION

1 MILE

82,772



AVG HH
INCOME

\$149,252



DAYTIME
POPULATION

116,599



MEDIAN
AGE

35.8

3 MILES

268,863

\$122,712

343,214

38.8

5 MILES

513,553

\$118,091

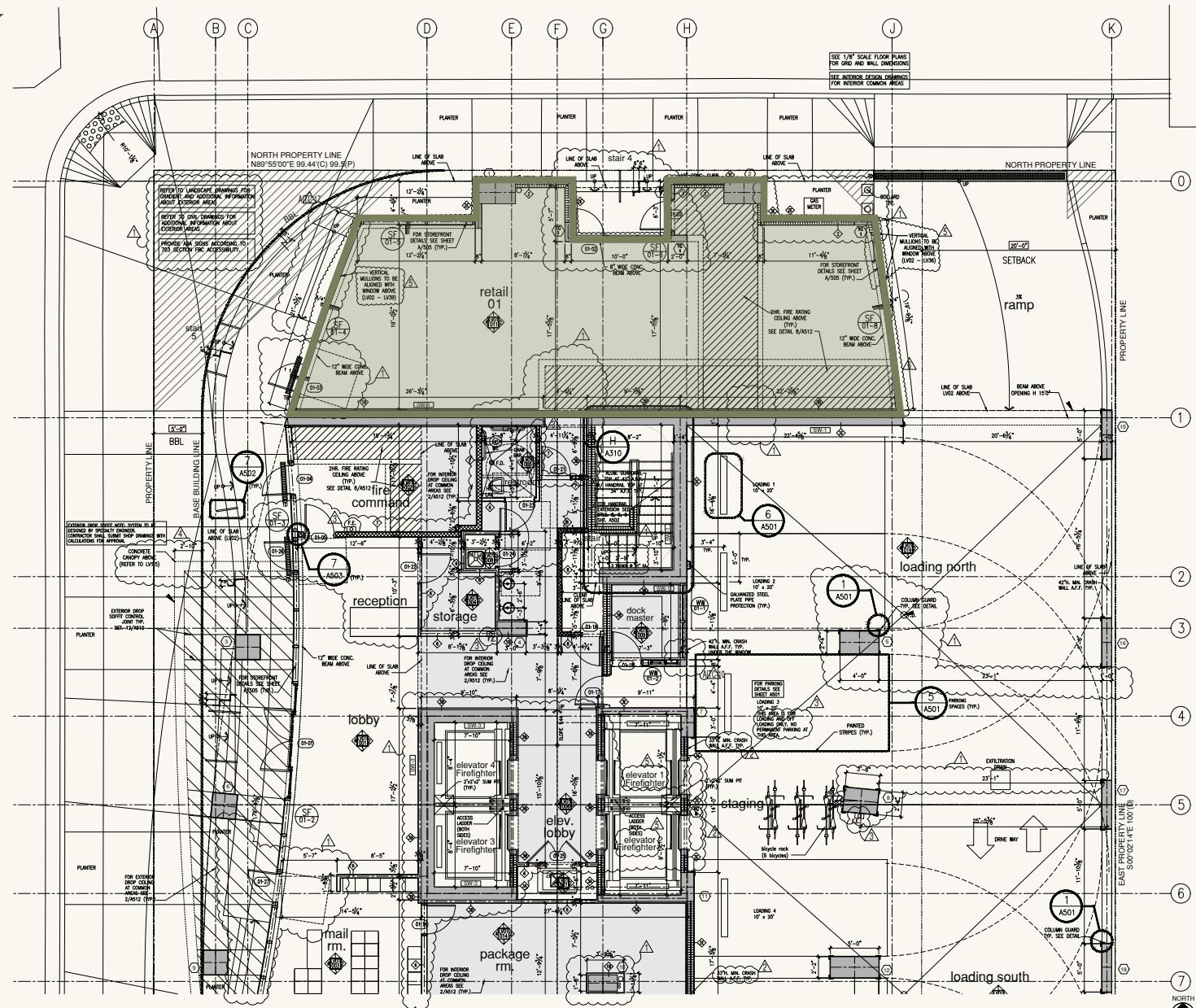
655,636

40.2

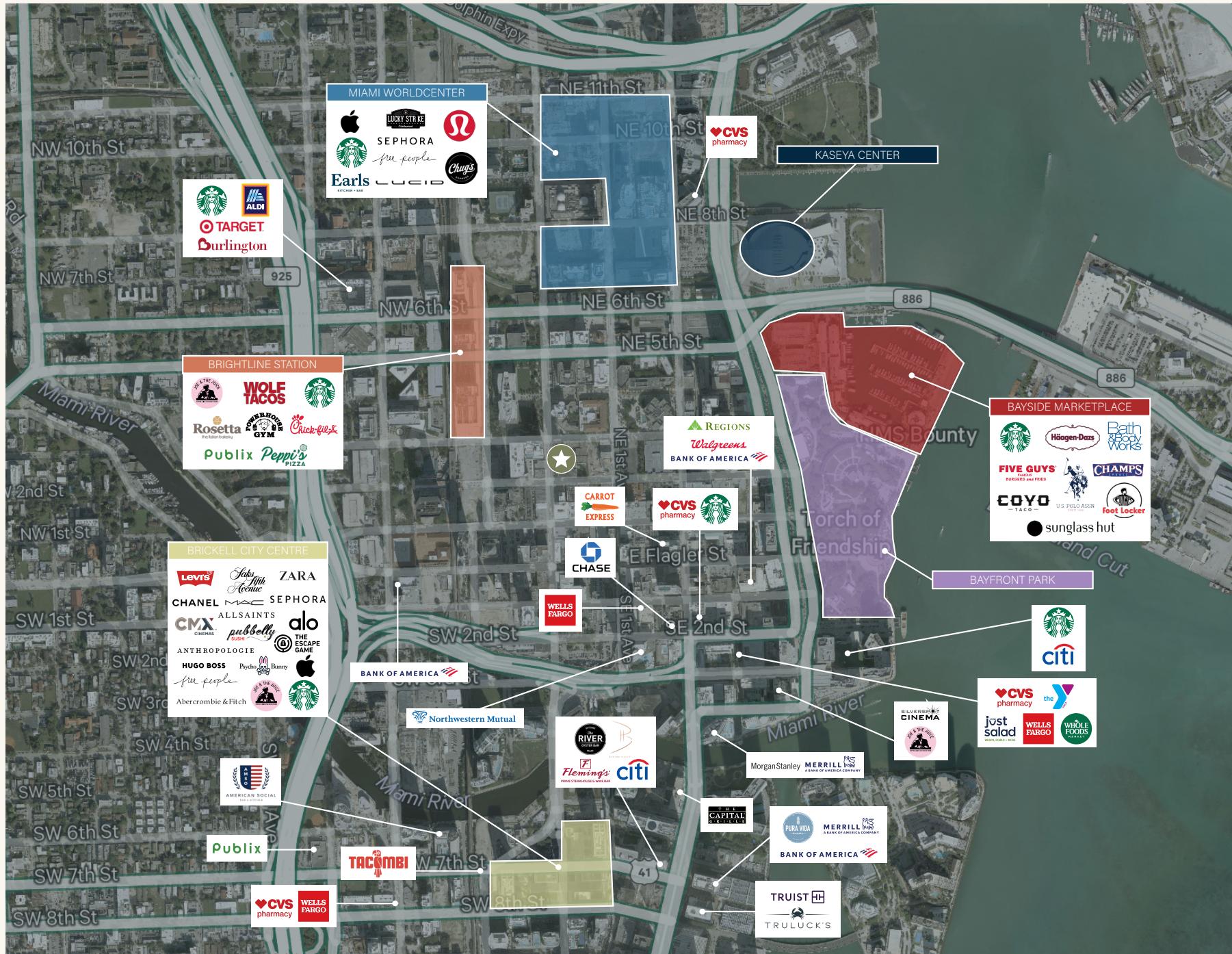




FLOOR PLAN



1,300 sf



N



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FOR SALE

\$1.5M

DISTRICT
225

225 N. Miami Ave | Miami | Florida

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