



FOR SALE

Heart of Wynwood | NW 2nd Ave NNN Retail Investment

2701 NW 2nd Avenue, Miami, FL 33127

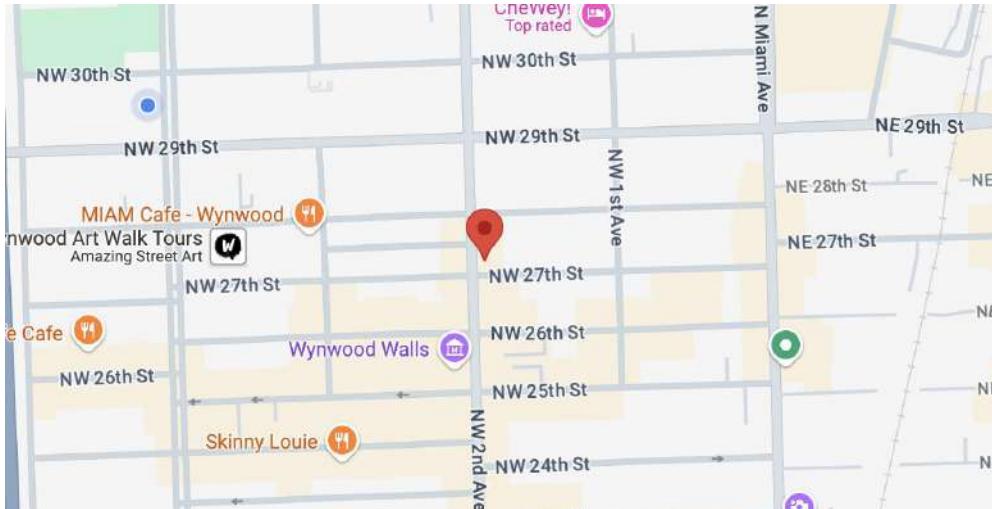
**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$20,130,017.02
In-Place Cap Rate:	6.25%
In-Place NOI:	\$1,217,713.41
Price/SF Building:	\$2,418
Submarket:	Wynwood, Miami FL
Product Type:	NNN Retail
Building SF:	8,325 sf
Lot SF:	11,815 SF
Tenants:	5
Occupancy Rate:	100%

INVESTMENT OVERVIEW

DWNTWN Realty Advisors proudly presents 2701 NW 2nd Avenue, an institutional-quality, core-plus retail investment perfectly positioned on Wynwood's main pedestrian thoroughfare. This 8,325 SF multi-tenant retail property, situated on an 11,815 SF lot, delivers unparalleled frontage and nonstop foot traffic along one of Miami's most recognizable and high-performing retail streets.

The asset features a strategically curated lineup of food-and-beverage operators, a merchandising approach that aligns seamlessly with Wynwood's cultural identity and ensures sustained tenant demand. Currently fully leased to five seasoned operators on NNN leases, the property provides durable cash flow, minimal owner responsibilities, and a compelling in-place yield consistent with institutional high-street retail.

Located steps from major neighborhood developments—including Wynwood 29 and Society Wynwood—and positioned directly across from Casa Tua and NoMad Residences, the property sits just steps from the globally renowned Wynwood Walls at the heart of Miami's most vibrant arts, entertainment, and lifestyle district. The immediate area attracts a unique mix of locals, international visitors, and global brands, cementing its status as one of South Florida's most coveted retail environments.

Offering stability, irreplaceable positioning, and enduring demand, 2701 NW 2nd Avenue represents a rare opportunity to own a premier high-street retail asset in the center of Miami's most dynamic urban neighborhood.

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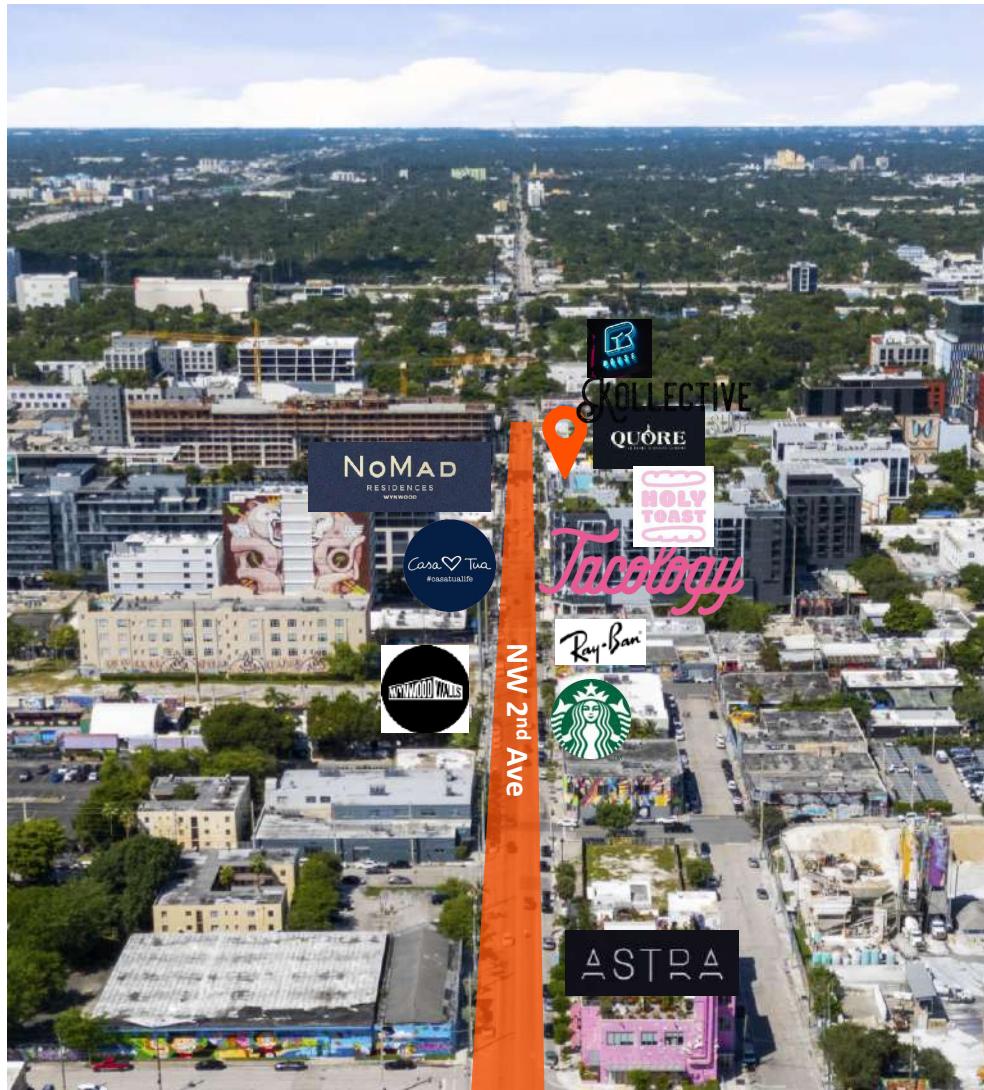
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WYNWOOD, MIAMI



LOCATION OVERVIEW

The Property is located in the heart of Wynwood, one of Miami's most dynamic and recognizable neighborhoods. Bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south, and Midtown and the Design District to the north, Wynwood sits at the crossroads of Miami's most active residential, commercial, and cultural hubs.

Once an overlooked warehouse district, Wynwood has transformed into an internationally celebrated destination for art, culture, and innovation. Its revival began in the early 2000s and accelerated after the opening of the Wynwood Walls in 2009 by the Goldman family — a catalyst that turned the area into a global street art mecca. The Neighborhood Revitalization District-1 (NRD-1) rezoning plan, adopted in 2015, further fueled growth by preserving Wynwood's authentic industrial character while encouraging a vibrant mix of residential, retail, office, and hospitality uses.

Today, Wynwood is both a creative and economic powerhouse, often dubbed the "Silicon Valley of the South." The district has attracted major tech and venture capital firms, including Blockchain.com, OpenStore, and Founders Fund, drawn by its energetic atmosphere and proximity to Miami's urban core. With walkable streets, eye-catching murals, and an eclectic mix of retail, dining, and entertainment, Wynwood offers a live-work-play experience unmatched anywhere else in South Florida.

Surrounded by dense residential neighborhoods like Midtown and Edgewater and just minutes from the Design District, Wynwood continues to thrive as a cultural and commercial epicenter. The area is home to local favorites and national brands alike — from Café Grumpy, Bar Tilio's Tacos, and Studio Three to Billionaire Boys Club, The Oasis, and Veza Sur Brewery. Whether visiting the Museum of Graffiti, grabbing drinks at 1-800-Lucky, or exploring its bustling nightlife, Wynwood delivers an unrivaled blend of creativity, energy, and investment potential — making it one of the most sought-after locations in Miami's urban core.

INVESTMENT HIGHLIGHTS

- Main High Street Location, NW 2nd Avenue
- Directly Adjacent to the Nomad Hotel, Casa Tua and Wynwood Walls
- 100% Occupied with Four Established Tenants
- Multi-Tenant NNN Retail Investment

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FLOORPLAN



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PROPERTY PHOTOS



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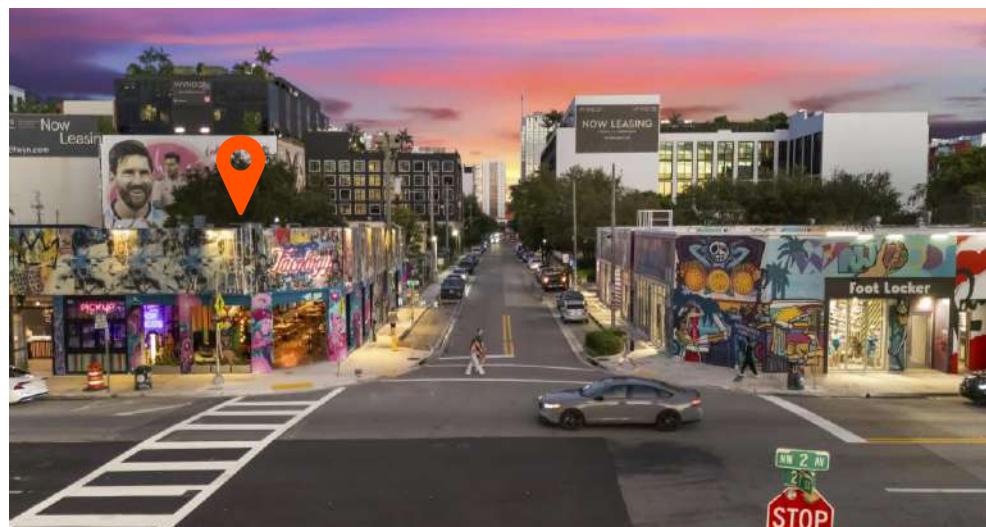
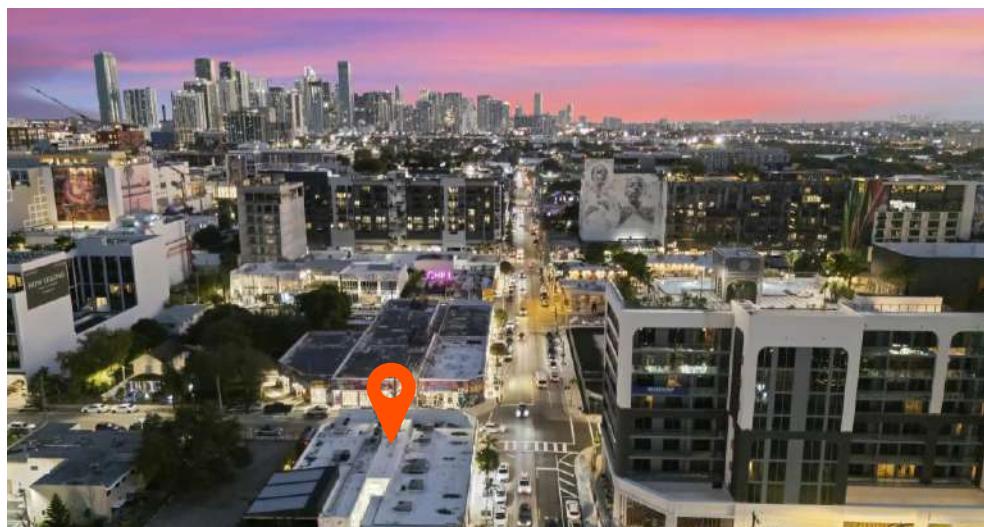
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NIGHT-TIME PROPERTY PHOTOS



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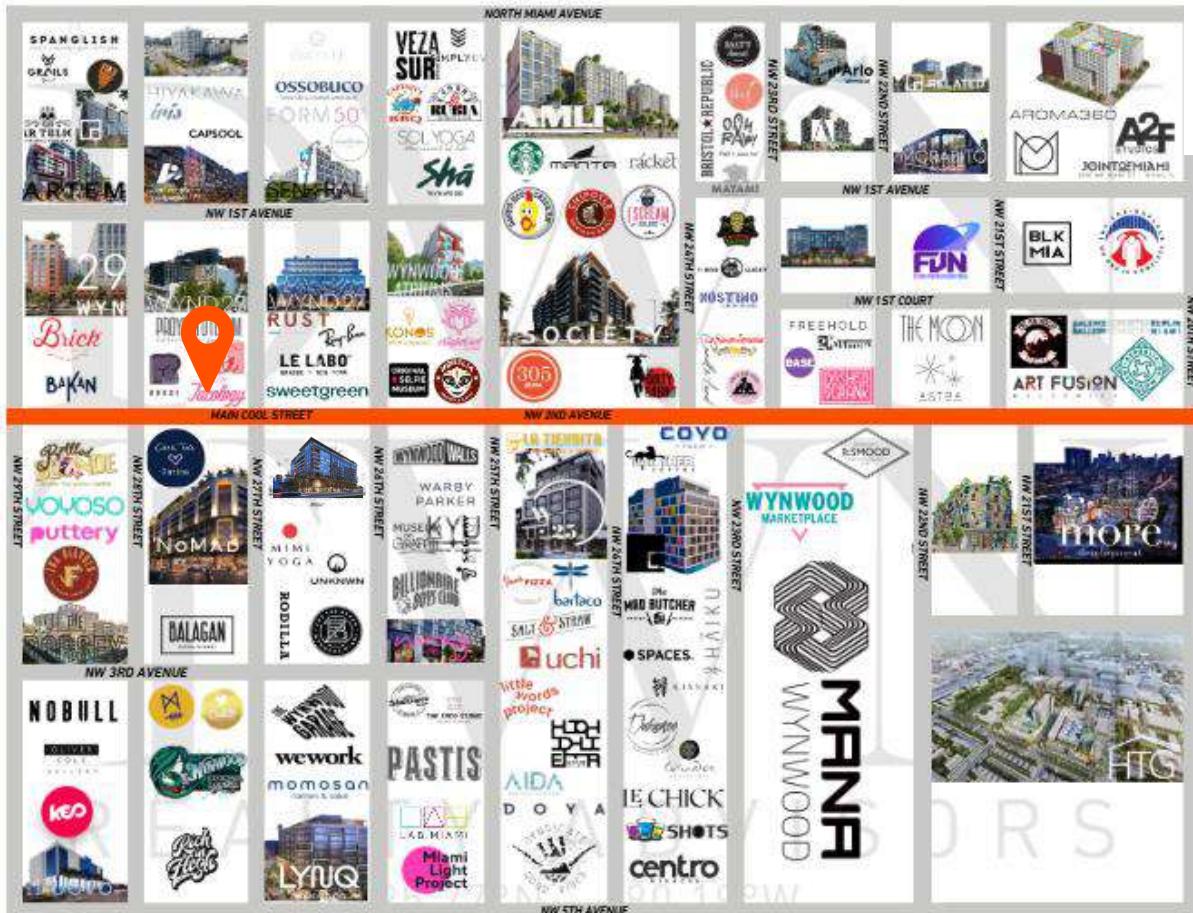
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NEIGHBORHOOD CONTEXT MAP



moxy HOTELS **NoMAD**
RESIDENCES WYNWOOD



Joe's
Pizza

PASTIS



Arlo
Wynwood
dōma
FOOD & WINE MIAMI WYNWOOD

DO
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FINANCIALS

Financials	
Address:	2701 NW 2nd Ave
Product Type:	Retail
Sub-Market:	Wynwood
Tenants:	4
Price Guidance:	\$ 20,130,017.02
Total RSF:	8,325
Land SF:	11,815
Price Per RSF:	\$ 2,418.02
In-Place Cap Rate:	6.25%



Tenant	DBA	Unit	RSF	Initial Increase	Base Date	# of Escalations	Monthly NNN Rent	Annual NNN Rent	Annual/SF	Lease Type	Exp.Date	Options
Chanelle Production, LLC	Wynwood Collective	Unit 1	953	3%	11/11/2021	3 \$	10,413.69 \$	124,964.26 \$	131.13	NNN	11/10/2026	5-Year Option
Quore Gelato, LLC	Quore Gelato	Unit 2	882	3%	5/24/2022	3 \$	10,039.43 \$	120,473.15 \$	136.59	NNN	5/23/2031	5-Year Option Executed
HT Wynwood LLC	Holy Toat	Unit 3	1,766	3%	5/1/2025	0 \$	16,335.50 \$	196,026.00 \$	111.00	NNN	5/1/2030	5-Year Option
Tacology of Wynwood LLC	Tacology	Unit 4-6	4,724	3.5%	4/15/2024	1 \$	64,687.50 \$	776,250.00 \$	164.32	NNN	4/14/2034	No Option
			8,325			5 \$	101,476.12 \$	1,217,713.41				

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ALL EXPENSES TO BE REIMBURSED BY TENANTS, NNN's

Tenant	Y1 2026	Y2 2027	Y3-2028	Y4 2029	Y5 2030
Chanelle Production, LLC	\$ 128,713.19 \$	\$ 132,574.58 \$	\$ 136,551.82 \$	\$ 140,648.38 \$	\$ 144,867.83
Quore Gelato, LLC	\$ 124,087.35 \$	\$ 127,809.97 \$	\$ 131,644.27 \$	\$ 135,593.59 \$	\$ 139,661.40
HT Wynwood LLC	\$ 201,906.78 \$	\$ 207,963.98 \$	\$ 214,202.90 \$	\$ 220,628.99 \$	\$ 227,247.86
Tacology of Wynwood LLC	\$ 803,418.75 \$	\$ 831,538.41 \$	\$ 860,642.25 \$	\$ 890,764.73 \$	\$ 921,941.49
Total	\$ 1,258,126.06 \$	\$ 1,299,886.94 \$	\$ 1,343,041.24 \$	\$ 1,387,635.69 \$	\$ 1,433,718.58

NNN Property Expenses

	Yearly NNN's	PSQFT (Rentalable)	PPSFT (Gross)
Property Taxes	\$ 119,039.88 \$	\$ 14.30 \$	\$ 10.08
BID Tax	\$ - \$	\$ - \$	\$ -
Property Insurance	\$ 34,999.00 \$	\$ 4.20 \$	\$ 2.96
Electric-House Panel	\$ 775.00 \$	\$ 0.09 \$	\$ 0.07
Water/Sewer	\$ 640.11 \$	\$ 0.08 \$	\$ 0.05
Camera's/Wifi	\$ 2,515.00 \$	\$ 0.30 \$	\$ 0.21
Property Maintenance & Porter	\$ 22,500.00 \$	\$ 2.70 \$	\$ 1.90
Property Management	\$ 10,000.00 \$	\$ 1.20 \$	\$ 0.85
Property Manager	\$ 13,000.00 \$	\$ 1.56 \$	\$ 1.10
Trash Pick-up	\$ - \$	\$ - \$	\$ -
Total Operating Expenses	\$ 203,468.99 \$	\$ 24.43 \$	\$ 17.22

Total Gross Land SF

11,815

Total Rentable RSF

8,327

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INTERIOR PHOTOS + TENANTS



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TENANT PROFILES



Mercado-style Mexican taqueria offering tacos, ceviches, and street-inspired dishes in a lively indoor-outdoor setting. Known for its vibrant atmosphere, authentic flavors, and interactive dining experience.



Kosher fast-casual concept specializing in build-your-own toasts and sandwiches with premium meats, fresh toppings, and signature sauces. Founded by Tamir Vigder and Ron Bar, the brand is expanding quickly from Surfside and Wynwood to New York.



Modern eatery focused on fresh, locally-sourced cuisine with a creative twist. Offers an inviting atmosphere and a versatile menu, from elevated brunch plates to refined dinner options.



Curated retail boutique showcasing local artisans, designers, and makers. Features jewelry, apparel, art, and handmade goods in a creative Wynwood storefront that fosters community and craftsmanship.



Authentic Mexican cocktail bar tucked behind Tacology, offering a refined yet lively speakeasy ambiance. Specializes in handcrafted agave-based cocktails, premium tequilas, and mezcals, complemented by a curated menu of small plates. Known for its intimate setting, warm décor, and vibrant late-night energy that captures the spirit of modern Mexico.

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NEARBY CURRENT & FUTURE DEVELOPMENTS



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WYNWOOD AERIAL



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AERIAL CONTEXT



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DEMOGRAPHIC CONTEXT



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THE NEIGHBORHOOD



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SONY MUSIC



FOUNDERS FUND



CLAURE
GROUP



PlayPay
Gensler



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