



# FOR LEASE

**5935-5967 NW 2ND AVENUE**  
**MIAMI, FL 33127**

**RETAIL, OFFICE, & CONVENIENCE STORE  
SPACES FOR LEASE**

**STL**  
COMMERCIAL



# OVERVIEW

Opportunity to lease storefront retail space in a rapidly emerging submarket of Miami. The offering includes four spaces ranging from 700 SF to 1,400 SF. The 1,400 SF space is a fully built out convenience store, a rare offering. The rest of the spaces are separate 700 SF retail/office spaces. There is a small private courtyard in the back of the property. Directly across the street from the property is Panther Coffee and next door is Sur, a popular lunch spot.

## AVAILABLE SPACES

### UNIT 5935

INDOOR SPACE: 700 SF  
ASKING RATE: \$2,100/month + NNN expenses  
CURRENT USE: Retail  
ALLOWED USES: Retail & Offices

### UNIT 5863-5965

INDOOR SPACE: 1,400 SF  
ASKING RATE: \$5,000/month + NNN expenses  
CURRENT USE: Retail  
ALLOWED USES: Food & Beverage, Convenience Store

### UNIT 5967

INDOOR SPACE: 700 SF  
ASKING RATE: \$2,500/month + NNN expenses  
CURRENT USE: Retail  
ALLOWED USES: Retail & Offices

PARKING: 19 on site parking spaces (first come first serve)



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**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900  
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# BIRDSEYE VIEW



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# NEIGHBORHOOD RETAIL



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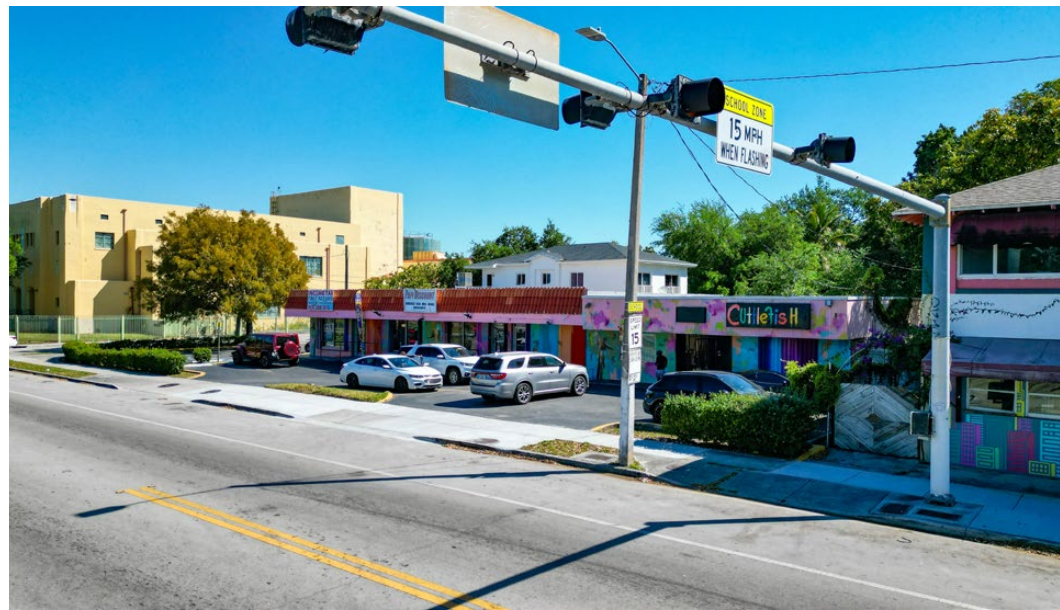
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# EXTERIOR PHOTOS



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# SOUTH VIEW



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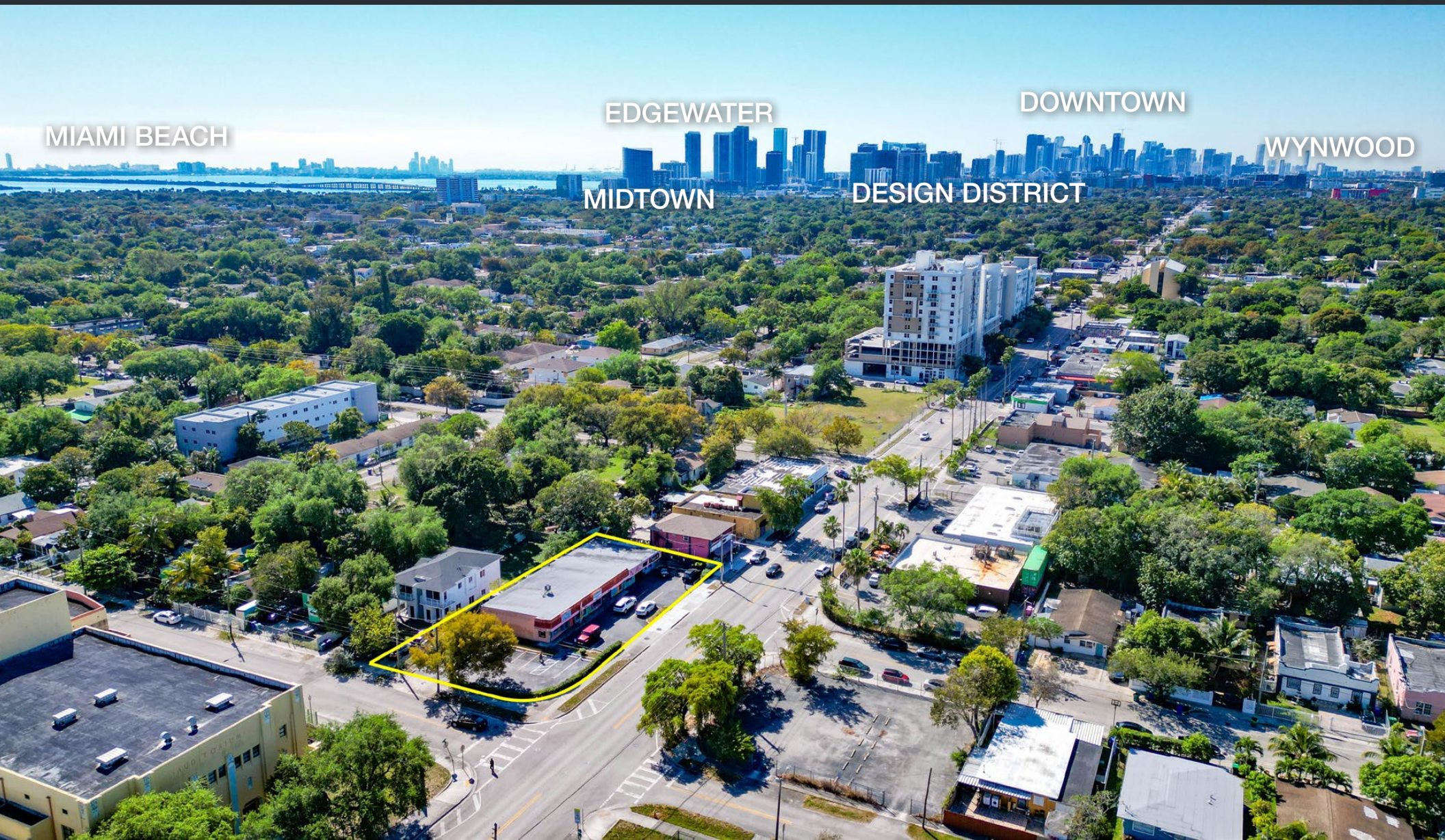
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# SOUTH EAST VIEW



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# EAST VIEW



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