



# Vacant Wendy's Restaurant Building + Drive Thru

LEASING BROCHURE

1515 NW 7 Street, Miami, FL

Across from Miami  
Marlins Stadium -  
Little Havana, Miami,  
FL

FOR LEASE

2,620 SF BLDG  
24,193 SF LOT

**C-3**

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CQ1071716, Florida



## Property Summary

Vacant Wendy's - 1515 NW 7th Street, Miami, FL (Little Havana)

C-3



### Property Summary

Available SF:	2,620
Lot Size:	24,193
Frontage:	59 feet on NW 7 ST
Year Built:	2025
Parking:	28 Spaces
Zoning:	T6 8 O
Current Use:	Quick Service Restaurant with Drive Thru

### Property Overview

Former Wendy's restaurant with drive-thru located in the heart of Little Havana. This high-exposure corner site offers a fully built-out quick-service layout with existing infrastructure, ideal for a new food & beverage concept, coffee brand, or ghost kitchen hub. The building sits at the signalized intersection of NW 7th Street and NW 15th Avenue, directly across from the Miami Marlins Stadium and just off the 836 expressway exit.

### Highlights

- Prominent signage and street visibility
- Dedicated parking on-site
- Fully built-out kitchen infrastructure
- Ideal for QSR, fast casual, or café concepts
- Surrounded by explosive new multifamily development and institutional anchors



## Location Description

Situated at the eastern edge of Little Havana and just west of Miami's Health District, 1515 NW 7th Street benefits from exceptional connectivity, high traffic volumes, and rapidly growing residential density. The property sits directly off the 836 Expressway with easy access to Downtown, Brickell, and Miami Beach via the upcoming Signature Bridge expansion.

### Key Highlights:

-Haley Sofge Towers: A transformative Related Group project delivering 1,038 residential units and 22,523 SF of retail, designed by Arquitectonica and just steps from the property.

-Miami Live: A new entertainment and dining destination coming to the West Plaza of Loan Depot Park (Miami Marlins Stadium), led by the Cornish Companies, known for activating stadium districts nationwide.

-836 Expansion & Signature Bridge: Major infrastructure upgrades bringing additional traffic capacity and seamless connection to I-95 and the beaches.

-Proximity to Urban Cores: Minutes to Brickell, Downtown, Civic Center/Health District, and Little Havana's cultural core.

-Captive Audience: Surrounded by dense multifamily housing, medical institutions, and regional attractions.







## Property Photos

Haley Sofge Towers - 1,038 Proposed Apartments by Related - 800 N.W. 13th Ave

C-3



Image: Arquitecton





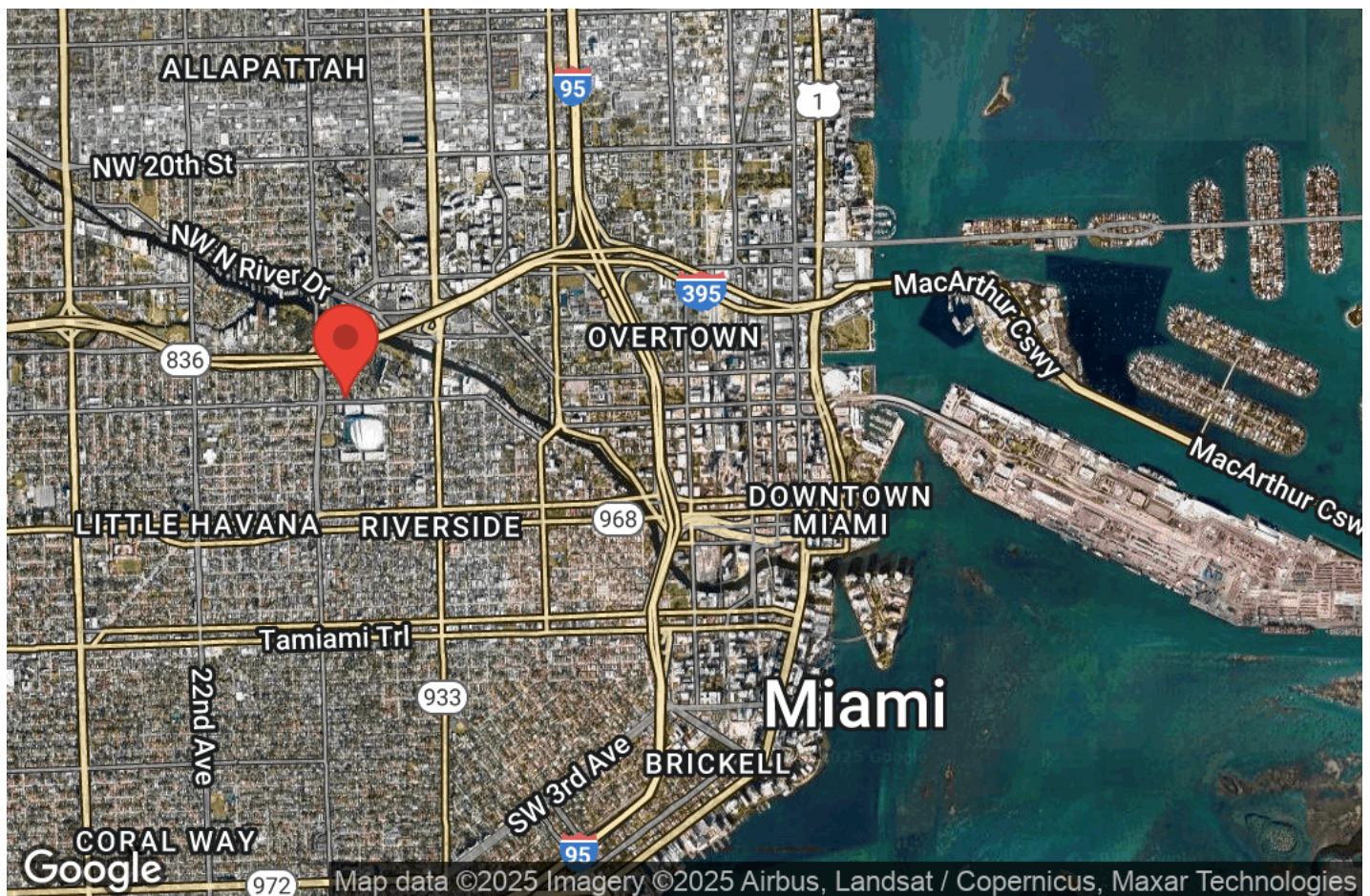
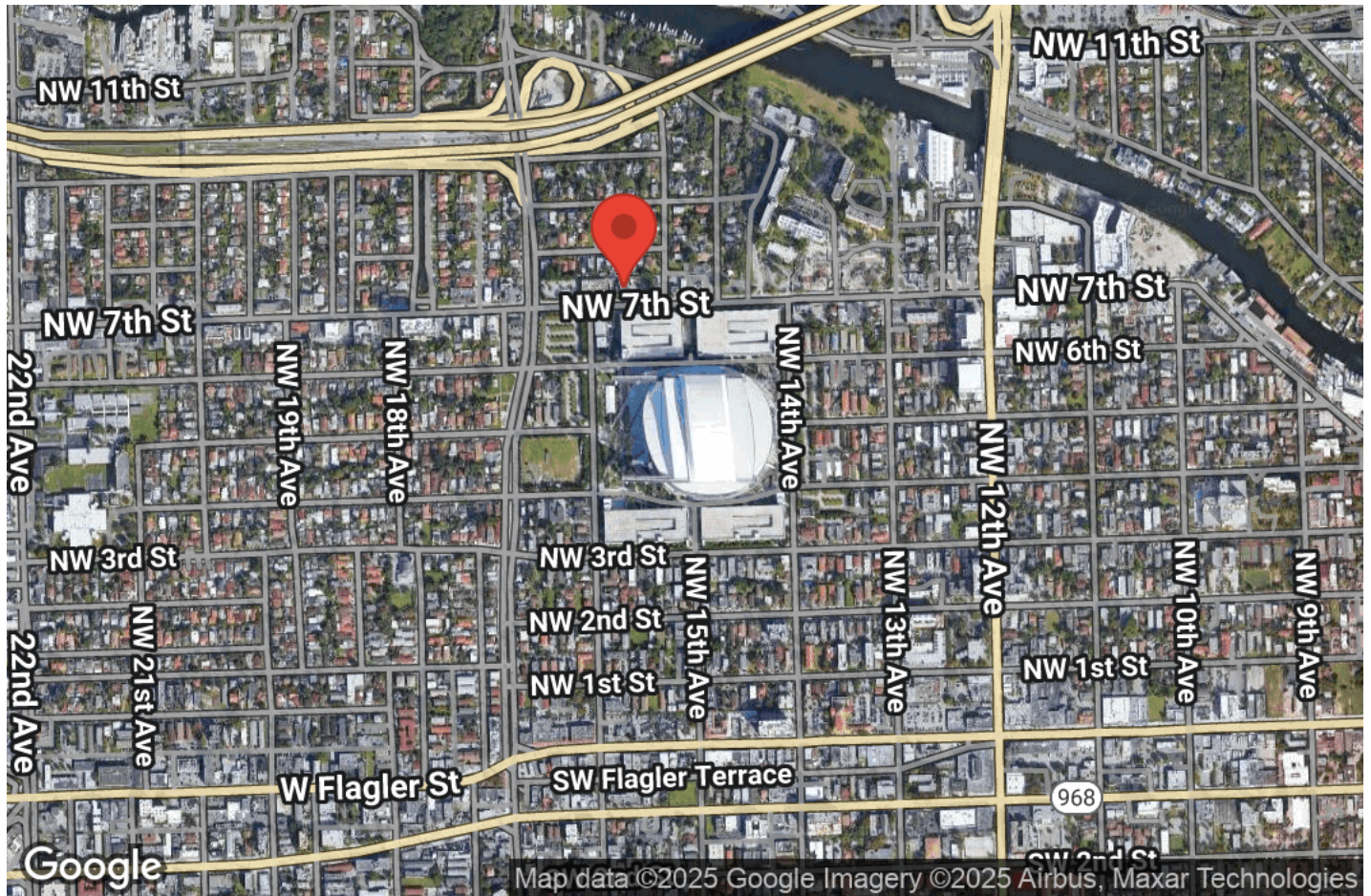
## Property Photos

Cornish Properties will develop a Miami Live Entertainment Hub at Loan Depot

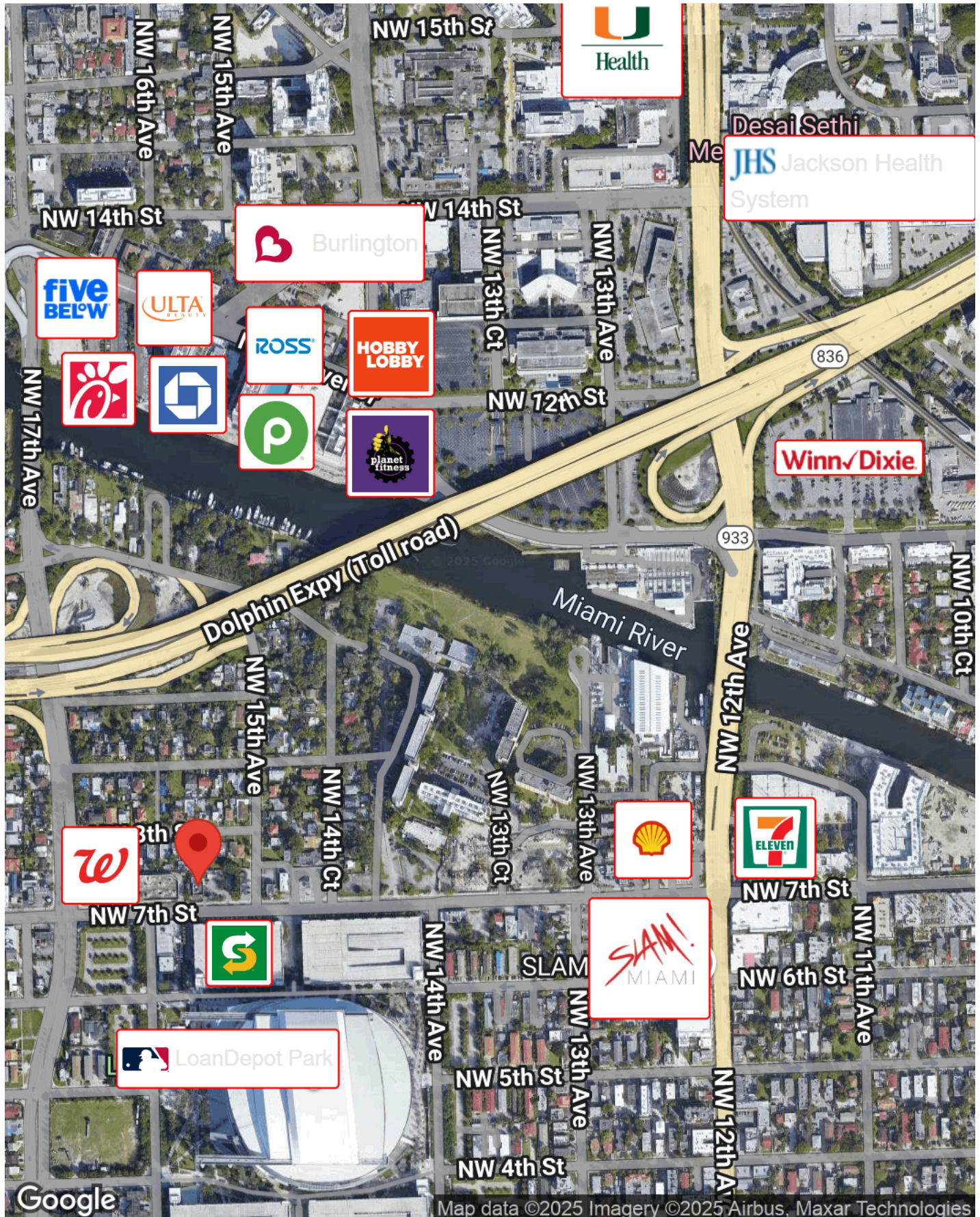
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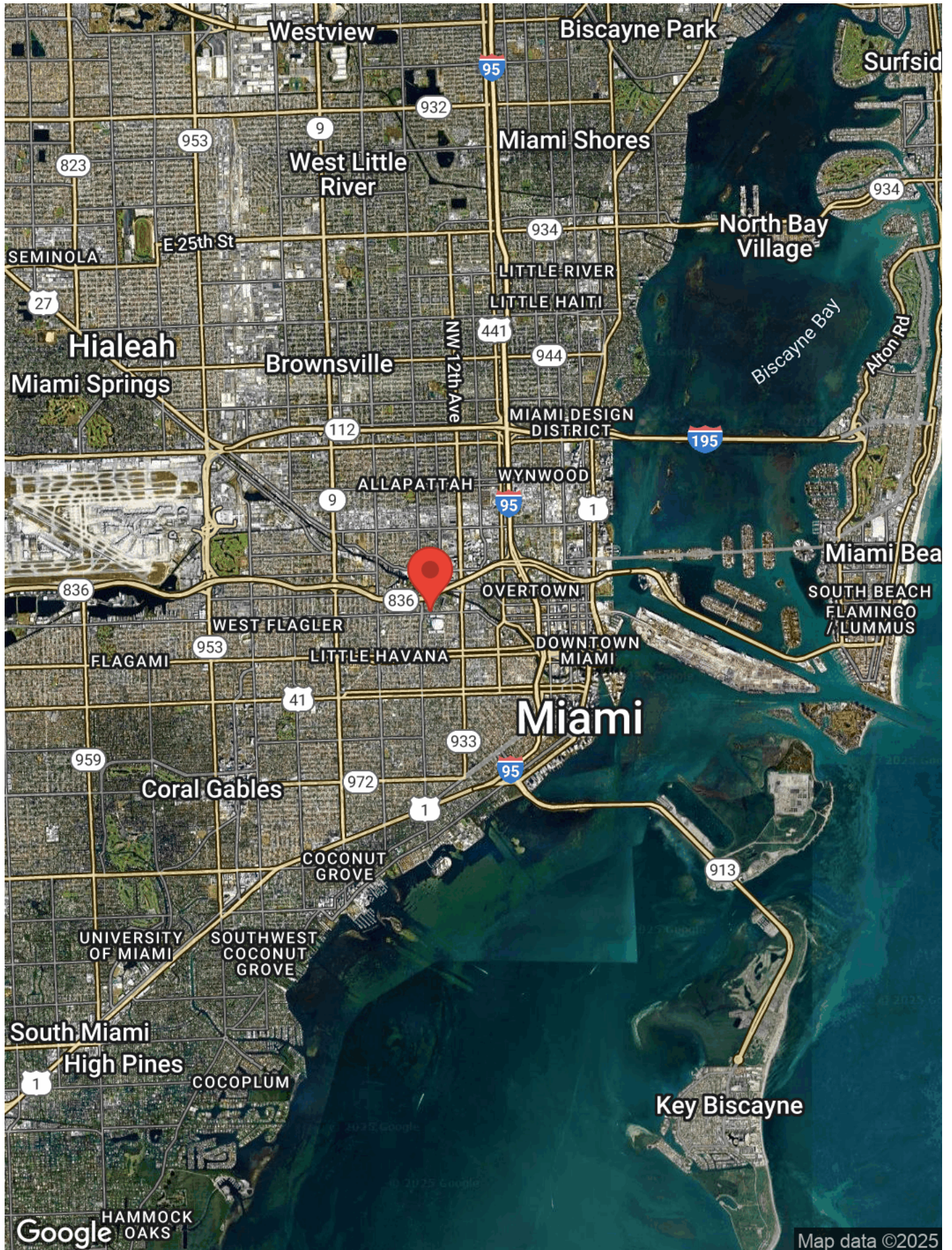




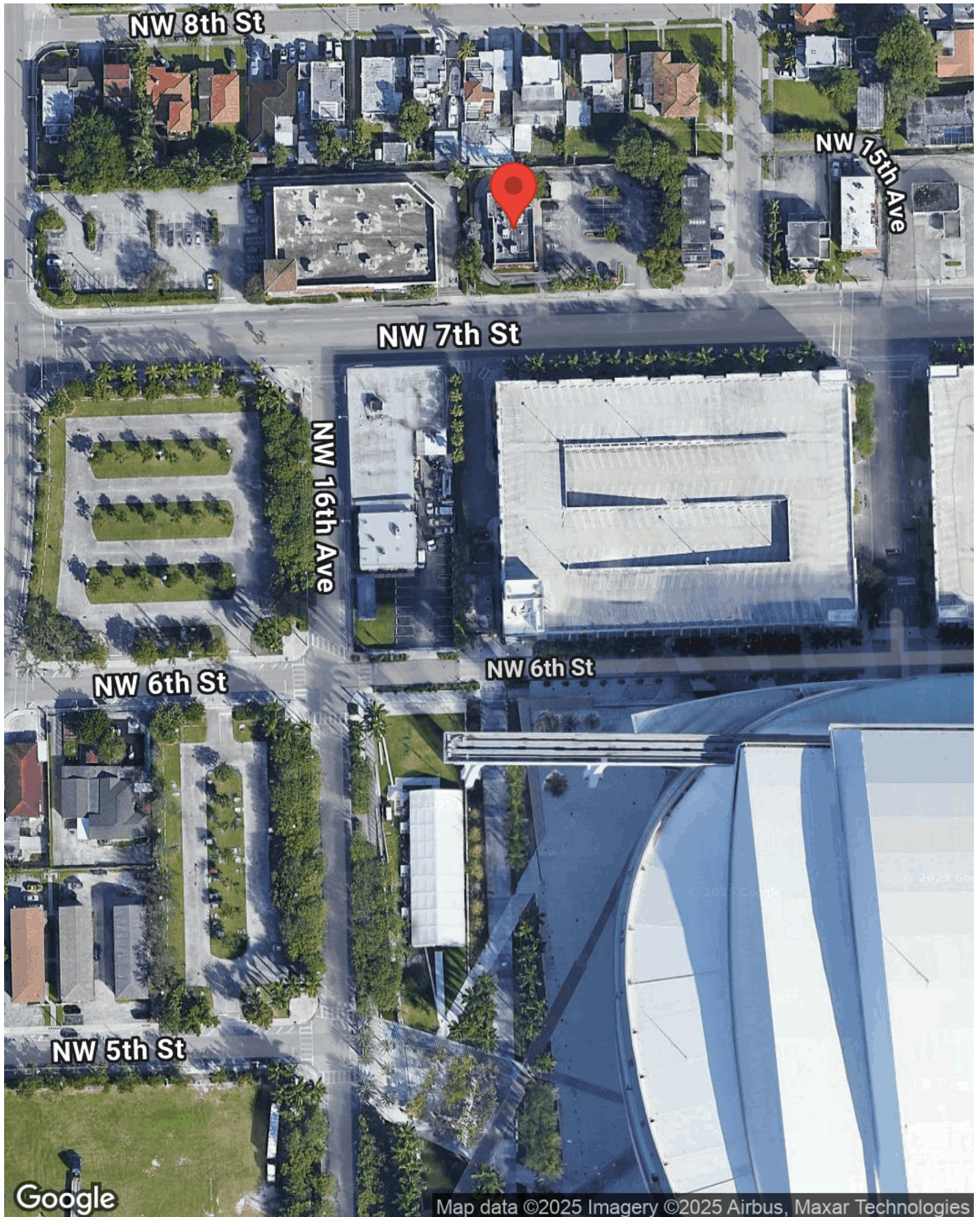










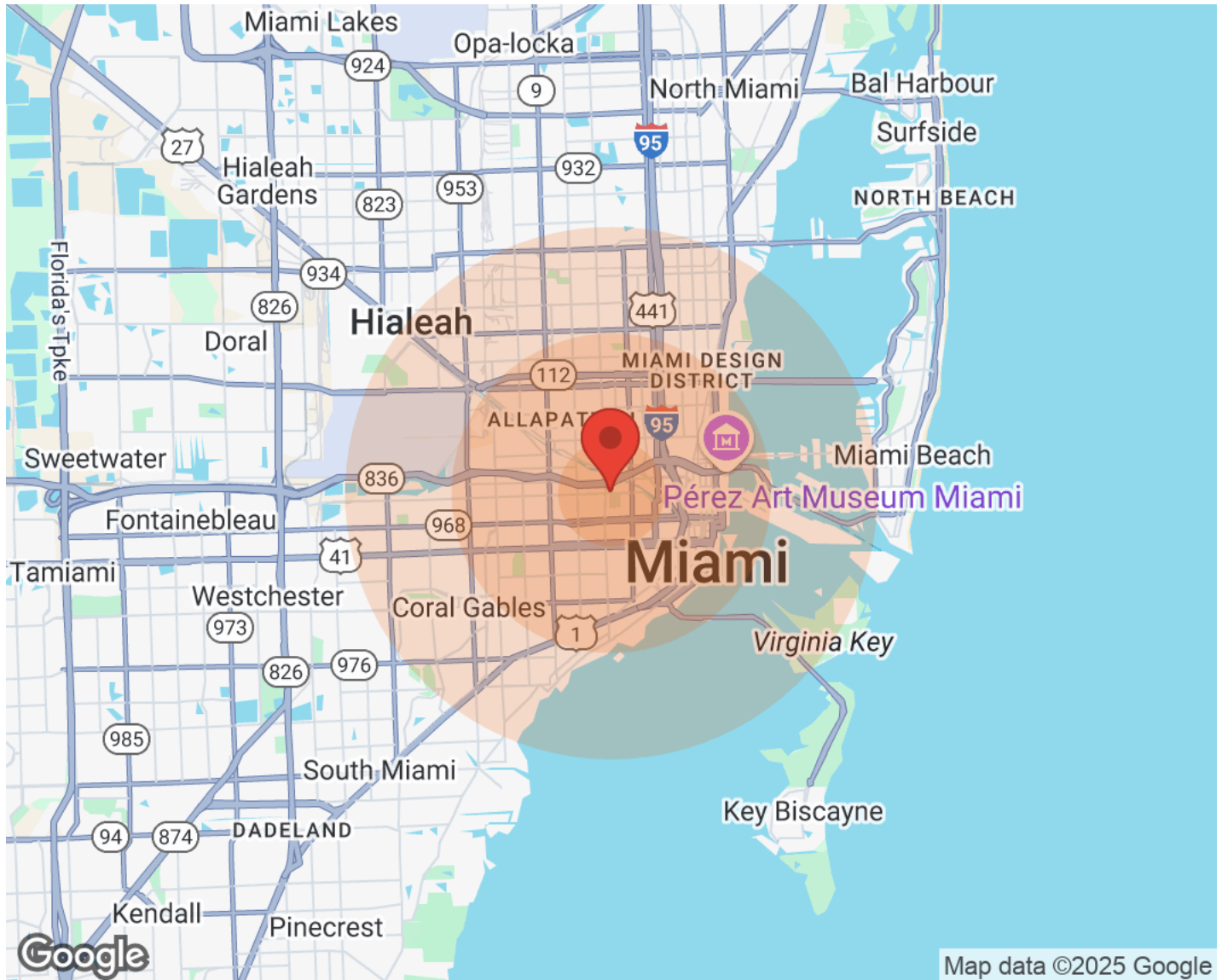




## Demographics

Vacant Wendy's // Little Havana

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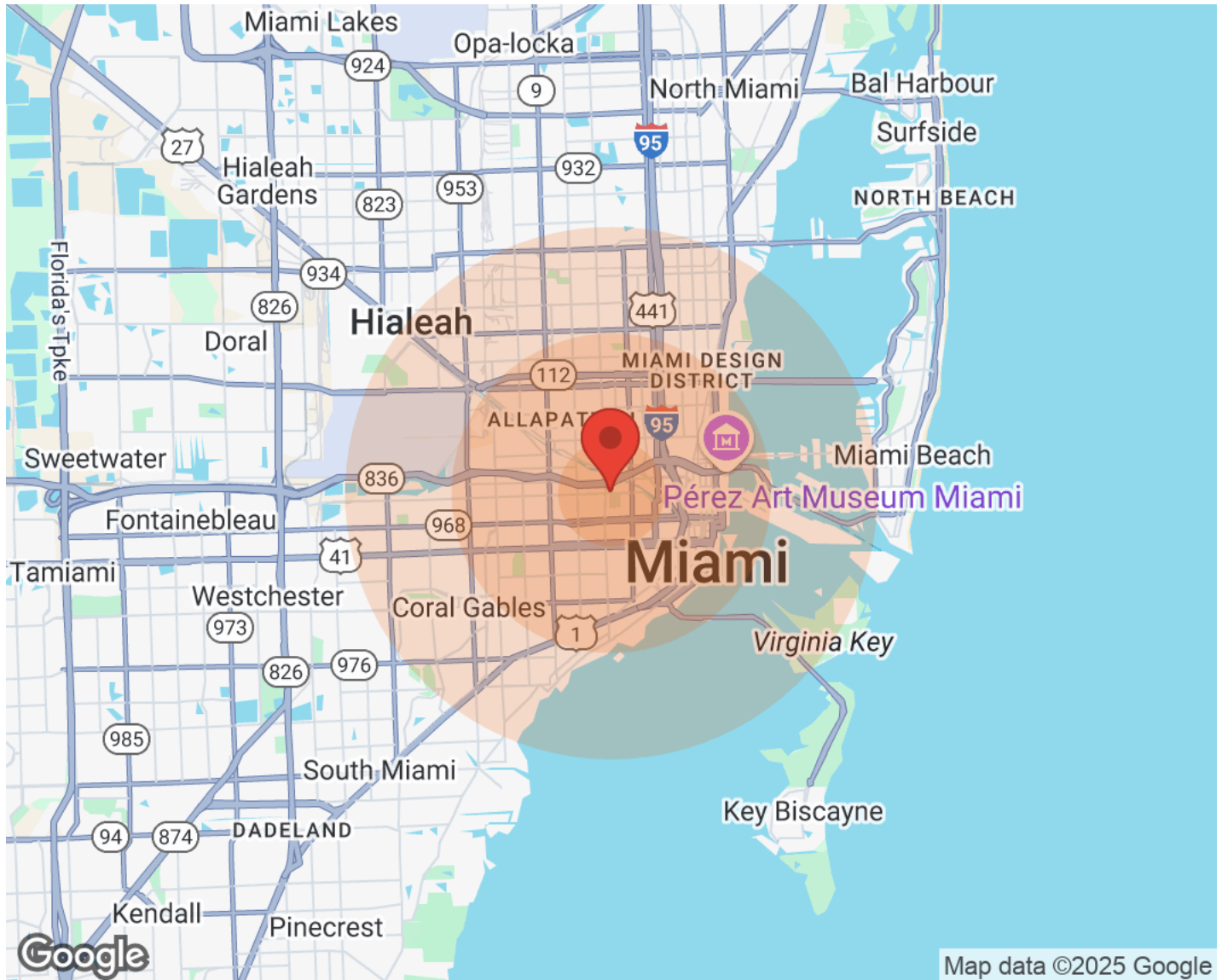
Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	30,049	159,810	259,872	Median	\$19,569	\$29,557	\$32,061
Female	28,992	158,288	264,060	< \$15,000	8,250	33,146	50,687
Total Population	59,041	318,098	523,932	\$15,000-\$24,999	4,659	20,729	32,329
				\$25,000-\$34,999	3,412	15,095	24,223
				\$35,000-\$49,999	3,383	18,152	28,969
				\$50,000-\$74,999	1,648	17,428	28,281
				\$75,000-\$99,999	399	8,342	14,718
				\$100,000-\$149,999	387	7,819	14,260
				\$150,000-\$199,999	90	3,209	5,716
				> \$200,000	70	4,207	8,424
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	9,392	49,319	84,724	Total Units	25,175	147,859	241,291
Ages 15-24	6,279	31,821	54,846	Occupied	22,719	126,128	208,514
Ages 25-54	23,870	128,686	209,287	Owner Occupied	3,293	37,720	74,198
Ages 55-64	7,110	40,317	65,712	Renter Occupied	19,426	88,408	134,316
Ages 65+	12,390	67,955	109,363	Vacant	2,456	21,731	32,777
Race	1 Mile	3 Miles	5 Miles				
White	48,986	255,557	394,131				
Black	3,810	38,210	98,380				
Am In/AK Nat	20	69	84				
Hawaiian	N/A	1	1				
Hispanic	53,584	244,338	357,719				
Multi-Racial	12,070	44,602	57,246				



## Detailed Demographics

Vacant Wendy's // Little Havana

C-3



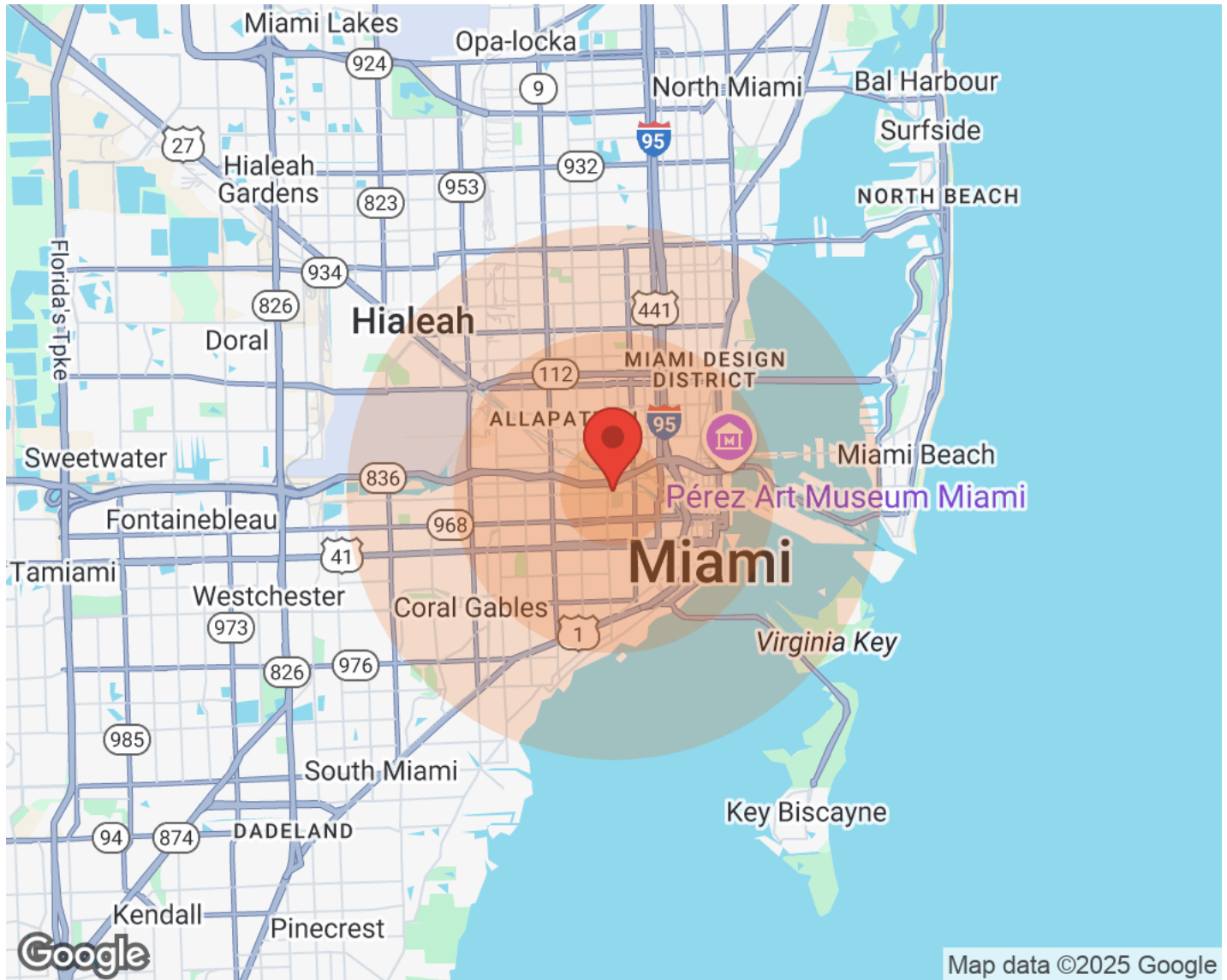
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Ages 0-4	2,809	14,906	25,469	Median	\$19,569	\$29,557	\$32,061
Ages 5-9	3,407	18,025	31,040	< \$10,000	5,246	20,265	31,209
Ages 10-14	3,176	16,388	28,215	\$10,000-\$14,999	3,004	12,881	19,478
Ages 15-19	3,060	15,530	26,953	\$15,000-\$19,999	2,881	11,214	16,911
Ages 20-24	3,219	16,291	27,893	\$20,000-\$24,999	1,778	9,515	15,418
Ages 25-29	3,463	17,625	29,537	\$25,000-\$29,999	1,781	7,764	12,535
Ages 30-34	3,663	19,176	31,499	\$30,000-\$34,999	1,631	7,331	11,688
Ages 35-39	3,899	21,161	34,243	\$35,000-\$39,999	1,335	6,811	11,021
Ages 40-44	4,192	23,107	37,198	\$40,000-\$44,999	1,226	6,308	10,210
Ages 45-49	4,424	24,313	39,095	\$45,000-\$49,999	822	5,033	7,738
Ages 50-54	4,229	23,304	37,715	\$50,000-\$60,000	980	8,372	13,126
Ages 55-59	3,810	21,294	34,766	\$60,000-\$74,000	668	9,056	15,155
Ages 60-64	3,300	19,023	30,946	\$75,000-\$99,999	399	8,342	14,718
Ages 65-69	2,816	16,583	26,915	\$100,000-\$124,999	277	5,370	9,462
Ages 70-74	2,452	14,372	23,273	\$125,000-\$149,999	110	2,449	4,798
Ages 74-79	2,155	12,022	19,349	\$150,000-\$199,999	90	3,209	5,716
Ages 80-84	1,740	9,328	14,732	> \$200,000	70	4,207	8,424
Ages 85+	3,227	15,650	25,094				





### ARNALDO CANTERO III

Managing Broker

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CQ1071716, Florida

With over 15 years in commercial real estate, my core competencies lie in retail investment sales, acquisitions, and credit tenant retail leasing. At C-3 Commercial Real Estate Advisory, I am committed to redefining community spaces through landlord representation and strategic acquisitions.

My mission aligns with our goal to invigorate neighborhoods in South Florida, and eventually all over Florida, leveraging my intimate market knowledge and diverse perspectives to add unparalleled value to our clients' assets.

At C-3 Commercial Real Estate Advisory, my focus for the past 15 years has been on achieving 100% occupancy for our clients' properties, and assisting in growing clients' portfolios of retail assets, while working with a broad spectrum of ownership types from single asset owners to family offices. By combining my expertise in landlord representation with my proven track record in investment sales, I ensure efficient and effective sales and leasing strategies that maximize asset value, exit price, and while fostering community development.