

**D.SIERRA**  
LASH CO

  
**MADDUX**  
AND COMPANY  
305-264-9661

# RETAIL FOR LEASE

**2022 SW 57th Avenue**  
**Miami, FL**

**Retail – 800 SF**

Formerly a lash bar, this beautifully built-out retail space at 2022 SW 57th Avenue offers a turnkey opportunity for beauty, wellness, or boutique retail users in the heart of the Coral Gables/South Miami corridor. The suite features a modern interior and upscale finishes—ideal for salon, medspa, skincare, or personal services concepts. Positioned on high-visibility Red Road with strong daily traffic and convenient on-site parking, the property provides excellent accessibility and exposure in one of Miami's most desirable infill trade areas.

**GIAN TRAINA**

305.213.1047

[gtraina@madduxco.com](mailto:gtraina@madduxco.com)**MADDUX AND COMPANY**4950 SW 72<sup>nd</sup> Avenue

Suite 118

Miami, FL 33155

305.264.9661

[www.madduxco.com](http://www.madduxco.com)**CONFIDENTIALITY DISCLAIMER**

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

**PROPERTY DESCRIPTION****RETAIL SPACE***High-visibility frontage on SW 57<sup>th</sup> Avenue***Available Spaces:**

800 SF offered at \$2,500 per Month (Modified Gross)

*\*\*Spaces are individually metered for power and water.***LEASE OPPORTUNITY**

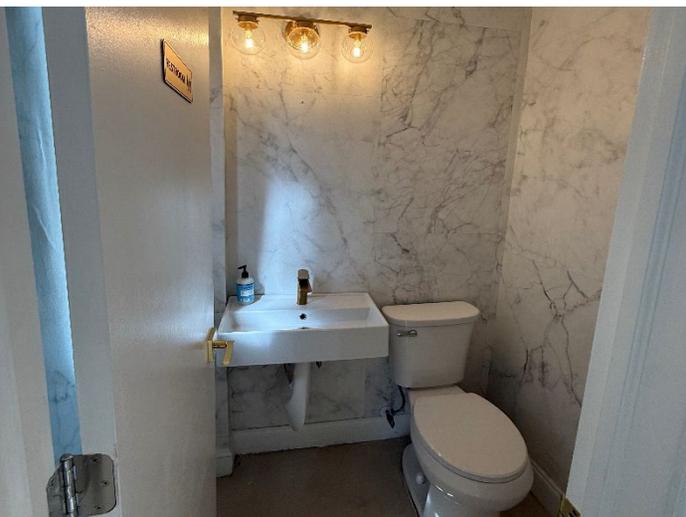
Positioned along high-visibility SW 57th Avenue (Red Road), this turnkey retail space offers an exceptional opportunity for beauty, wellness, or boutique retail users seeking a prime Coral Gables/South Miami trade area location. Formerly operated as a lash bar, the suite features an attractive, modern interior and contemporary finishes—ideal for salon, medspa, skincare, or personal services concepts.

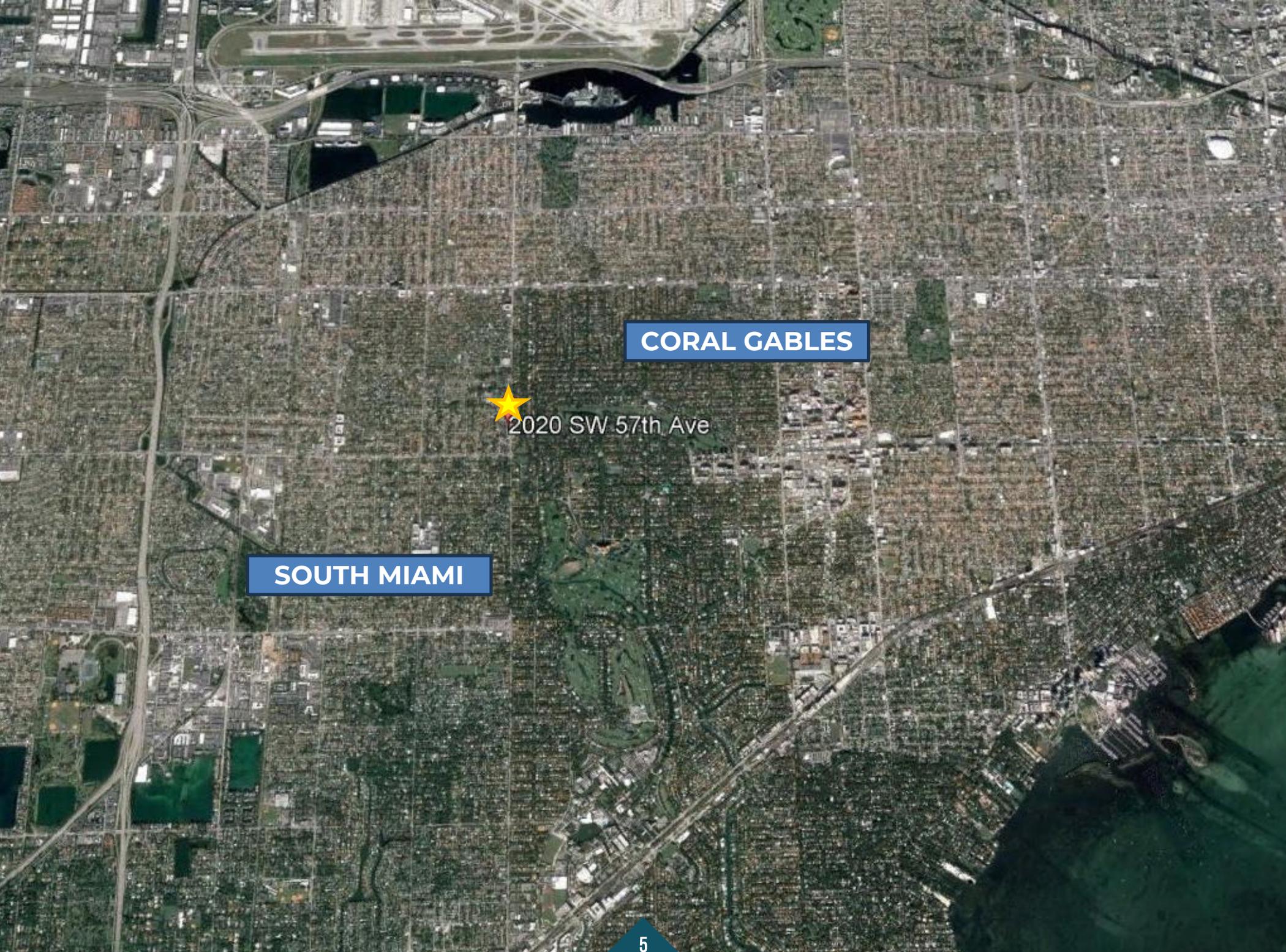
Surrounded by dense residential neighborhoods, established retail, and professional offices, the property benefits from strong daily traffic counts and excellent accessibility to US-1, Bird Road, and the Palmetto Expressway. Prominent storefront exposure and convenient on-site parking support both appointment-based and walk-in clientele.

This is a rare plug-and-play opportunity for an operator to step into a polished space and launch quickly in one of Miami's most desirable infill corridors.

**Property Highlights:**

- Prime retail location on high-visibility SW 57th Ave (Red Road)
- Former lash bar with attractive, modern buildout
- Ideal for salon, medspa, skincare, or personal services users
- Turnkey space—minimal startup time and cost
- Strong daily traffic and excellent storefront exposure
- Convenient on-site parking for clients and staff





**CORAL GABLES**

 2020 SW 57th Ave

**SOUTH MIAMI**

# MIAMI FLORIDA

## MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



## **SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL**

South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.

# CORAL GABLES



## **CORAL GABLES: A PRESTIGIOUS, VIBRANT COMMUNITY WITH BOUNDLESS OPPORTUNITIES**

Coral Gables, known as “The City Beautiful,” is a dynamic area in Miami-Dade County celebrated for its Mediterranean architecture, cultural attractions, and thriving business environment. Located near downtown Miami, it offers a harmonious blend of residential charm and commercial vitality.

Home to landmarks like the University of Miami, the historic Biltmore Hotel, and Miracle Mile, Coral Gables provides diverse shopping, dining, and cultural experiences. The community is highly walkable, with tree-lined streets and easy access to parks, restaurants, and retail outlets.

Recent developments like The Plaza Coral Gables and enhancements to Ponce Circle Park add to the area’s appeal, creating new opportunities for recreation and business. With excellent connectivity to Miami International Airport, major highways, and public transit, Coral Gables serves as a gateway to Miami’s business hubs and global markets.

With its rich history and ongoing growth, Coral Gables continues to thrive as a forward-thinking community with significant potential for residents and businesses alike.



**GIAN TRAINA**

305.213.1047

[gtraina@madduxco.com](mailto:gtraina@madduxco.com)

**MADDUX AND COMPANY**

4950 SW 72<sup>nd</sup> Avenue

Suite 118

Miami, FL 33155

305.264.9661

[www.madduxco.com](http://www.madduxco.com)

