



SECOND GENERATION RESTAURANT SPACE FOR LEASE
230 NE 4th St, Miami, FL 33132



VERTICAL
REAL ESTATE

230 NE 4th St

Miami, FL 33132

- Prime +/- 1,369 SF 2nd generation restaurant in the heart of Downtown Miami, surrounded by bustling foot traffic and a diverse mix of businesses.
- Formerly the high performing Jaguar Sun restaurant.
- Located in close proximity to I-95, I-395, Biscayne Boulevard, Kaseya Center, Miami Worldcenter and steps away from the Metro Mover.
- Densely populated trade area with over 260,969 people within a 3 mile radius and 263,270 daytime employees.



NEARBY TENANTS INCLUDE:

CVI.CHE105

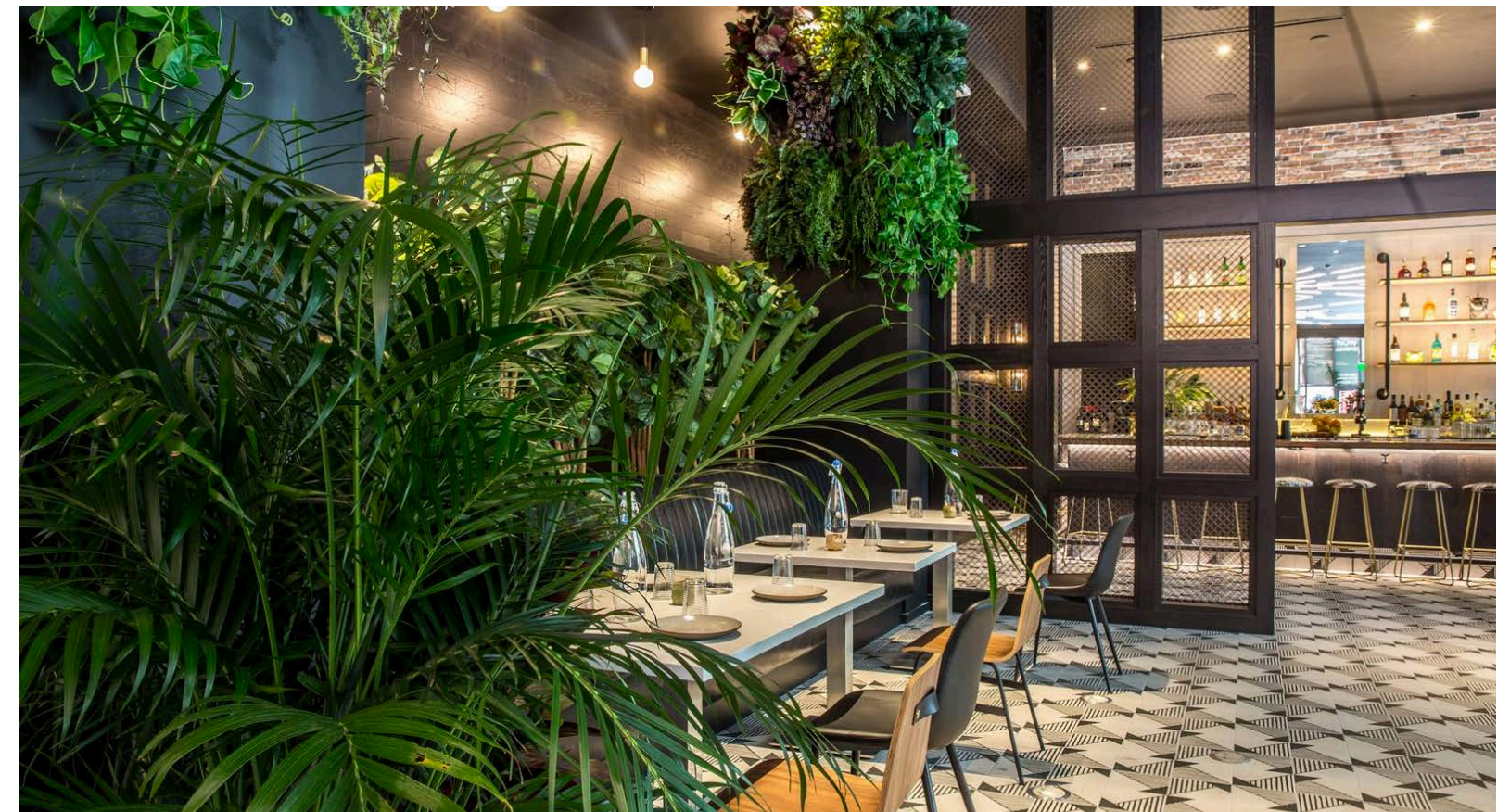


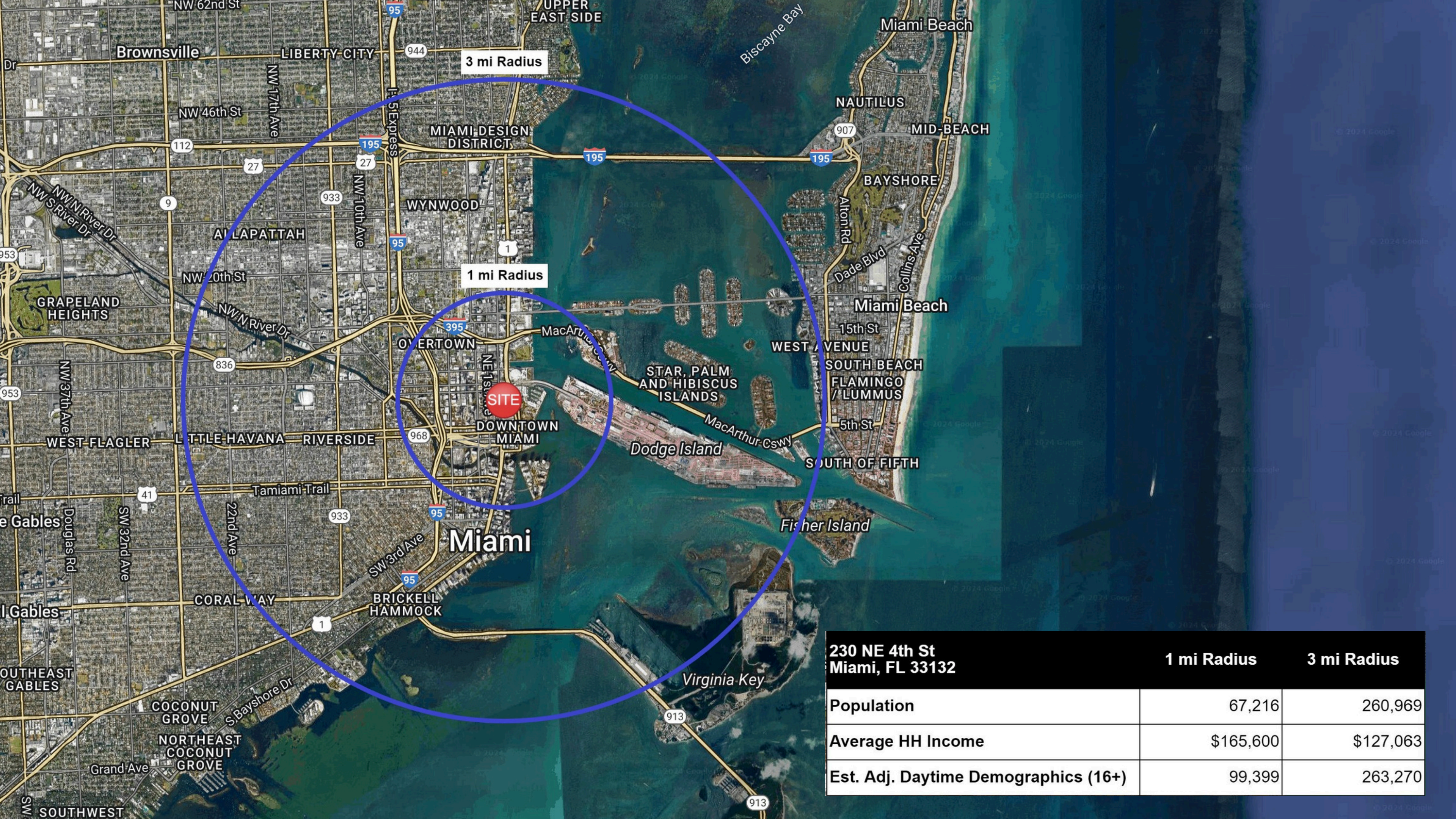
MIAMI
WORLD CENTER

BAYSIDE
MARKETPLACE®



Kaseya
Center

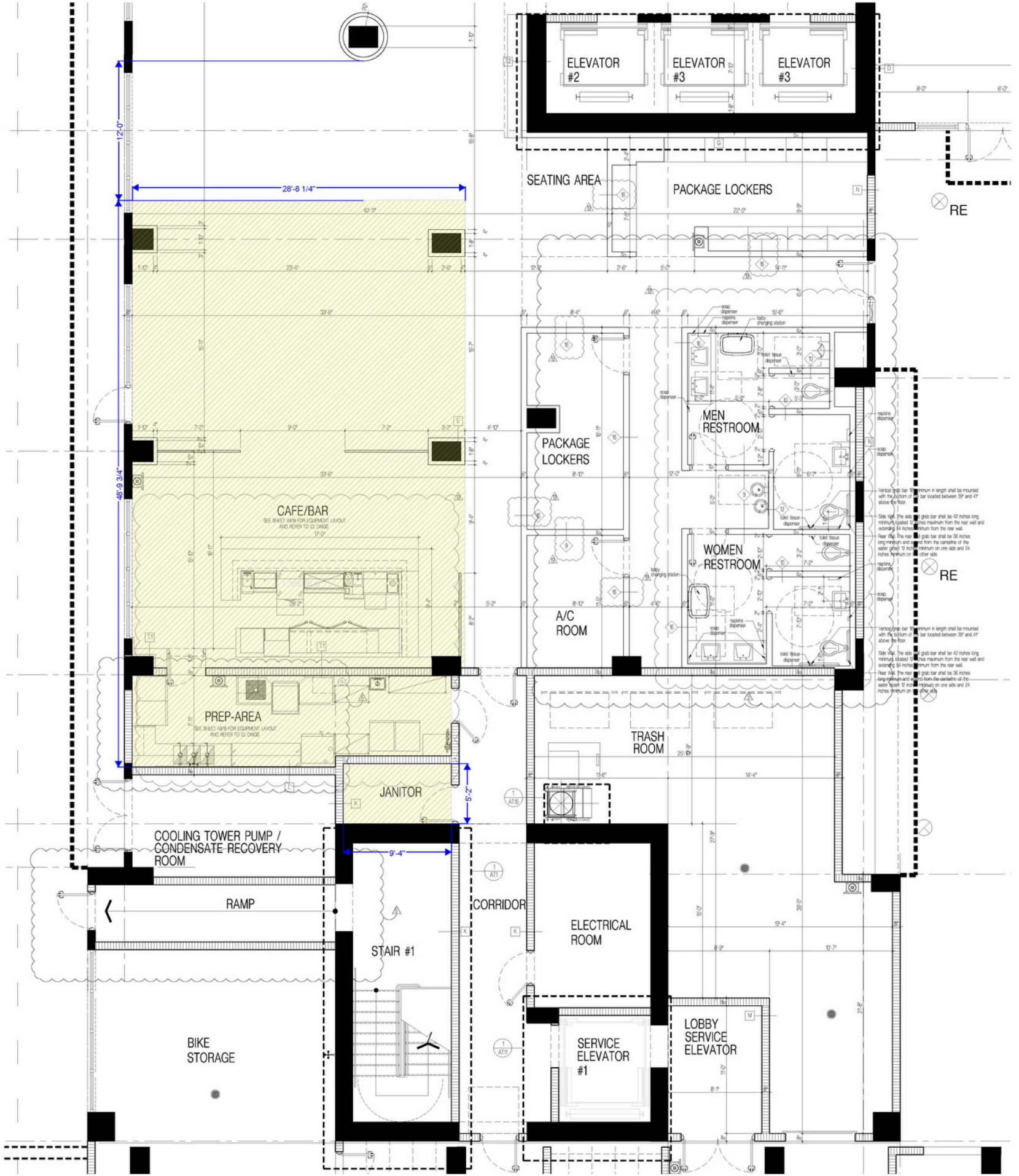


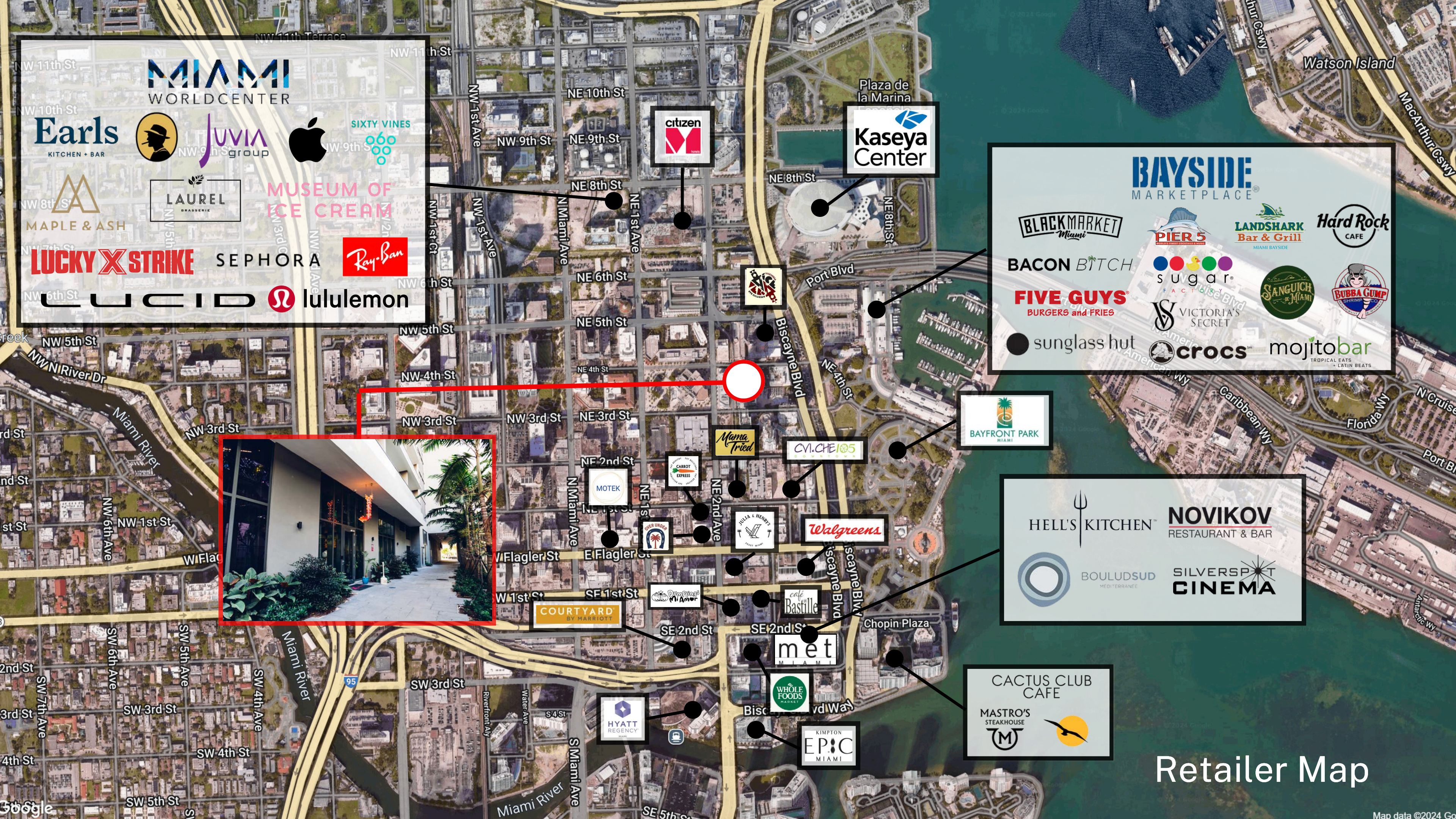


| 230 NE 4th St Miami, FL 33132 | 1 mi Radius | 3 mi Radius |
|--------------------------------------|-------------|-------------|
| Population | 67,216 | 260,969 |
| Average HH Income | \$165,600 | \$127,063 |
| Est. Adj. Daytime Demographics (16+) | 99,399 | 263,270 |

Floor Plan

+/- 1,369 SF





MIAMI
WORLD CENTER

Earls
KITCHEN + BAR

Juvia
Group

SIXTY VINES

LAUREL
BRASSERIE

MUSEUM OF ICE CREAM

Ray-Ban

SEPHORA

lululemon

LUCKY X STRIKE

MAPLE & ASH

citizen

Kaseya Center

BAYSIDE MARKETPLACE

BLACKMARKET Miami

BACON BITCH

FIVE GUYS
BURGERS and FRIES

PIER 5

sugar FACTORY

LANDSHARK Bar & Grill
MIAMI BAYSIDE

Hard Rock CAFE

SANGUICH DE MIAMI

BUBBA GUMP

sunglass hut

VICTORIA'S SECRET

crocs

mojitobar
TROPICAL EATS + LATIN BEATS



MOTEL

OVER UNDER

Mama Tried

CVI.CHE 105

JULIA & HENDRY

Walgreens

COURTYARD BY MARRIOTT

Drumtaps Miami

café Bastille

met MIAMI

WHOLE FOODS MARKET

KIMPTON EPIC MIAMI

HYATT REGENCY

HELL'S KITCHEN

NOVIKOV
RESTAURANT & BAR

BOULUDSUD
MEDITERRANEE

SILVERSPOT CINEMA

CACTUS CLUB CAFE

MASTRO'S STEAKHOUSE

Retailer Map

THE TEAM

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