

AVAILABLE UNIT
1,775 SF



Biscayne Boulevard (40,000 daily car traffic)

FOR LEASE

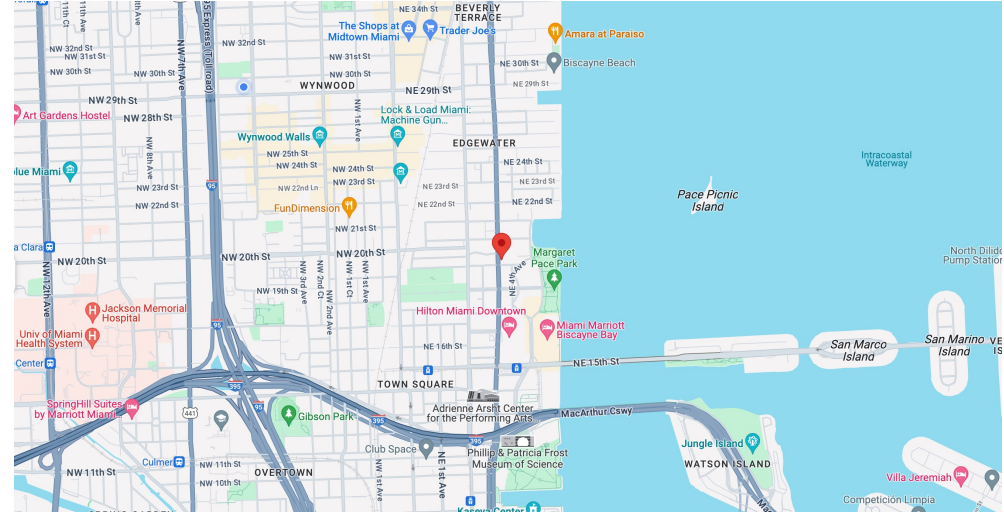
Biscayne Boulevard Retail Turn-Key Unit 113

2001 Biscayne Boulevard, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Unit:	CU 113
Unit SF:	1,775 SF
Submarket:	Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the last remaining retail turn-key unit at 2001 Biscayne Boulevard in Miami, FL. The unit is situated on the ground floor retail of the 253-unit Cité on the Bay Condos. The unit is equipped with HVAC, bathrooms, and lighting fixtures, and there is parking available in the rear for customers. It is located on main Biscayne Boulevard with over 40,000 daily car traffic. Neighboring retail tenants include Smoothie King, Citibank, Domino's Pizza, The Daily, OXXO dry cleaner. There are over 2,800 residential units within a 5min-walk.

PROPERTY HIGHLIGHTS

- Frontage On Biscayne Boulevard With Over 40,000 Daily Car Traffic
- Over 2,800 Residential Units Within A 5min-Walk
- Unit Is Equipped With Hvac, Bathrooms, And Lighting Fixtures
- Parking Available In The Back

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LOCATION DESCRIPTION



Edgewater Development Context
Under Construction or Proposed

- 500k SF of Office & Retail
- 10,742 units
- 786 hotel rooms

Edgewater Context

- 1.2M SF of Office
- 2.6 M SF of Retail
- 15,572 units
- 1,762 hotel rooms

Edgewater is bounded by 18th Street and 29th street, along Biscayne Boulevard and NE 2nd Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.

LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children’s playground, and an outdoor fitness area.

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AERIAL CONTEXT



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BISCAYNE BAY AERIAL CONTEXT



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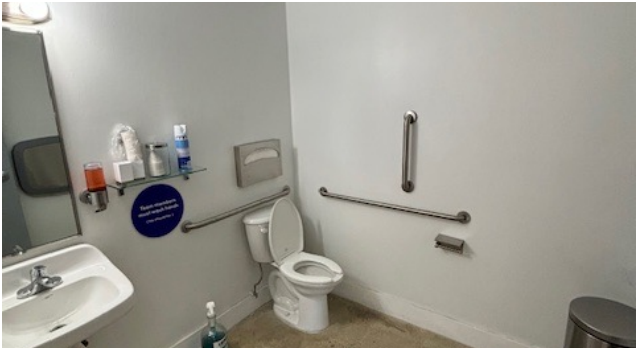
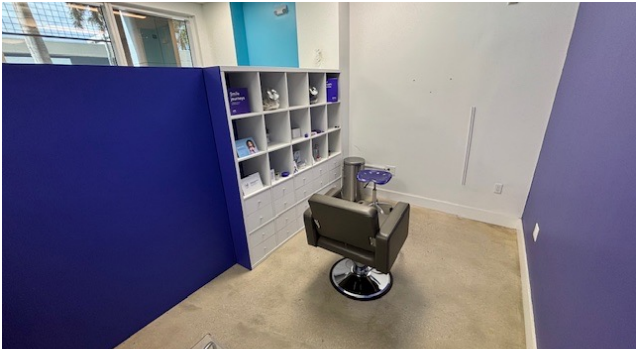
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UNIT PICTURES



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EDGEWATER CONTEXT



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