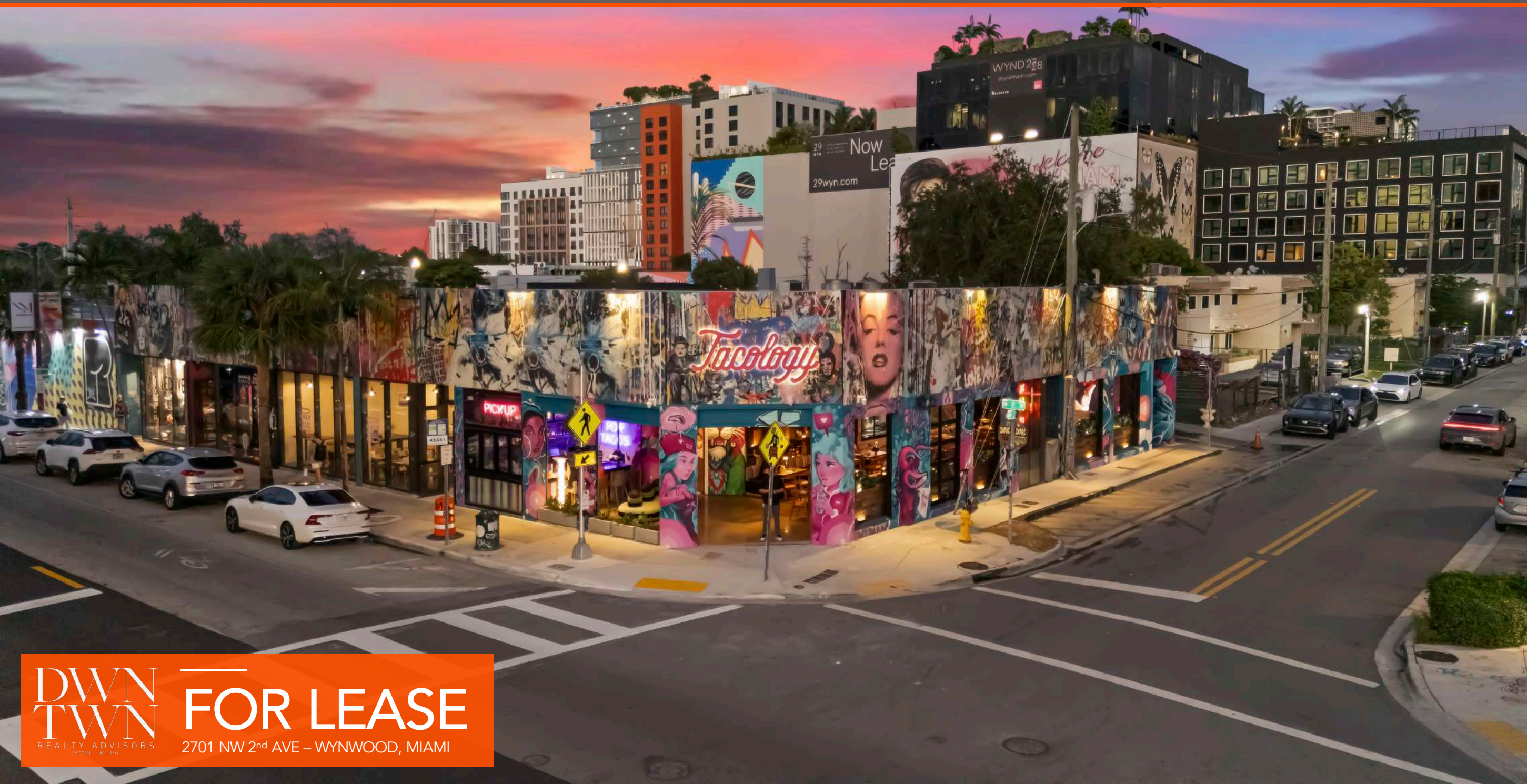


2nd GENERATION CORNER RESTAURANT ON NW 2nd AVENUE IN WYNWOOD, MIAMI



**DWN
TWN**
REALTY ADVISORS
SINCE 1994

FOR LEASE

2701 NW 2nd AVE – WYNWOOD, MIAMI



EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present 4,724 SF of premier corner restaurant space at 2701 NW 2nd Avenue, a rare availability on Wynwood's most trafficked and recognizable retail corridor. Situated at the corner of NW 2nd Avenue and NW 27th Street, the space occupies a commanding position with a total of 8,325 SF offering exceptional street presence, wraparound frontage, and direct access to one of South Florida's highest-volume pedestrian streets.

Previously home to Tacology, the space carries an established identity as a destination food-and-beverage address within a building anchored by a curated mix of seasoned F&B operators. The immediate block sits steps from the globally recognized Wynwood Walls and is flanked by some of the neighborhood's most prominent draws, including Casa Tua and NoMad Residences directly across the street, with Wynwood 29 and Society Wynwood adding significant residential density and daily foot traffic in the immediate trade area.

For an operator seeking irreplaceable positioning in Miami's premier arts, lifestyle, and entertainment district, 2701 NW 2nd Avenue offers a built-in audience of locals, tourists, and international visitors, co-tenancy with established brands, and the kind of corner visibility that defines destination concepts. This is an opportunity to plant a flag at the center of one of the most dynamic urban neighborhoods in the country.

2701 NW 2nd Avenue, Miami, FL 33127

Wynwood Arts District

4,724 SF

Unit SF

\$130/SF

Asking NNN Retail Rent

\$25/SF NNN

NNN Expense

2nd Gen Restaurant

Unit Type

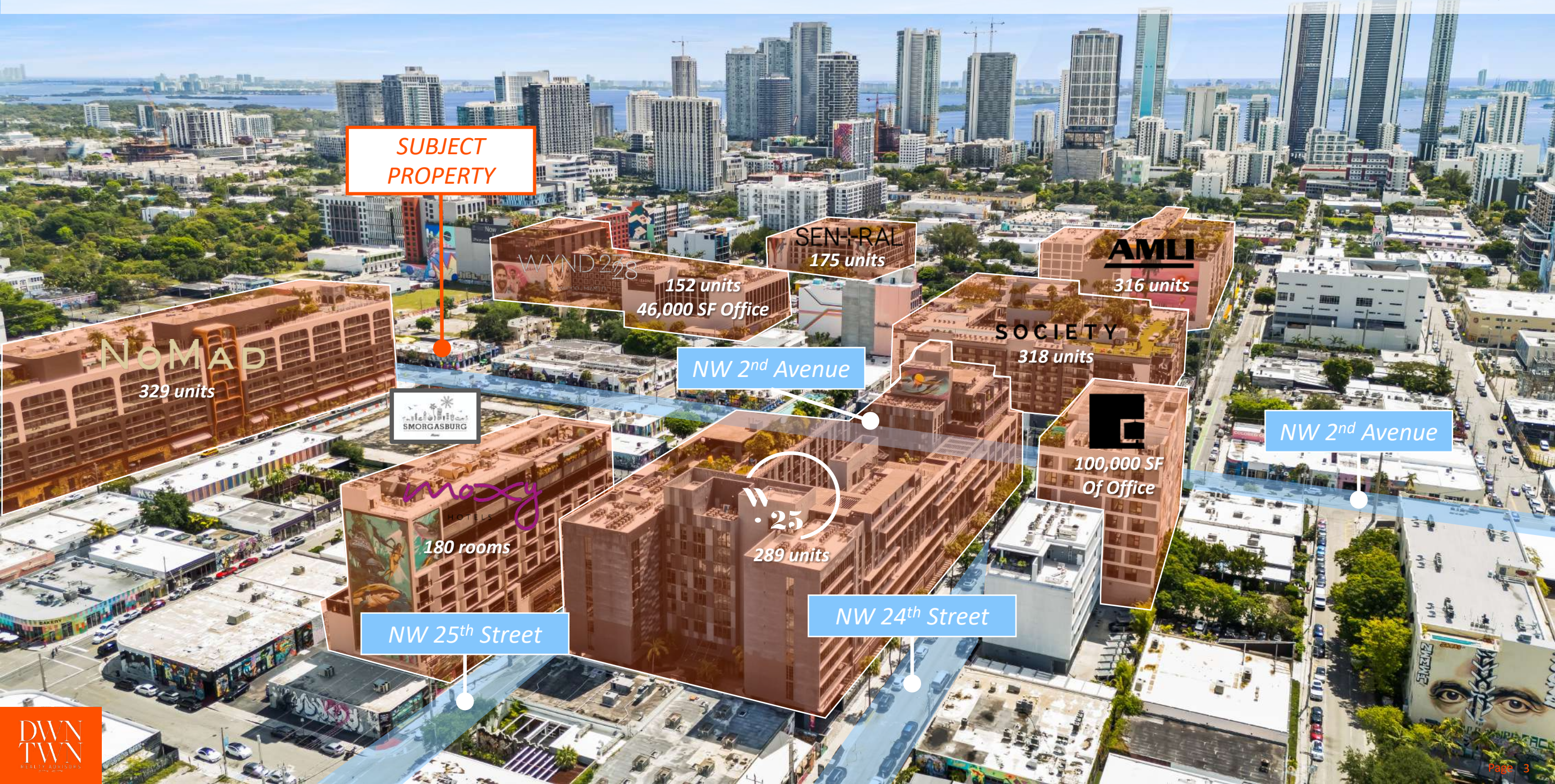
NW 2nd Avenue

Frontage

Wynwood

Location

WHERE WORLD-CLASS ART, CULTURE, AND CAPITAL CONVERGE: WYNWOOD IS NO LONGER EMERGING. IT HAS ARRIVED.



**SUBJECT
PROPERTY**

WYND 228
152 units
46,000 SF Office

SENRAL
175 units

AMLI
316 units

SOCIETY
318 units

100,000 SF
Of Office

25
289 units

MOXY
180 rooms

NOMAD
329 units

SMORGASBURG

NW 2nd Avenue

NW 2nd Avenue

NW 25th Street

NW 24th Street



Kosher fast-casual concept specializing in build-your-own toasts and sandwiches with premium meats, fresh toppings, and signature sauces. Founded by Tamir Vigder and Ron Bar, the brand is expanding quickly from Surfside and Wynwood to New York.

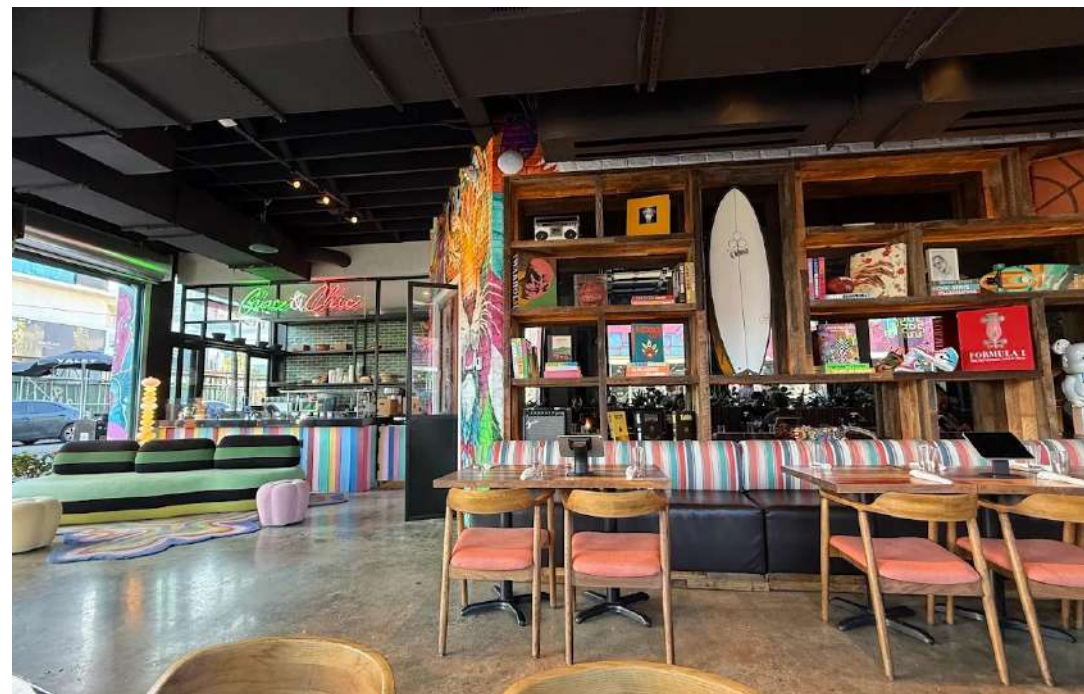
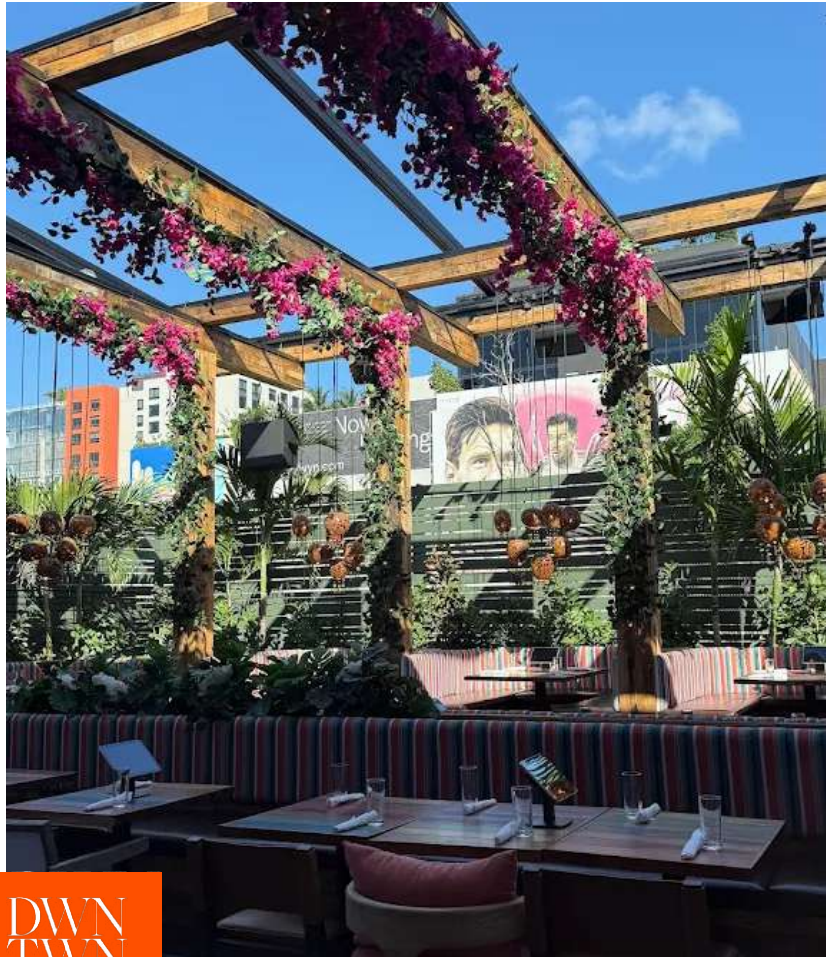


Modern eatery focused on fresh, locally-sourced cuisine with a creative twist. Offers an inviting atmosphere and a versatile menu, from elevated brunch plates to refined dinner options.



Curated retail boutique showcasing local artisans, designers, and makers. Features jewelry, apparel, art, and handmade goods in a creative Wynwood storefront that fosters community and craftsmanship.







WYNWOOD

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

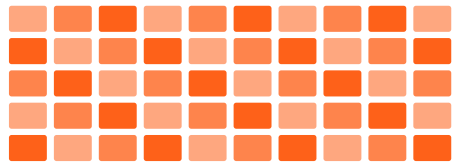
LIVE
WORK
PLAY
EPICENTER



FLY OVER WYNWOOD

[WATCH THE VIDEO: WYNWOOD FROM ABOVE](#)

WYNWOOD BY THE NUMBERS



50
CITY BLOCKS
≈ 1 Square Mile of
Vibrant Neighborhood

57+
RESTAURANTS
Acclaimed dining & café destinations

400+
BUSINESSES
Retail, creative & service industries

495
BUILDINGS
Defining Wynwood's iconic urban landscape

6M
ANNUAL VISITORS

16.5K
DAILY VISITORS
Consistent foot traffic, every single day

10k
RESIDENTS
A vibrant local community

6k+
DAYTIME OFFICE POPULATION
A growing professional workforce



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B

ZAK THE BAKER
WYNWOOD MIAMI

PASTIS

uchi

Joe's Pizza

CARS & GUITARS
Wall Grace
Vintage
WYNWOOD, FL

COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYU

sweetgreen

Dante's HiFi

CERVICERIA
La TROPICANA
ESTD 1980

OSSOBUCCO
OPEN FIRE & CHARRED VEGETABLES

THE TACO STAND
HECHO A MANO

D O
Y A

RETAIL & FITNESS

BILLIONAIRE BOYS CLUB

MIMI YOGA
AND PILATES

WARBY PARKER

LEGACY

FORM 50

STUDS

STUDIO

BASE

OFFICE TENANTS

amazon

SONY MUSIC

LIVE NATION
ENTERTAINMENT

FOUNDERS FUND

ramp

ATOMIC

Spotify®

OpenStore

LANDMARKS

KNOTEL

moxy
HOTELS

MANA
WYNWOOD

MUSEUM OF GRAFFITI

wework

Arlo
Wynwood

WYNWOOD WALLS

POOL HOUSE
MIAMI

paradox
museum

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