



RETAIL SPACE FOR LEASE

1421 WASHINGTON AVE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

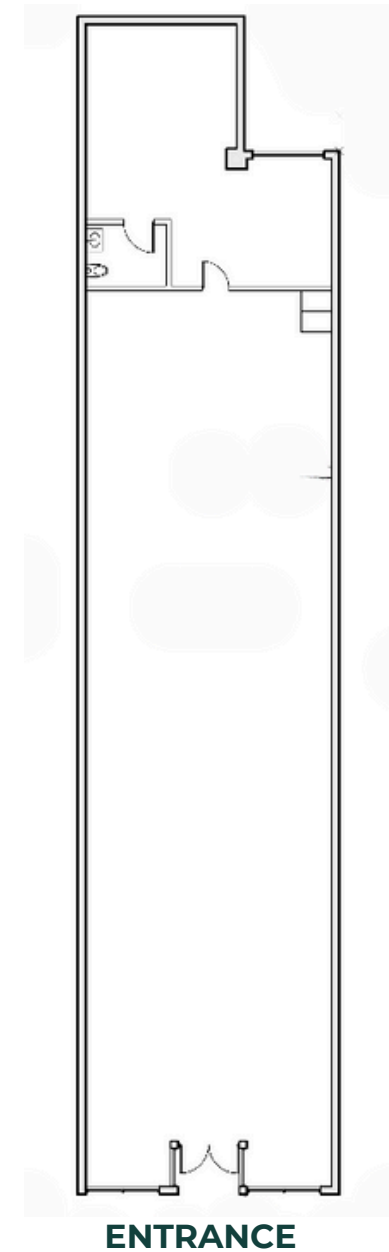
PROPERTY OVERVIEW

ADDRESS	1421 Washington Avenue Miami Beach, Florida
LOCATION	East block of Washington Avenue between Española Way and 14th Street
SIZE	± 2,800 SF
NEIGHBORS	Denny's, Popeye's (coming soon), Five Guys, Willie's Chicken, Havana 1957, Paperfish, Cortadito
CONDITION	Retail Store
POSSESSION	30-60 days
COMMENTS	<ul style="list-style-type: none">• Adjacent to Española Way, one of Miami Beach's top tourist attraction• Prime location on a highly trafficked avenue in Miami Beach• Foot and vehicle visibility for maximum brand exposure



FLOOR PLAN

± 2,800 SF



WASHINGTON AVE



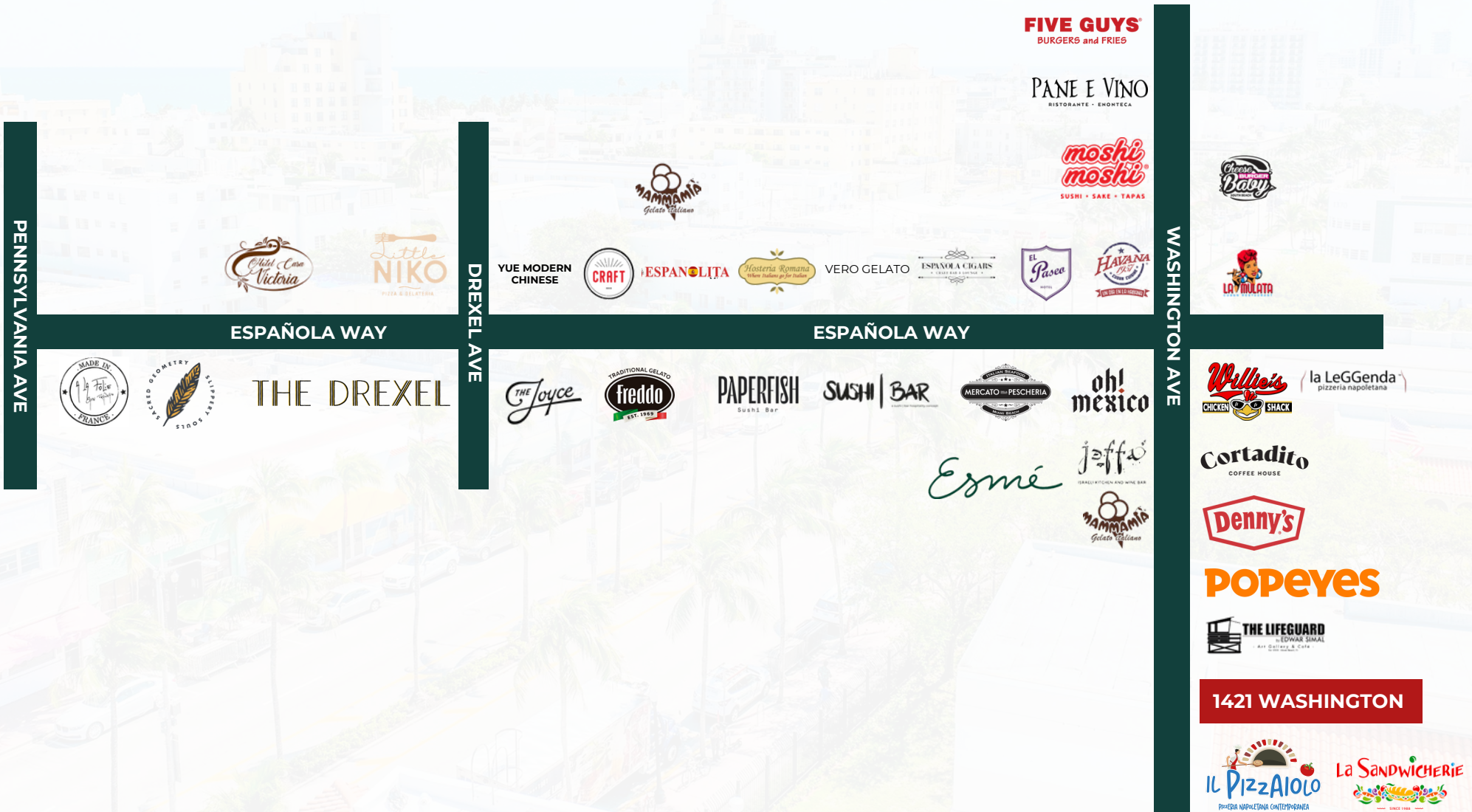
WASHINGTON AVENUE

Miami Beach's Washington Avenue is a vibrant and dynamic street that blends unique local culture with global influences. Stretching from 5th to 17th Streets in South Beach, it serves as a hub for boutique shopping, dining, and entertainment. Washington Avenue offers a unique mix of independent stores.

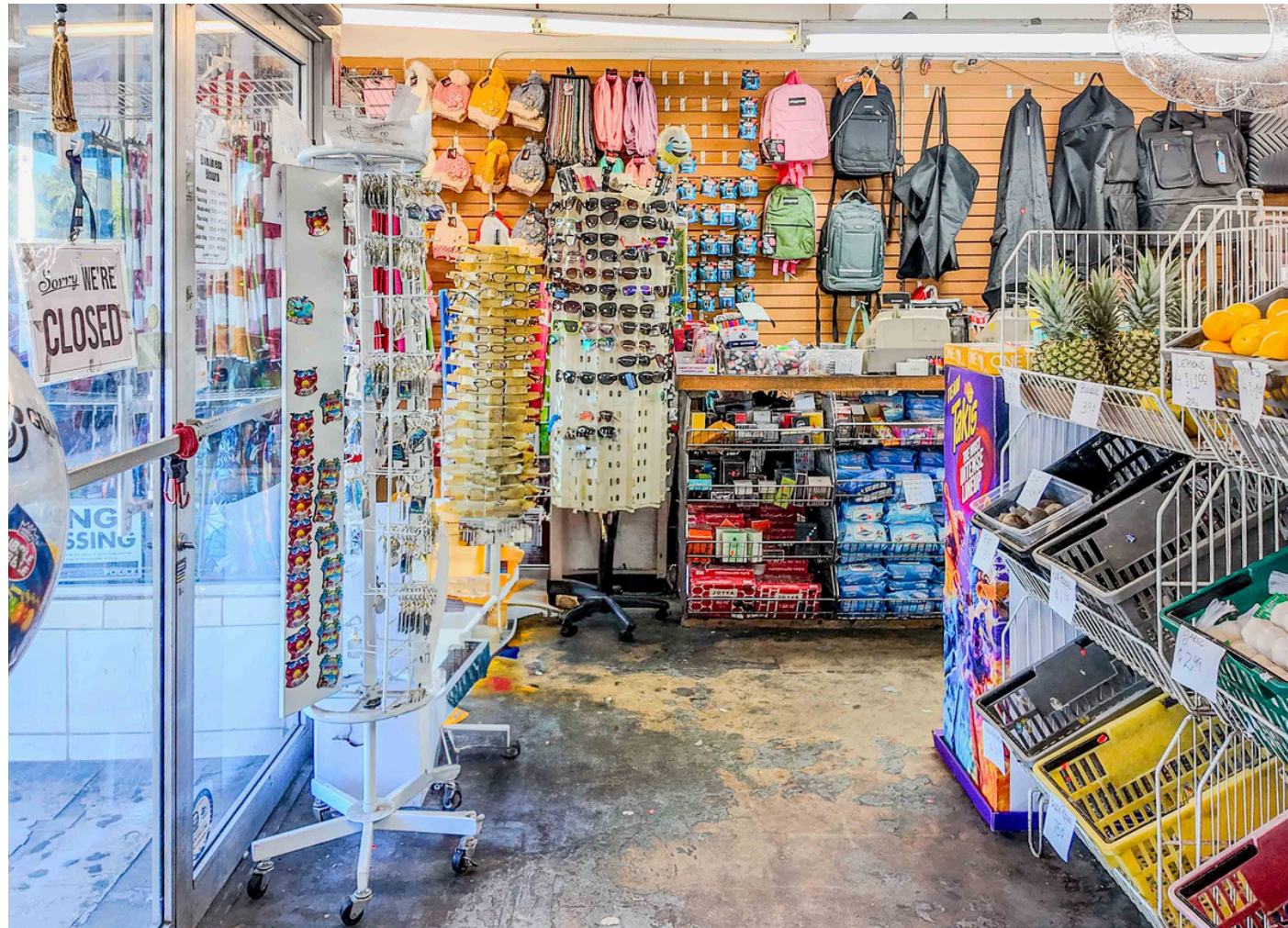
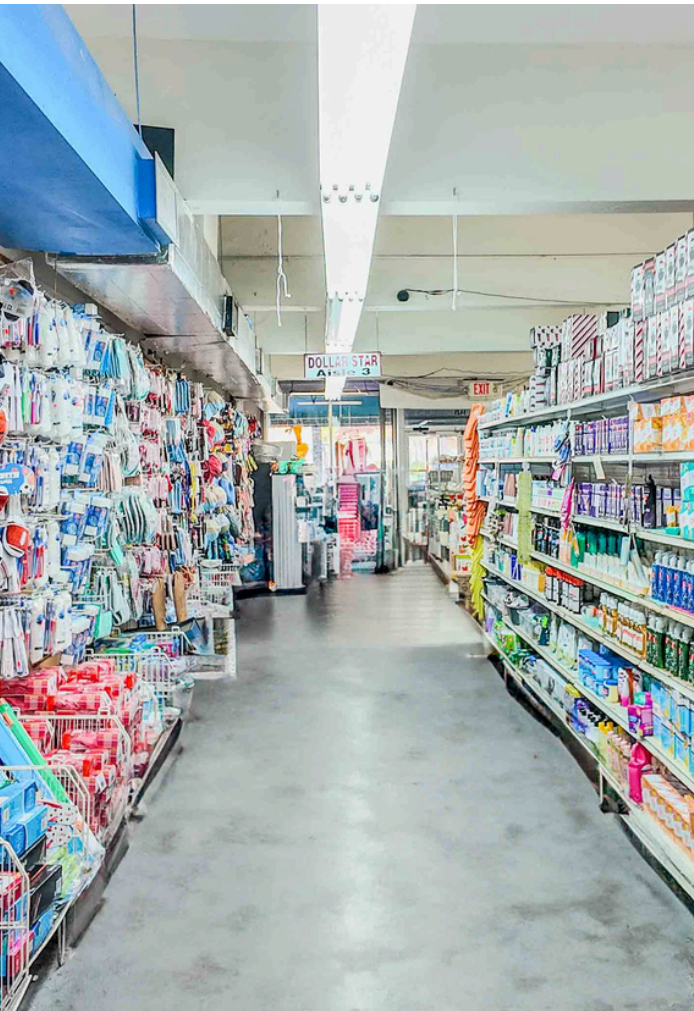
NEIGHBORING TENANTS



NEIGHBORING TENANTS







SURROUNDING NEIGHBORHOODS



FOR MORE INFORMATION, PLEASE CALL

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