



AVAILABLE UNIT
1,250 SF

Biscayne Boulevard (40,000 daily car traffic)

FOR LEASE

Biscayne Boulevard Restaurant/Retail Space - Unit 105

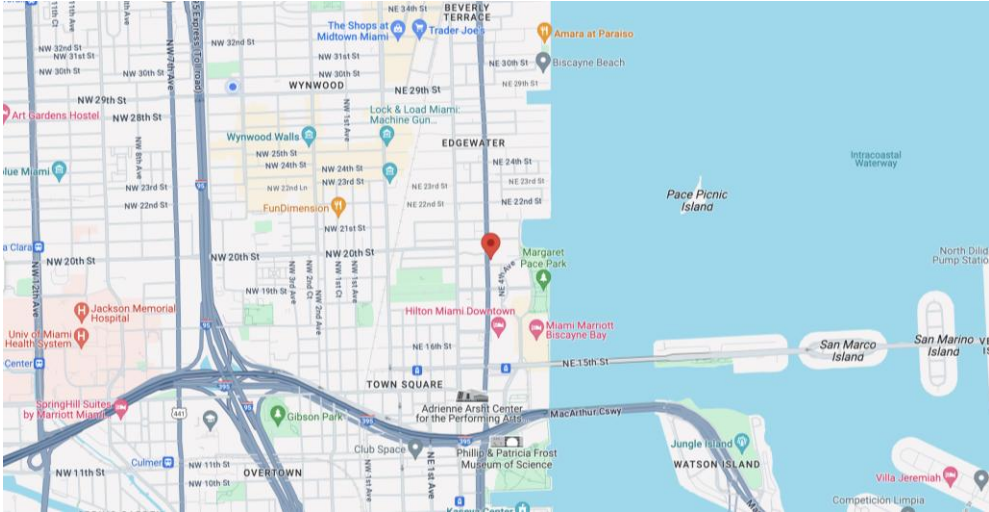
2001 Biscayne Boulevard, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65NNN
CAM Estimate:	\$27
Unit:	105
Unit SF:	1,250 SF
Submarket:	Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of a restaurant or retail space at 2001 Biscayne Boulevard, Unit 105, Miami, FL. The space is located on the ground floor retail of the 437-unit Cité on the Bay Condominiums, offering excellent visibility along Biscayne Boulevard with over 40,000 vehicles per day. Unit 105 totals 1,250 square feet and is equipped with HVAC, lighting fixtures, and restrooms, offering flexibility for both food and dry retail uses. Customer parking is available in the rear garage, providing convenient access for patrons. Additionally, there are front and rear entrances for load ins and load outs. Neighboring tenants include Smoothie King, Citibank, Domino’s Pizza, The Daily, and OXXO Dry Cleaner. The property benefits from strong surrounding residential density, with over 2,800 residential units within a five-minute walk, ensuring consistent foot and vehicle traffic throughout the day.

PROPERTY HIGHLIGHTS

- Frontage On Biscayne Boulevard With Over 40,000 Daily Car Traffic
- Front and Rear Entrances for Load-In and Load-Out
- Over 2,800 Residential Units Within A 5min-Walk
- Parking Available In The Back

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A Commercial Brokerage Firm

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PROPERTY PHOTOS



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LOCATION DESCRIPTION



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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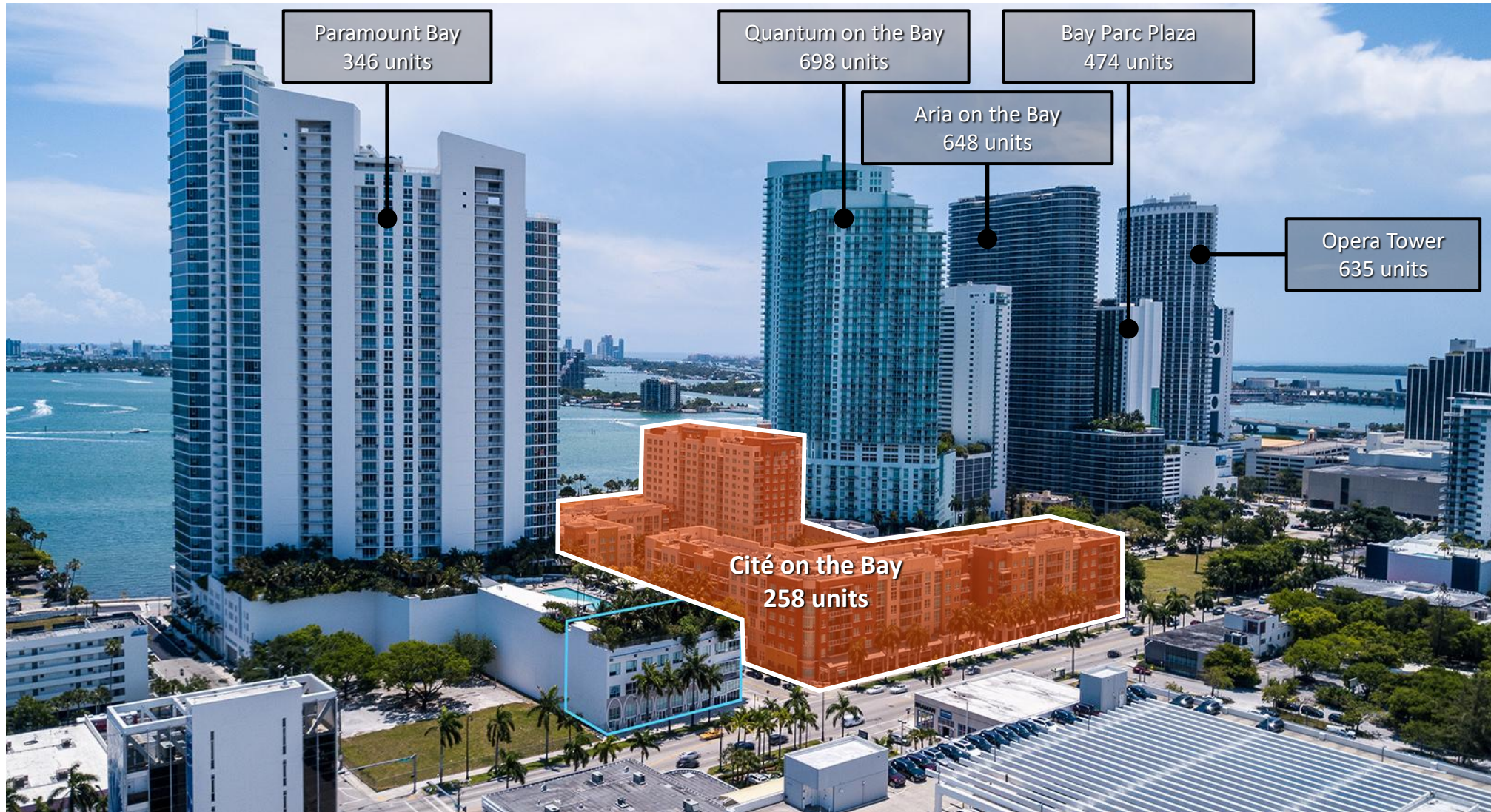
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AERIAL CONTEXT



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BISCAYNE BAY AERIAL CONTEXT



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EDGEWATER CONTEXT

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25.77°N -80.19°W



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