

AVENUE

3 STORY BUILDING IN BRICKELL

268 SW 8TH ST
MIAMI BEACH, FL 33139

RETAIL
FOR LEASE

19,500 SF

TOTAL SF AVAILABLE



AVENUEREP.COM





PREMISES

268 SW 8TH ST

INDOOR: +/- 19,500 SF
OUTDOOR: +/- 1,500 SF
SF PER FLOOR: +/- 6,500 SF

DELIVERY: UPON REQUEST
RENT: UPON REQUEST

PROPERTY OVERVIEW

- FORMER “OKEYDOKEY” THREE-STORY BUILDING, LOCATED IN THE VIBRANT AND HIGHLY SOUGHT-AFTER BRICKELL DISTRICT.
- THIS PRIME RETAIL SPACE OFFERS UNPARALLELED VISIBILITY AND IS IDEAL FOR A VARIETY OF VENTURES.
- SPANNING AN IMPRESSIVE 19,500 SF, THE PROPERTY FEATURES A GENEROUS 1,500 SF TERRACE COMPLETE WITH AN INVITING OUTDOOR BAR.
- EACH FLOOR PROVIDES APPROXIMATELY 6,500 SF OF VERSATILE SPACE, WITH THE GROUND FLOOR BOASTING SIX SMALL KITCHENS—PERFECT FOR RESTAURANT OPERATIONS, FOOD MARKETS, CULINARY SCHOOLS, AND MORE.
- TREMENDOUS VISIBILITY RIGHT ON THE MAIN STREET OF BRICKELL.
- 10 SURFACE PARKING SPACES FOR CONVENIENT ACCESS
- ADDITIONAL PARKING AVAILABLE IF REQUESTED.
- EXPANSIVE TERRACE WITH AN OUTDOOR BAR, IDEAL FOR DINING AND SOCIAL GATHERINGS.
- LOCATED IN A BUSTLING NEIGHBORHOOD SURROUNDED BY PARKS, RESIDENTIAL TOWERS, AND RETAIL SPACES.
- FLEXIBLE FLOOR PLANS SUITABLE FOR A VARIETY OF RETAIL CONCEPTS.



LOCATION



This architectural floor plan illustrates a restaurant layout with a focus on ADA compliance. The plan includes a central dining area with tables and chairs, a kitchen with a service counter, and restrooms for men and women. Key features include:

- Entrances and Exits:** Multiple egress exits are marked with "EGRESS EXIT" and "1/2\" THRESHOLD".
- ADA Compliance:** Several areas are labeled "5' x 4' MINIMUM WHEELCHAIR FLOOR CLEARANCE AREA". Other labels include "ADA Counter", "P.O.S.", "TAKE OUT ORDERING COUNTER", "HEIGHT OF SELF-SERVICE AREA", and "ADA Counter".
- Path of Travel:** Dashed lines indicate the "PATH OF TRAVEL" through the dining area and kitchen.
- Restrooms:** "MEN'S ADA RESTROOM" and "WOMEN'S ADA RESTROOM" are located on the left side.
- Stairs:** "EXISTING STAIRS" are shown on the left, and a new staircase is indicated with "OPEN ABOVE".
- Dimensions:** Various dimensions are provided, such as "66'", "45'", "75'", "34'", "29'", "5'-6\"", "5'-8\"", "5'-10\"", "5'-12\"", "5'-14\"", "5'-16\"", "5'-18\"", "5'-20\"", "5'-22\"", "5'-24\"", "5'-26\"", "5'-28\"", "5'-30\"", "5'-32\"", "5'-34\"", "5'-36\"", "5'-38\"", "5'-40\"", "5'-42\"", "5'-44\"", "5'-46\"", "5'-48\"", "5'-50\"", "5'-52\"", "5'-54\"", "5'-56\"", "5'-58\"", "5'-60\"", "5'-62\"", "5'-64\"", "5'-66\"", "5'-68\"", "5'-70\"", "5'-72\"", "5'-74\"", "5'-76\"", "5'-78\"", "5'-80\"", "5'-82\"", "5'-84\"", "5'-86\"", "5'-88\"", "5'-90\"", "5'-92\"", "5'-94\"", "5'-96\"", "5'-98\"", "5'-100\"".
- Electrical:** A "MDP 100 AMP" is located in the bottom right corner.
- Gas:** "LWH-1 LWH-2 LWH-3 (GAS) (GAS) (GAS)" are labeled at the bottom.

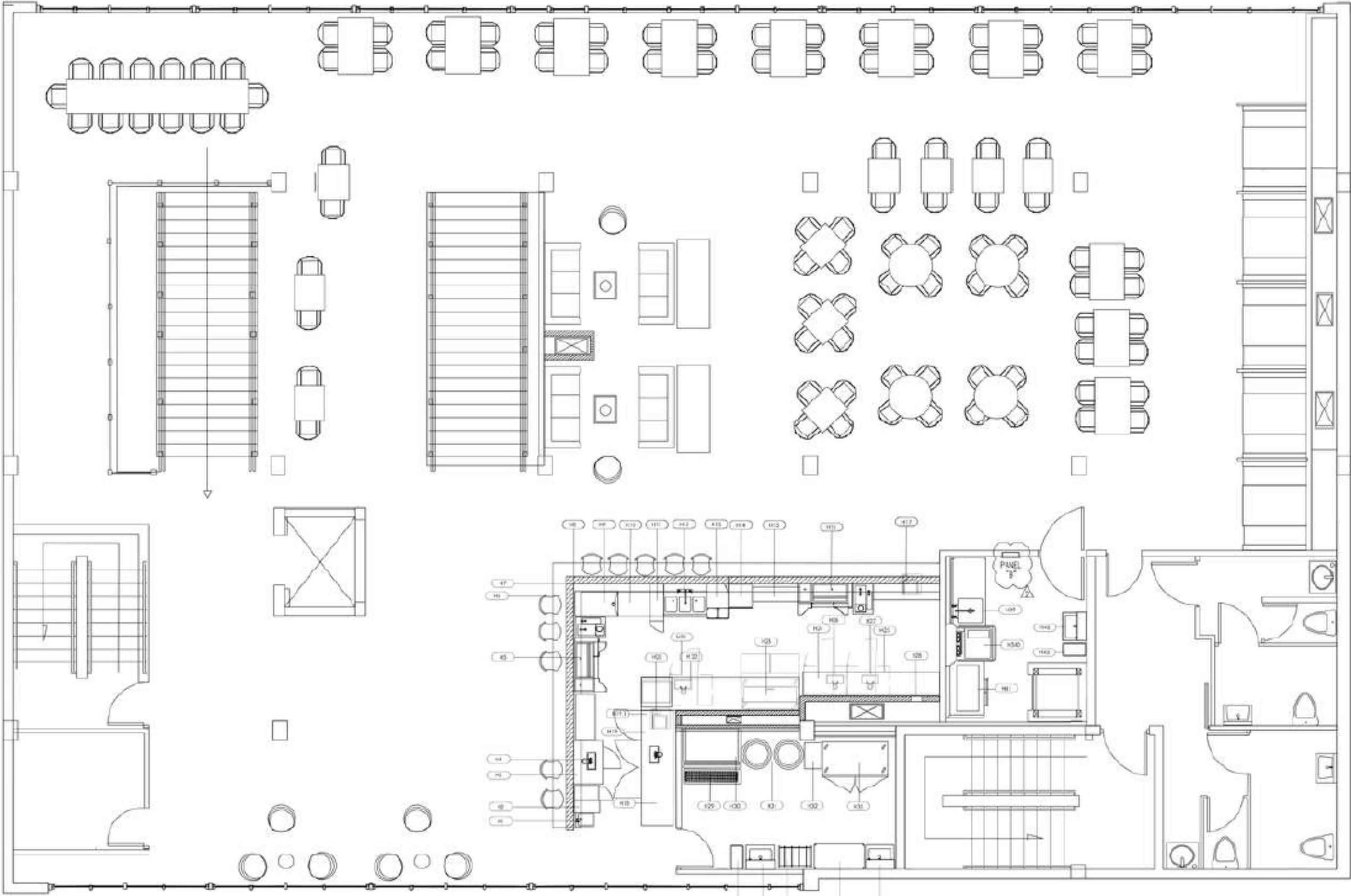
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FLOOR PLAN - GROUND FLOOR

FLOOR PLAN - GROUND FLOOR

SW 8TH ST

SW 3RD AVE

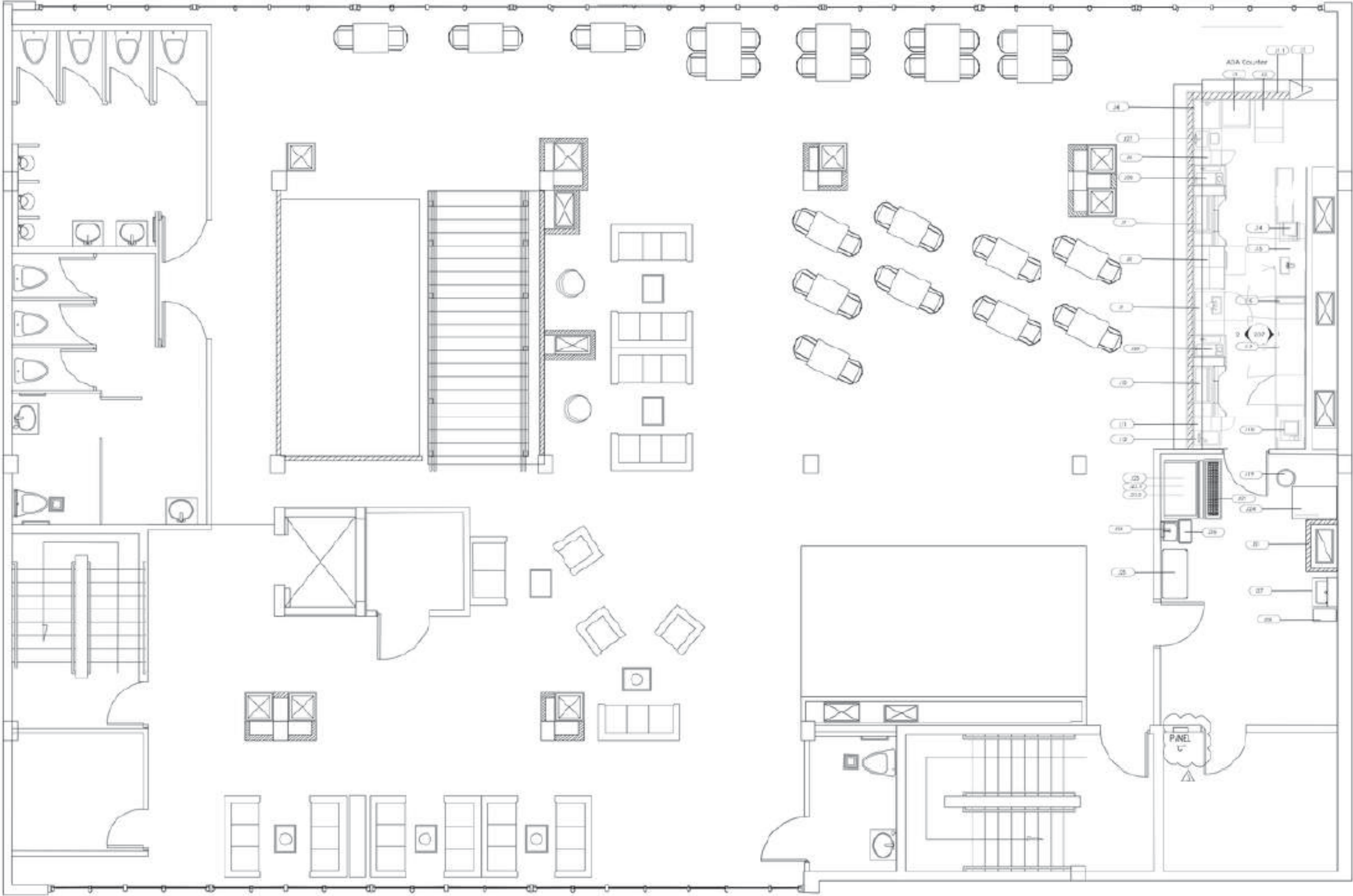


FLOOR PLAN - SECOND FLOOR

+/- 6,500 SF

SW 8TH ST

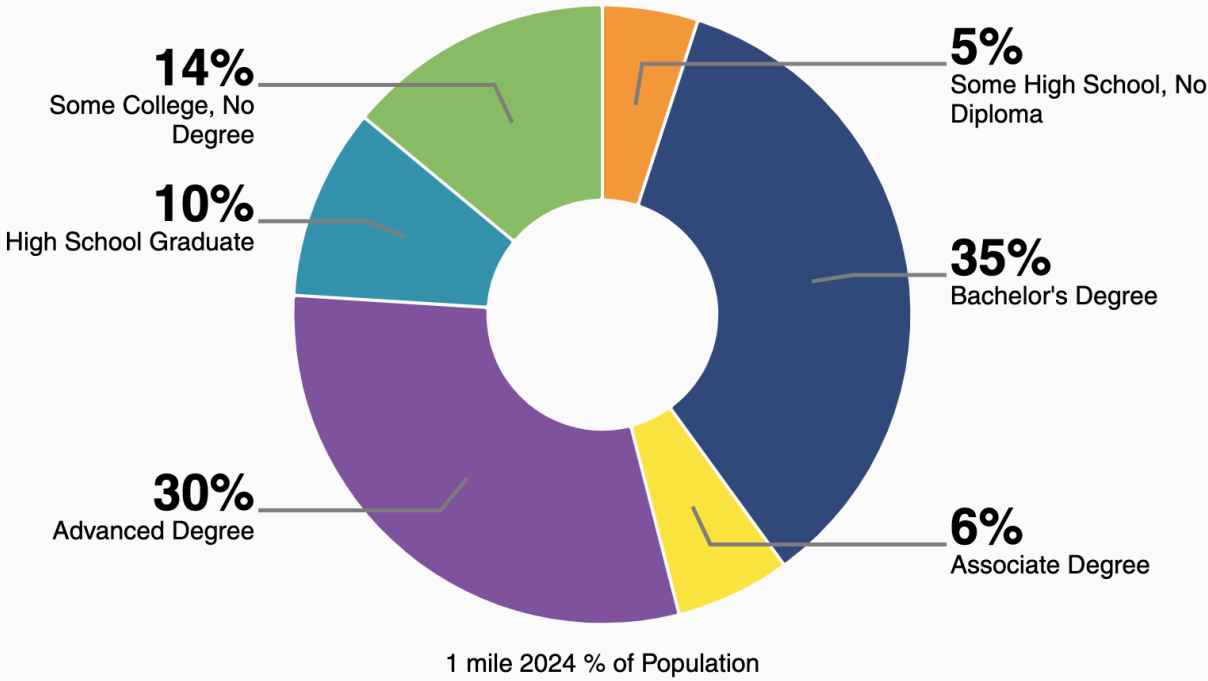
SW 3RD AVE



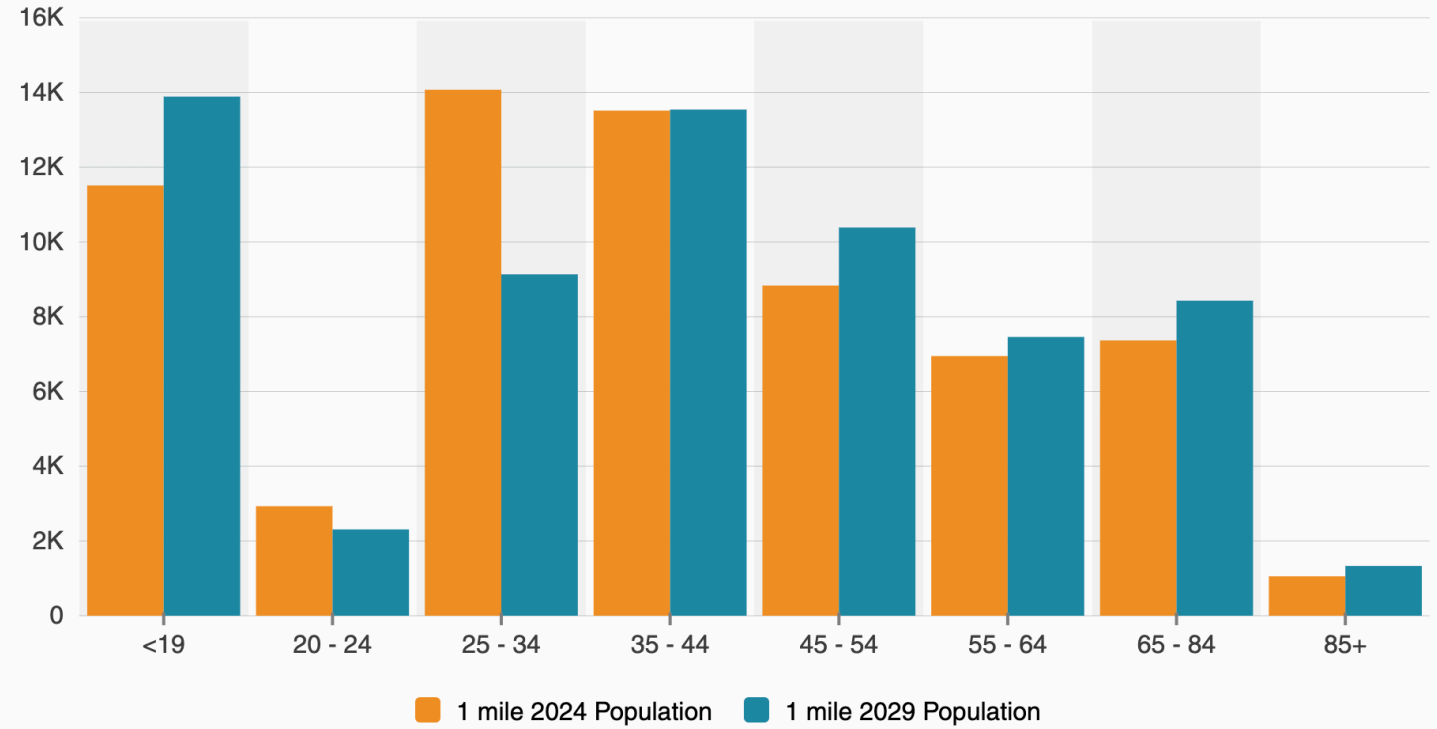
FLOOR PLAN - THIRD FLOOR

+/- 6,500 SF

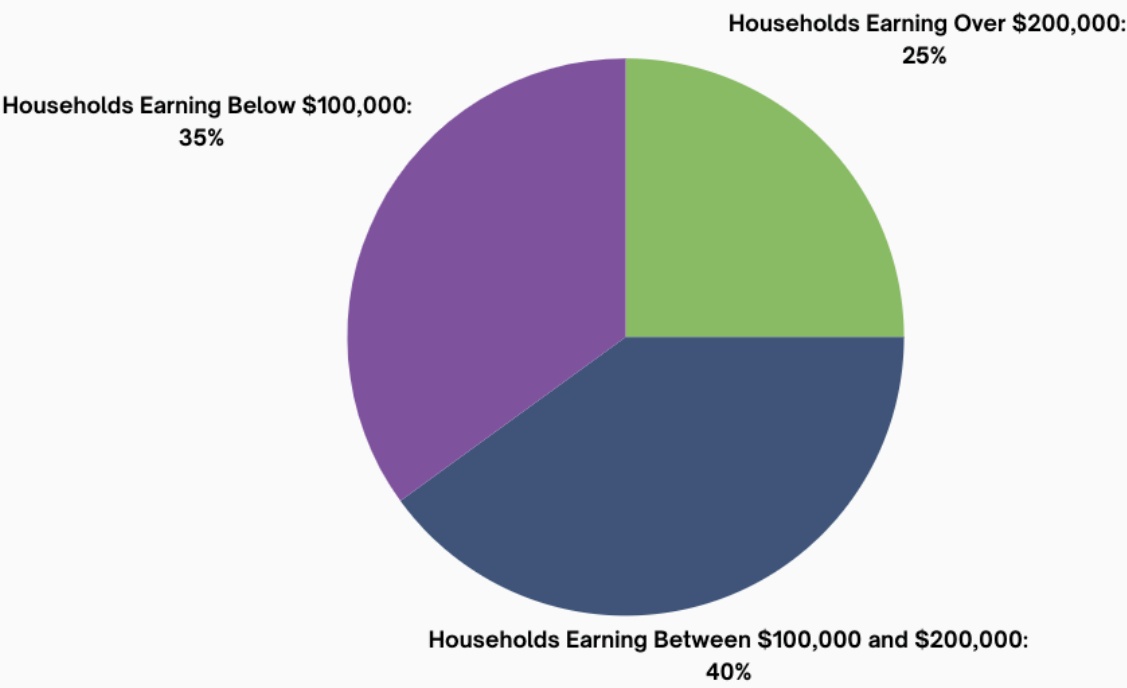
Educational Attainment



Population By Age



Income and Socioeconomic Status



Median Household Income: \$130,000 (among the highest in Miami)

Median Age: 34 years old

Brickell is known for its wealth and luxury, with a significant percentage of residents involved in high-income industries such as finance, tech, and law.

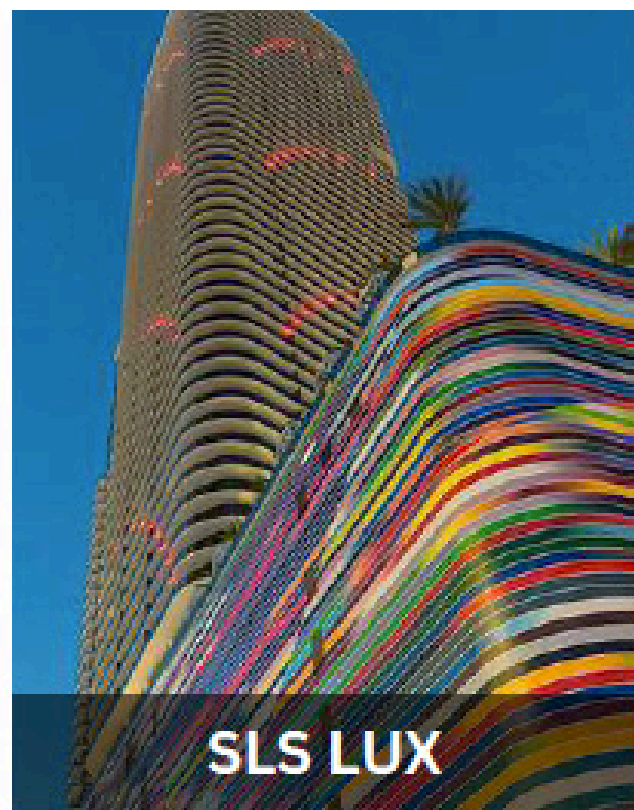
Key Insights: Brickell has a younger demographic compared to other parts of Miami, largely due to its reputation as a hub for professionals in finance, tech, and entrepreneurship.



BUILDING PHOTOS



BACCARAT



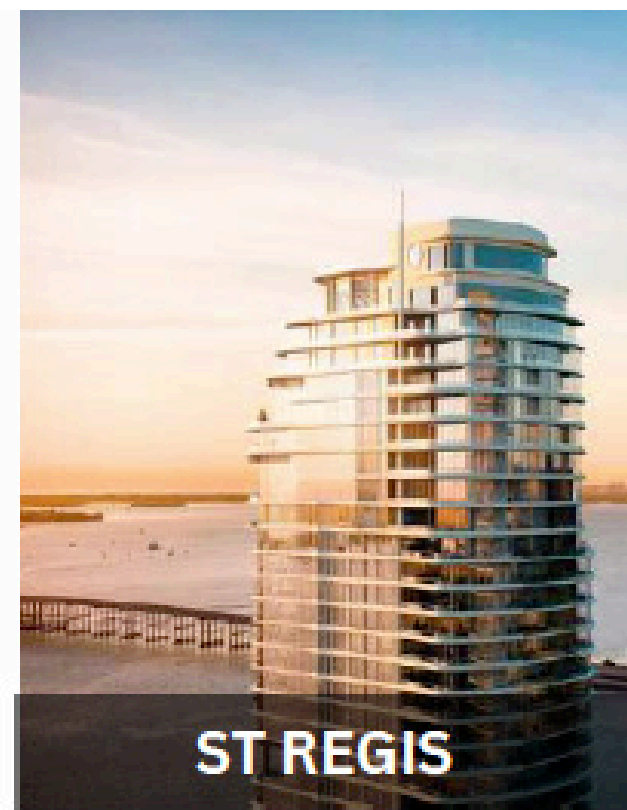
SLS LUX



ECHO



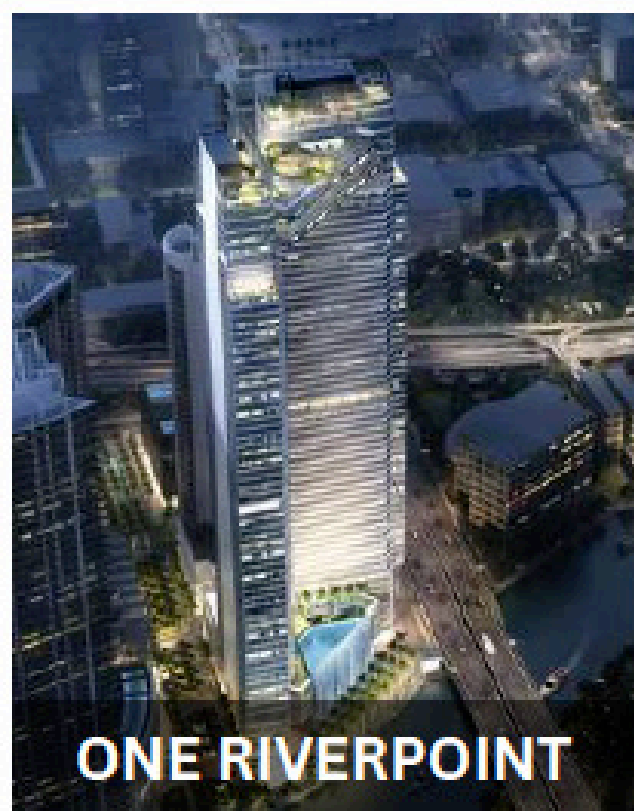
ORA



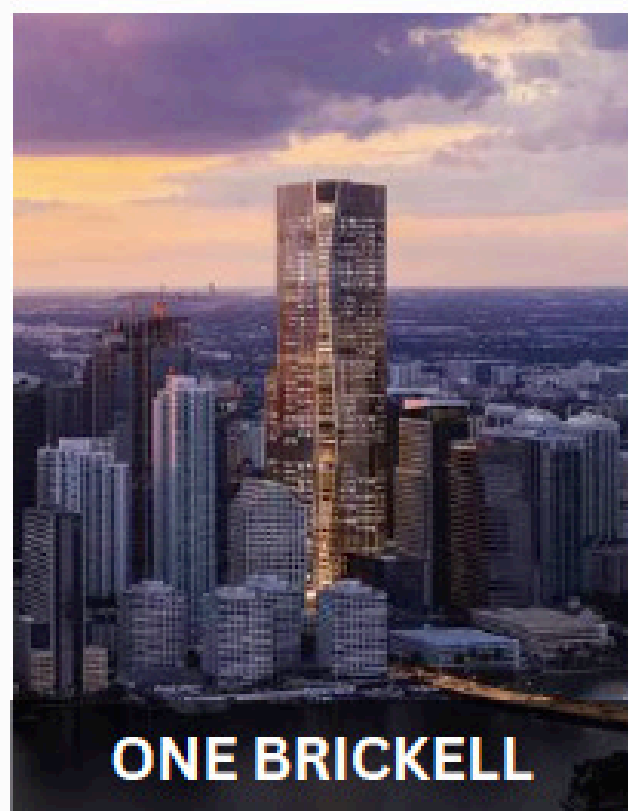
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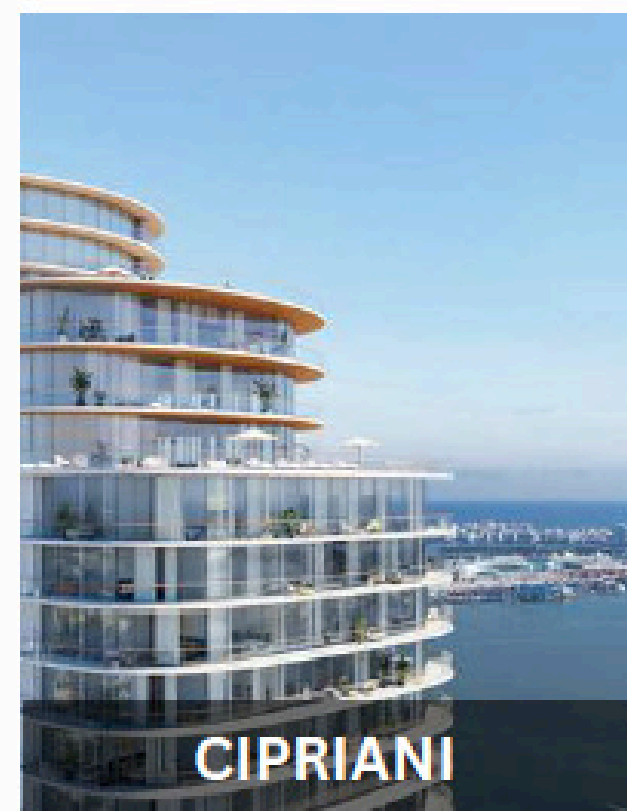
ONE RIVERPOINT



ONE BRICKELL

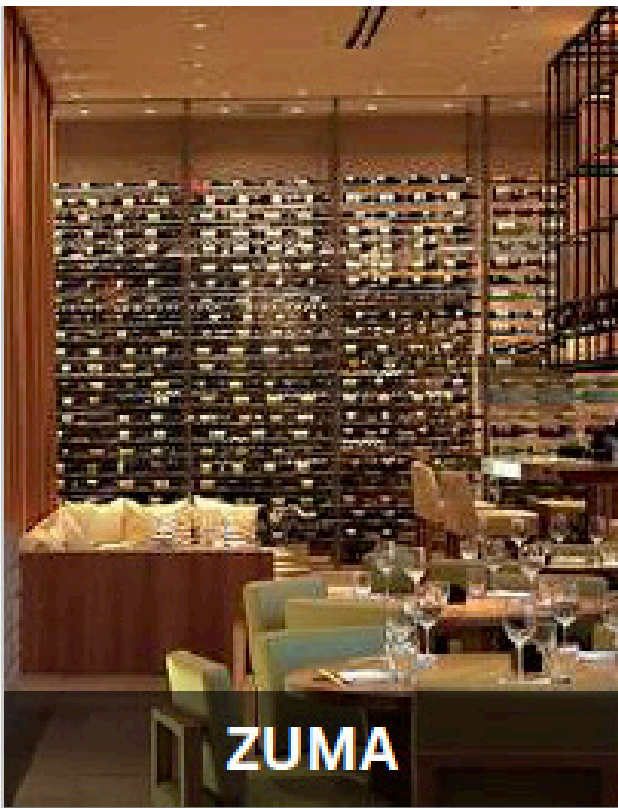


1428 BRICKELL

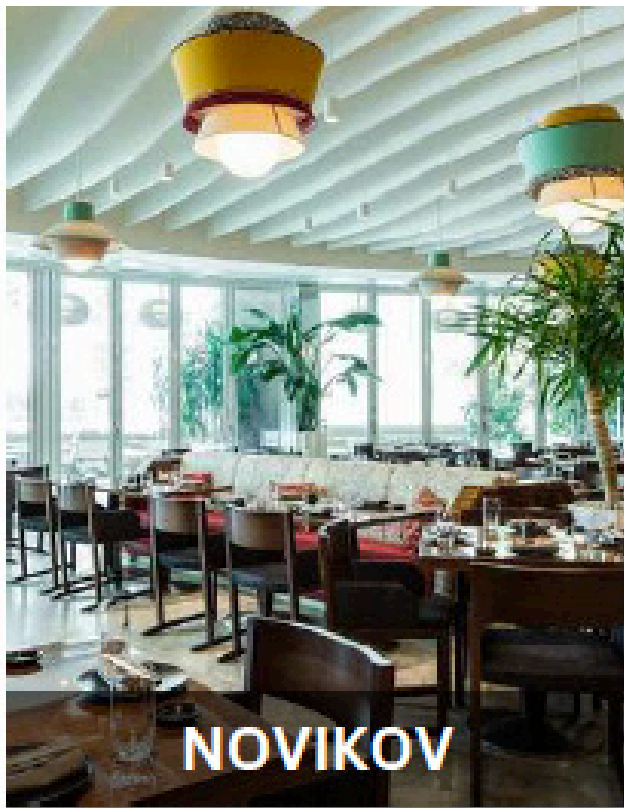


CIPRIANI

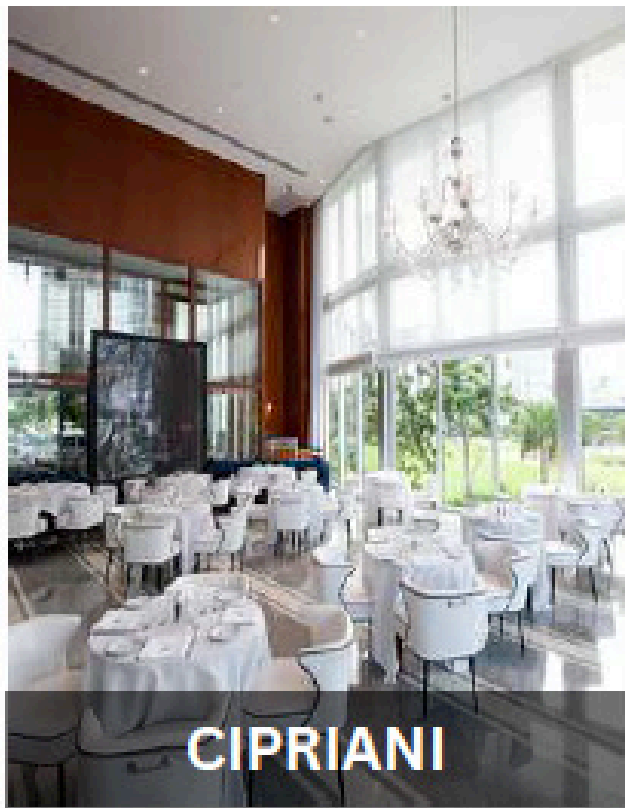
NEARBY BUILDINGS



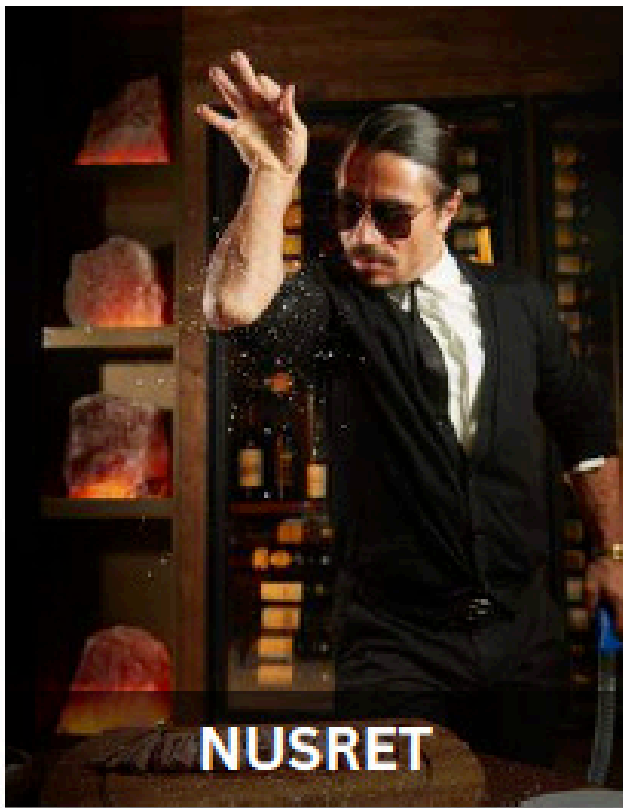
ZUMA



NOVIKOV



CIPRIANI



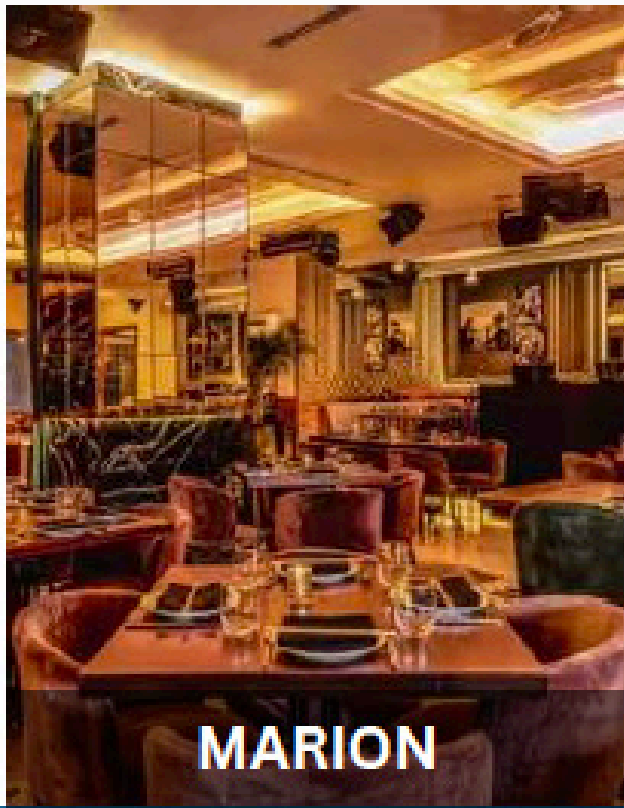
NUSRET



SEXY FISH



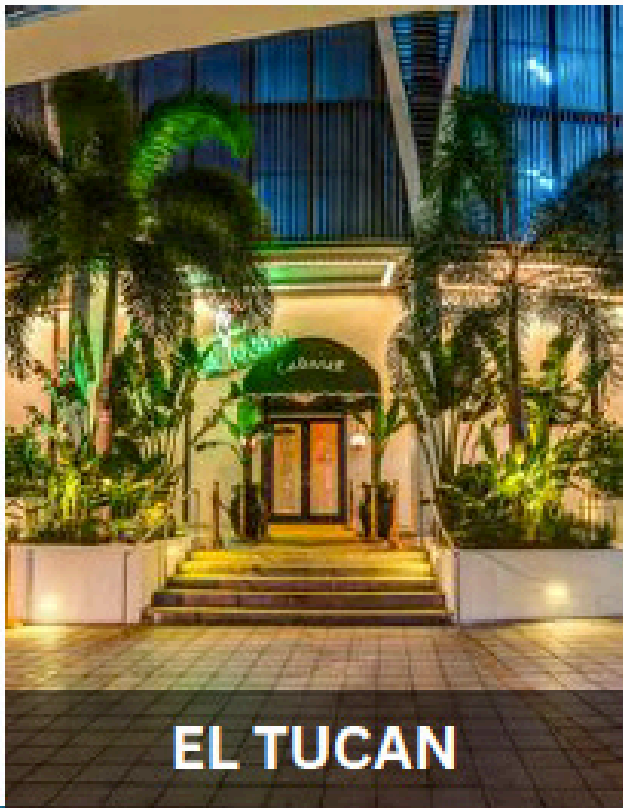
CASA TUA



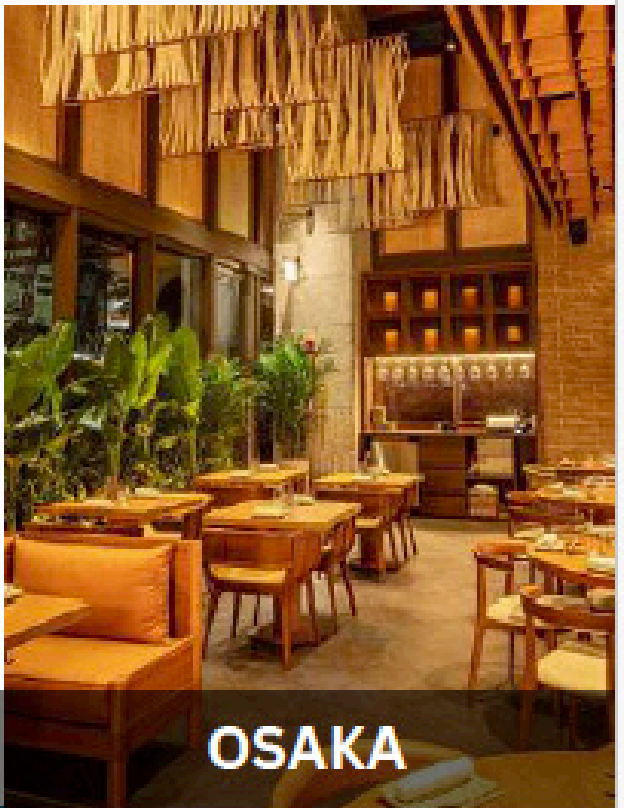
MARION



TOSCANA DIVINO



EL TUCAN



OSAKA

NEARBY RESTAURANTS

AVENUEREP.COM



EXCLUSIVE LISTING AGENTS

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