



**159 NW 36TH ST
MIAMI, FL 33127**

**HIGH-VISIBILITY
RETAIL/RESTAURANT
OPPORTUNITY**



SCAN FOR INFO

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1761 W FLAGLER ST, MIAMI, 33135



LEASE: \$54 / SF + NNN

Located at 159 NW 36th St, this 1,300 SF space sits in the ultimate "sweet spot" of Miami—right where the art of Wynwood, the shopping of Midtown, and the luxury of the Design District all meet. Because this property has the city's most flexible "Open" zoning, you have the freedom to open almost any type of business here, including a retail store, a restaurant, an art gallery, or even an entertainment venue with alcohol service. With thousands of cars passing by every day and high-rise apartments going up all around, this is your chance to secure a foothold in one of the city's fastest-growing and most accessible neighborhoods.

Building Size ... 1,300 Sq Ft
Lot Size ... 4,750 Sq Ft



SPACE FOR:

- Retail Boutique**
- Restaurant or Café**
- Art Gallery**
- Entertainment or Nightlife**
- Showroom**
- Creative Studio**
- High-Visibility Location**

