

FOR LEASE

2482 SW 17th Ave

Miami, FL

Suite 2 & 3

± 3,188 SF



Suite 1

± 1,200 SF



HOMA

GRACIOUS HOME
KITCHENS - CLOSETS - FLOORING

CABINETS TO GO

DRY CLEANERS

CABINETS TO GO

OPEN

± 1,200 - 4,388 SF

RETAIL LEASING OPPORTUNITY

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Infill Retail Opportunity at the Intersection of US-1 & 17th

Property Highlights

- **Prime Retail Opportunity:** ±1,200 – 4,388 SF (demisable) positioned near the hard corner along SW 17th Avenue & US-1, offering exceptional flexibility for a range of retail, medical, and service users. The site delivers rare small-bay availability within one of Miami’s most supply-constrained infill corridors.
- **Dominant Visibility & Frontage:** Highly exposed retail location with ±95 linear feet of frontage along SW 17th Avenue and strong visibility to the signalized intersection of **US-1 (87,500 VPD)** and **SW 17th Ave (20,000 VPD)**. The property benefits from consistent commuter traffic, dense surrounding rooftops, and strong daytime population.
- **Exceptional Connectivity:** Strategically positioned within a 5–10 minute drive to Coconut Grove, Coral Gables, Brickell, and Shenandoah, placing the site at the center of Miami’s most affluent and rapidly growing submarkets. Limited competing inventory and high barriers to entry support long-term tenant demand.
- **Efficient Access, Circulation & Parking Advantage:** Dual access from SW 17th Ave and SW 24th Terrace provides seamless ingress/egress and strong internal circulation, complemented by approximately **20 on-site surface parking spaces**, an uncommon and highly valuable feature in this infill submarket.

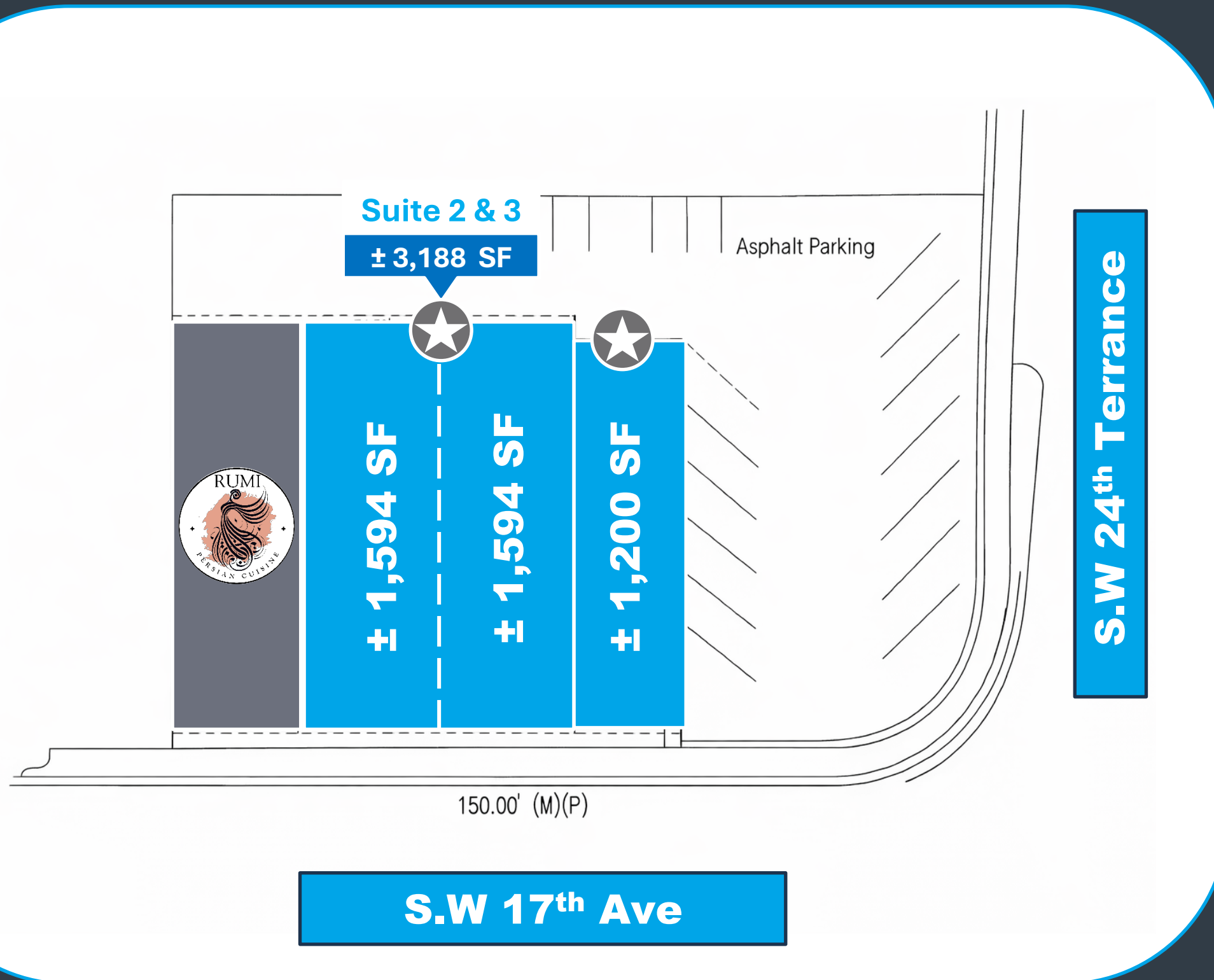


| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 20,299 | 275,920 | 496,585 |
| Households | 8,277 | 122,305 | 209,646 |
| Employees | 9,856 | 208,284 | 348,230 |
| Average HH Income | \$137,766 | \$111,072 | \$109,945 |

For Lease

± 1,200 – 4,388 SF

Demisable Space



Target Users

Health & Wellness

Med Spa · Pilates · Aesthetics · Dental · Orthodontics · Physical Therapy · Chiropractic · IV Therapy · Specialty Medical

Personal Services

Salon · Blow Dry Bar · Nail Studio · Barbershop · Skincare · High End Massage

Professional Services

Real Estate Office · Financial Services · Insurance · Legal · Boutique Consulting Firms

Specialty Retail

Home Design (Kitchen, Cabinets, Flooring) · Lighting · Décor · Boutique Retail · Pet Services / Grooming

Convenience & Service Retail

Dry Cleaner · Alterations · Shipping / Pack & Ship · Print / Copy · Tech Repair

Aerial Overview





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