



## Retail

# Capital Square

801 NW 37th Avenue | Miami, FL 33125

### FOR LEASE OR SUBLEASE

Total Space Available: 534 - 5,512 SF

Lease Rate & Type: \$25.00 - 65.00 PSF, NNN

### For More Information

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**NAI** Miami  
Fort Lauderdale

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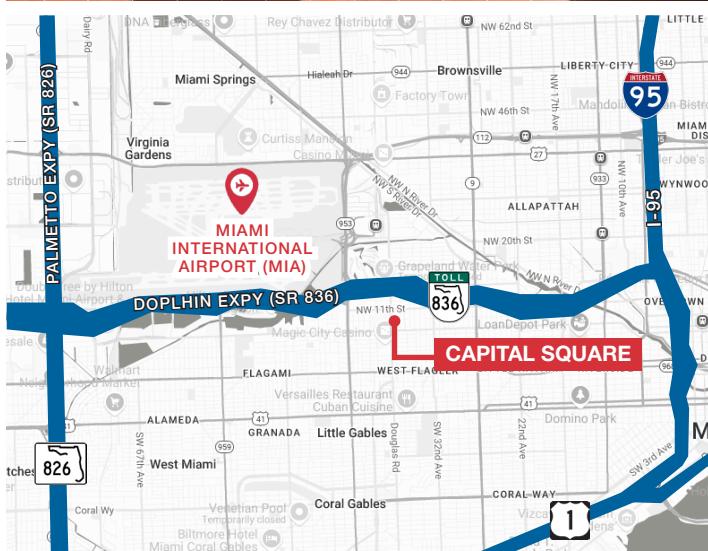
## Property Features

- Diverse tenant mix
- Newly remodeled
- Common area bathrooms
- Join Pollo Tropical, Univista Insurance, Metro PCS, InstaLoan, and Total Wireless



## Location Features

- Centrally located in the Flagami area
- Easy access to Dolphin Expressway (SR 836)
- 2 miles from Miami International Airport (MIA)
- 10 minutes from Coral Gables



# Floor Plan

801 NW 37th Avenue | Miami, FL 33125

## First Floor



## Availability

<b>Unit 741</b>	4,373 SF	\$65.00 NNN	Available June 2028
<b>Unit 769</b>	1,850 SF	\$25.00 NNN	Sublease until May 31, 2027
<b>Unit 771</b>	5,512 SF	\$52.00 NNN	
<b>Unit 821</b>	724 SF	\$40.00 NNN	
<b>Unit 829</b>	1,225 SF	\$35.00 NNN	

# Floor Plan

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## Second Floor



## Availability

Unit 205 534 SF \$30.00 NNN

Unit 217 2,412 SF \$27.50 NNN

# Floor Plan

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## Traffic Count



CARS PER DAY

Intersection of

NW 37th Avenue	24,000
NW 7th Street	28,500
Total	52,500

## Demographic Summary



RADIUS

1 Mile    3 Miles    5 Miles

	1 Mile	3 Miles	5 Miles
Population	33,204	266,898	636,799
Employees	9,625	155,926	456,731

## For More Information

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