



# 99 SHOREVIEW CENTER *at Miami Shores*



**NOW LEASING: THE SHOREVIEW CENTER AT MIAMI SHORES**  
9999 Northeast Second Avenue. Miami Shores, Florida. 33138.

Prime commercial real estate spaces for rent in the heart of Miami Shores, offering an unbeatable location for your restaurant or retail business. These versatile spaces are designed to accommodate a variety of uses, providing the ideal setting to attract foot traffic and build your brand. Surrounded by a vibrant, welcoming neighborhood and high visibility, this is your chance to establish a thriving business in one of Miami's most sought-after areas.

## **About 'The Shores':**

The Village of Miami Shores is an exquisitely well-located, charming, upscale suburb located just north of downtown Miami.

Home to Barry University, Miami Shores is known for its leafy streets, beautiful homes, and a laid-back, community-focused atmosphere. This picturesque neighborhood offers a unique blend of suburban tranquility with easy access to the vibrant energy of Miami. 'The Shores' (*as the locals refer to it*) has become a popular destination for both families and young professionals.



The Village of Miami Shores is:

- 5 miles to the west of Luxurious Bal-Harbour.
- 5 miles to the north of trendy Mid-Town, Design District and Wynwood.
- 8 miles south of the uber popular Aventura.
- 8 miles north of Downtown Miami/Brickell.
- only 10 miles to the world-renowned South Beach.

### **About Shoreview Center:**

***Shoreview Center at Miami Shores*** is a well-regarded commercial building located in the Village of Miami Shores. Shoreview offers a mix of retail and office spaces, making it an attractive option for businesses looking to establish themselves in this bustling, yet charming, Miami neighborhood.

Shoreview Center at Miami Shores is located on Northeast Second Avenue, in the heart of Miami Shores' downtown district. Pura Vida Miami, Carrot Express, Tinta y Café (EntreNos), Starbucks, Dunkin' and others call the district home.

Businesses within Shoreview Center will benefit from its proximity to main roads, providing easy access to locals and visitors, with high visibility and foot traffic. The building offers ample parking, making it convenient for both customers and employees. Its strategic location within *The Shores* means that future tenants can tap into a dynamic community, whether for retail, restaurant, or professional services.

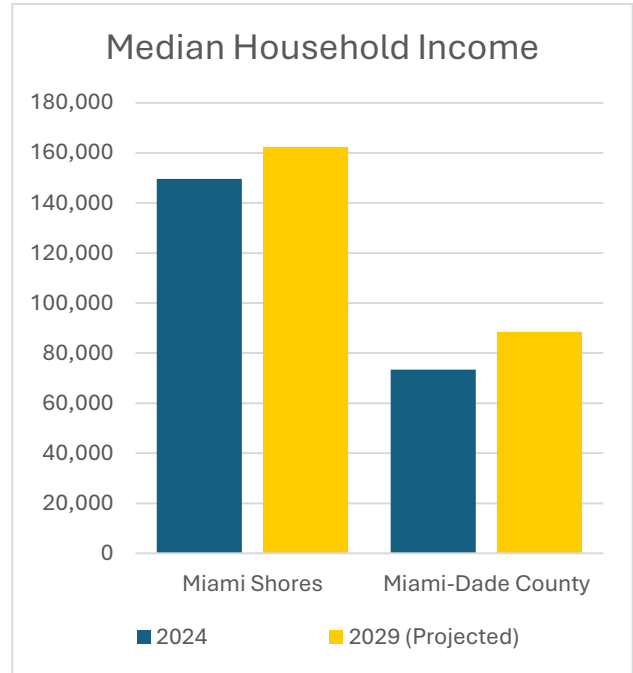
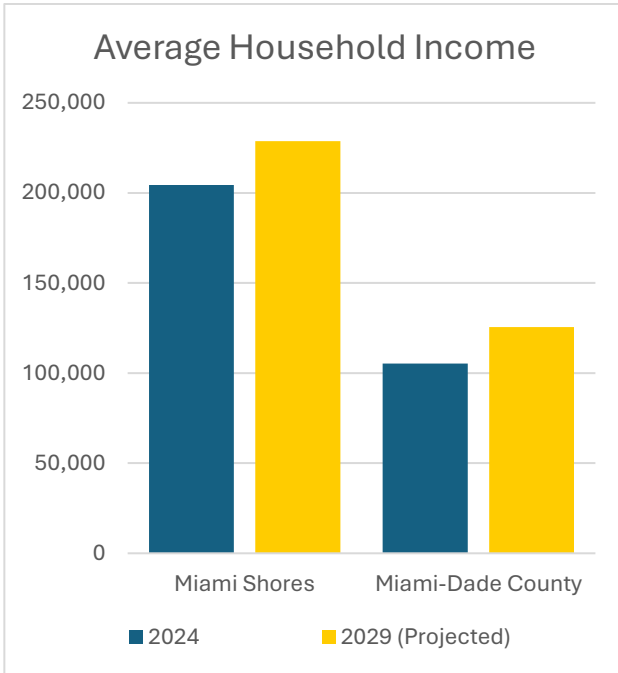
### **Shoreview Center:**

- Multiple commercial spaces on the ground floor in the heart of the downtown district.
- Faces west, directly on bustling N.E. 2nd Ave.
- 3-story building (*commercial on ground floor, office suites on 2<sup>nd</sup> and 3<sup>rd</sup> floors*).
- The building's façade, including new windows and doors, to be revamped.
- Interior blank canvas.
- Ample parking: rear of the building, along N.E. 2nd Ave, 99<sup>th</sup> Street, 100<sup>th</sup> Street.

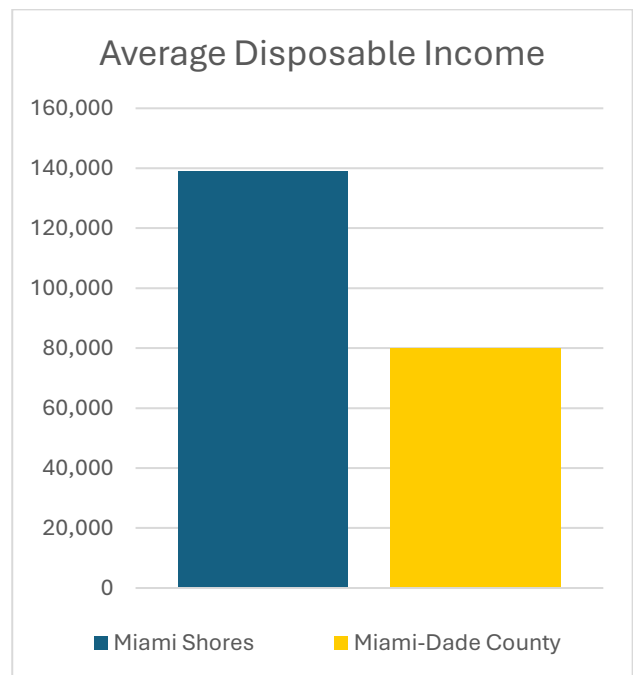
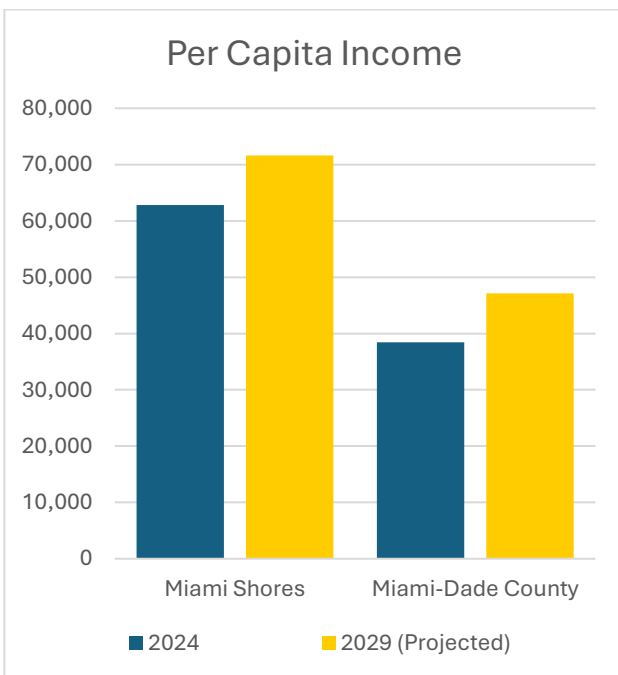
TRAFFIC COUNTS	
Northeast Second Avenue at NE 98 ST.   Average Weekly Daily Traffic	19,528
<i>This cross-street is 1 block south of the building, along NE 2<sup>nd</sup> Ave.</i>	
Biscayne Blvd. at NE 97 <sup>th</sup> ST.   Annual Average Daily Traffic	48,782
Biscayne Blvd. at NE 91 <sup>st</sup> ST.   Annual Average Daily Traffic	42,395



## INCOME



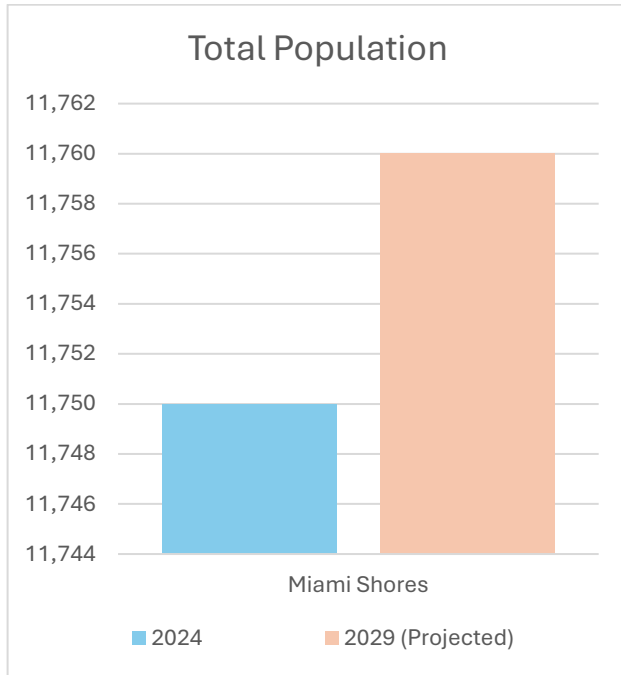
Source: U.S. Census American Community Survey (ESRI 2024)



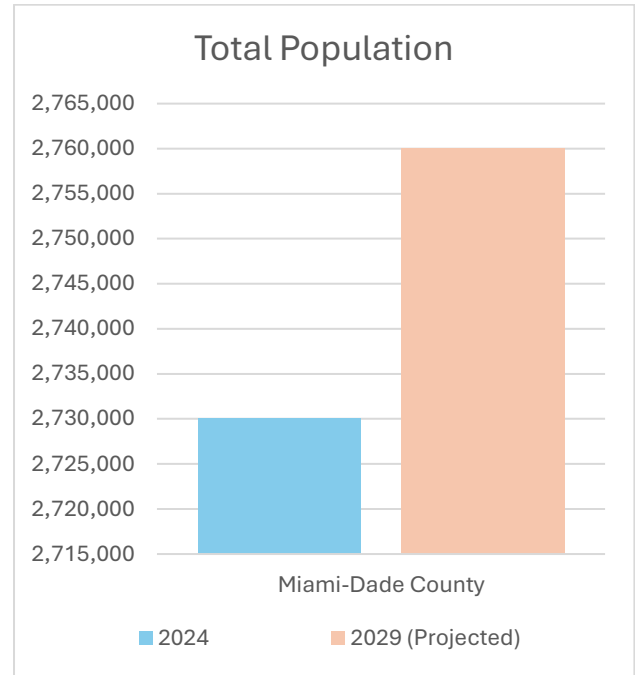
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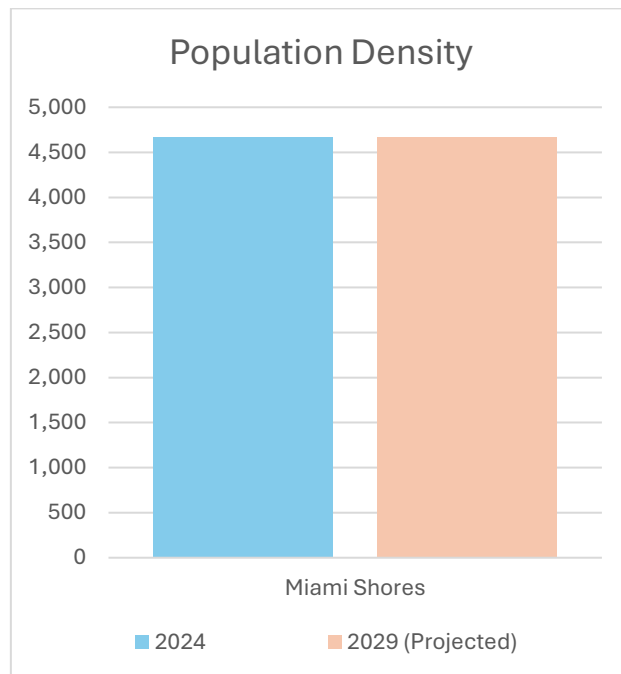
## POPULATION



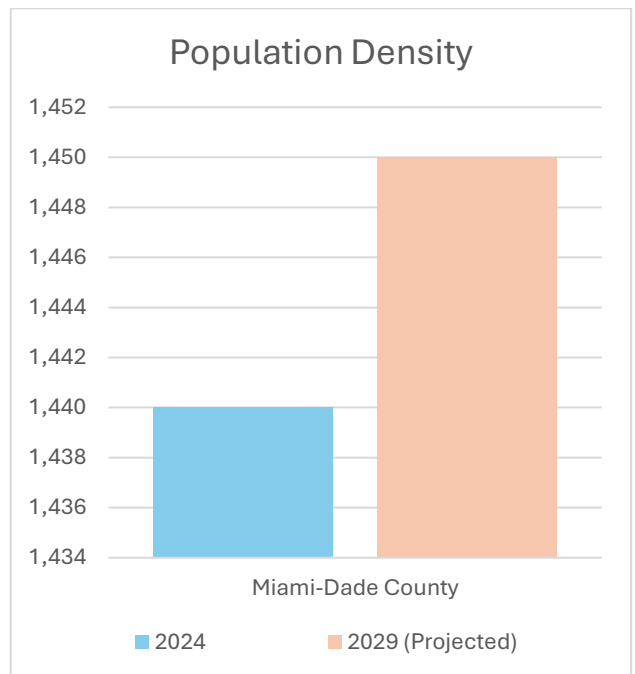
\* Total Population in the referenced areas



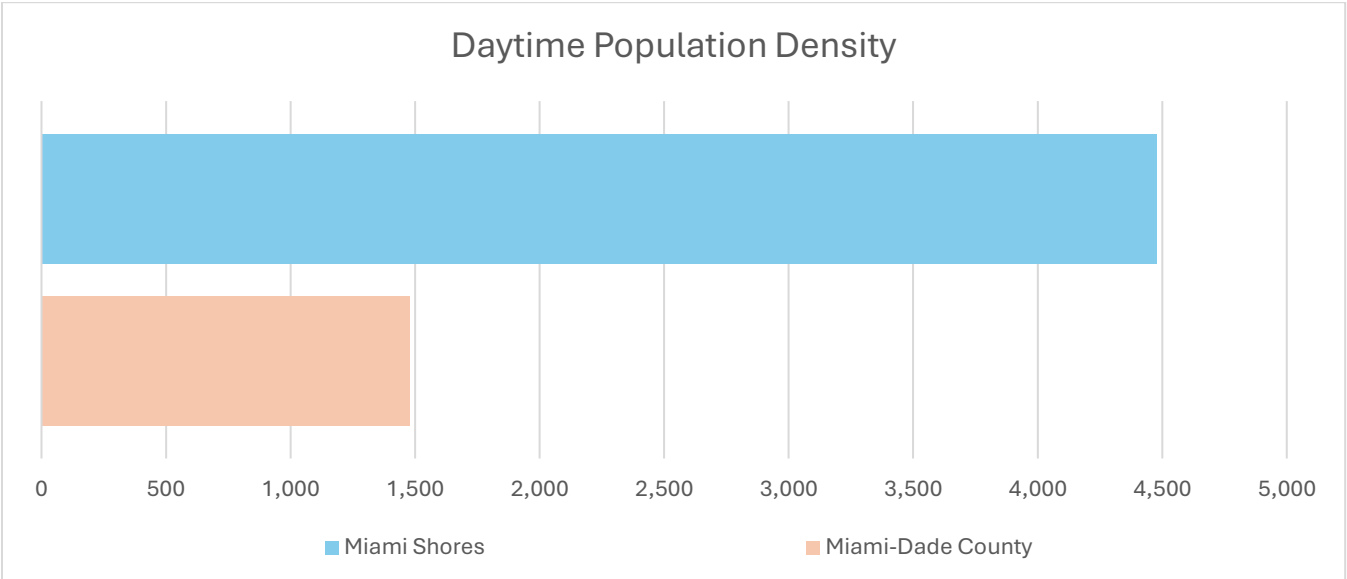
Source: U.S. Census American Community Survey (ESRI 2024)



\* Number of people per square mile, referenced areas



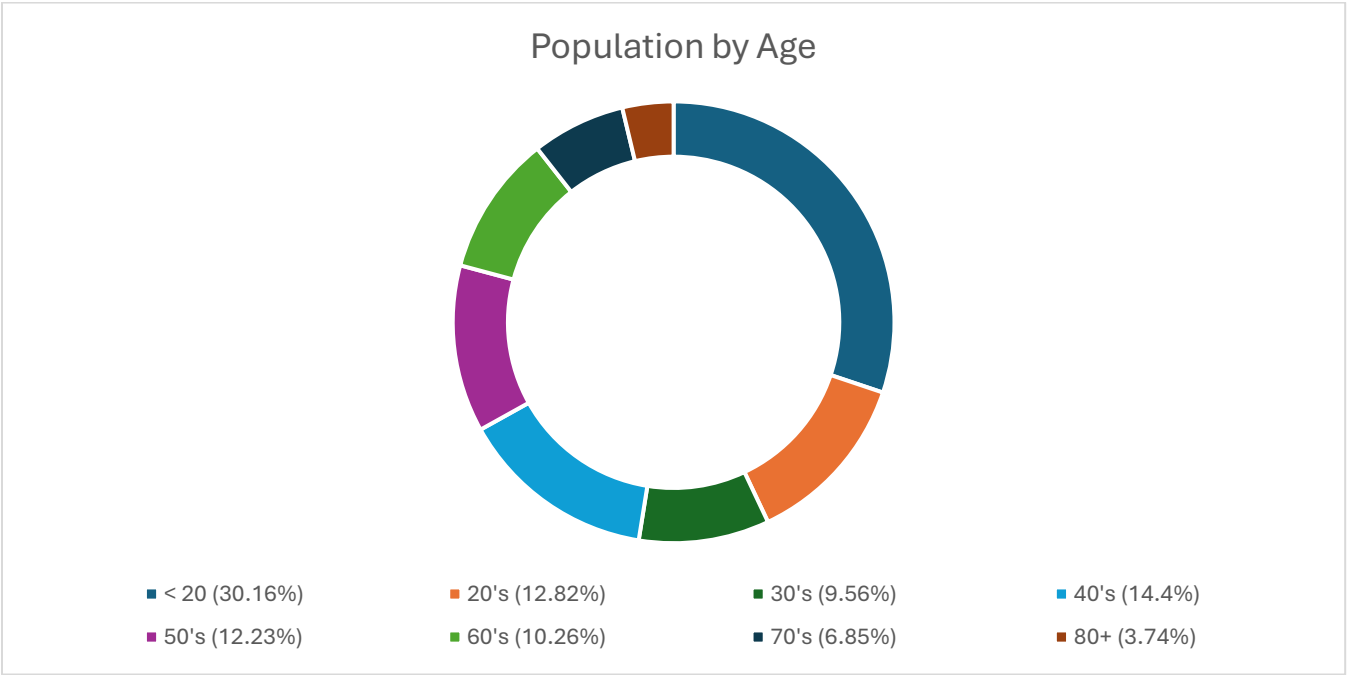
Source: U.S. Census American Community Survey (ESRI 2024)



\* Number of people present in the area during normal business hours, including workers, per square mile  
Source: U.S. Census American Community Survey (ESRI 2024)

	Miami Shores Village	Miami-Dade County
Median Age   2024	37.73	41.73
Median Age   2029 (Projected)	38.11	42.4

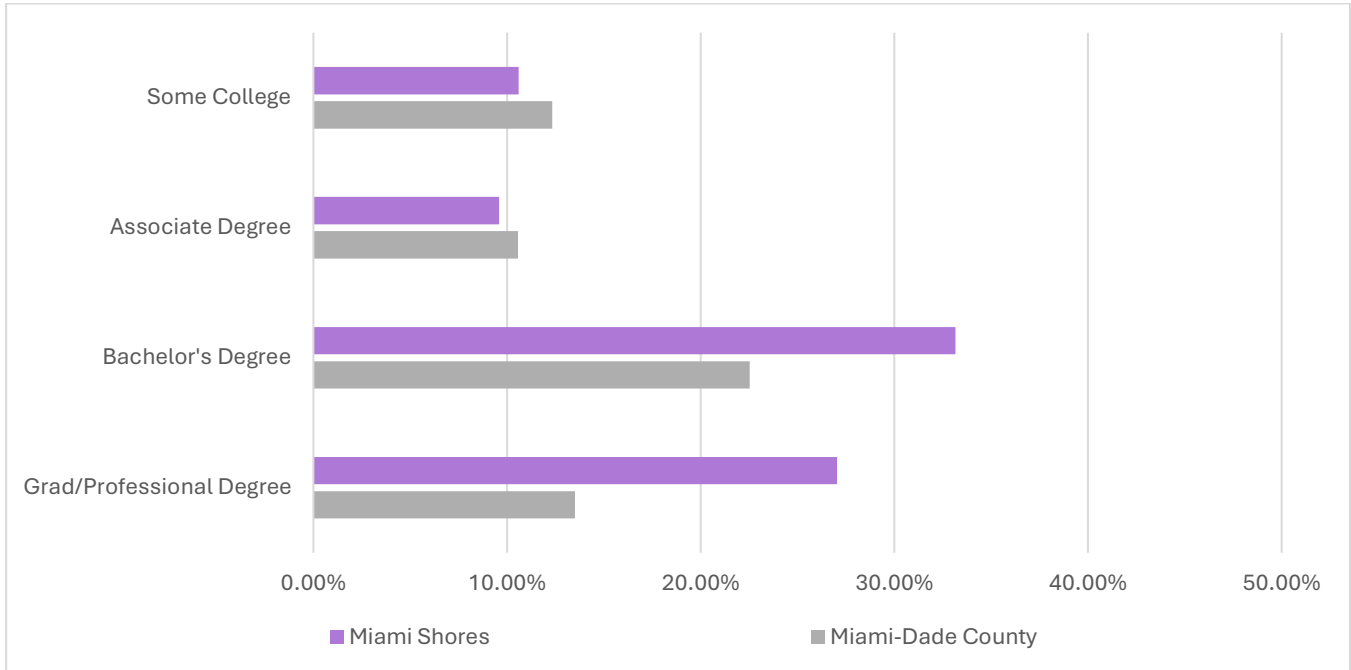
Source: U.S. Census American Community Survey (ESRI 2024)



Source: U.S. Census American Community Survey (ESRI 2024)



## EDUCATION



Source: U.S. Census American Community Survey (ESRI 2024)

For inquiries on this exceptional opportunity at the Shoreview Center at Miami Shores, Please contact Bryant G. Grosso, Realtor® Associate | R House Real Estate Sales



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