



FOR LEASE

RARE ENDCAP OPPORTUNITY ON BISCAYNE BOULEVARD

MIAMI, FL 33138
8320A BISCAYNE BLVD
2,738 SF ENDCAP RETAIL SPACE

\$7K/MONTH
LEASE PRICE

2,738 SF
AVAILABLE

T6-8-O
ZONING

45K
VEHICLES / DAY

12
PARKING SPACES



SUBJECT SPACE · WEST ENDCAP FRONTAGE ON BISCAYNE BLVD



NEIGHBORHOOD CENTER · FULLY LEASED CO-TENANCY

FAUSTO COMMERCIAL PRESENTS

Position your business at the center of one of Miami's most active and rapidly evolving commercial corridors. Rarely available within a fully leased neighborhood center, this **approximately 2,738 SF endcap** at 8320 Biscayne Boulevard offers the visibility, accessibility, and established co-tenancy businesses need to thrive.

The space features **16 to 18 foot finished ceilings**, an open and efficient layout, and a **partial build-out** that accelerates occupancy while leaving room to customize for your brand.

A dedicated off-street lot with **12 spaces** provides convenient access for customers and staff, an important advantage along the Biscayne corridor, and the established tenant mix delivers consistent daily activity and an existing customer base.

Offered at **\$7,000 per month, modified gross**, with immediate occupancy available.

IDEAL FOR

RETAIL

MEDICAL

SHOWROOM

FITNESS

PROFESSIONAL OFFICE

SERVICE USERS

STUDIO

LOCATION ADVANTAGES

- Prime Biscayne Boulevard frontage
- Approximately 45,000 vehicles per day
- Located in a high-growth corridor
- Surrounded by ongoing redevelopment
- Easy customer access and visibility
- 12 dedicated off-street parking spaces

KEY HIGHLIGHTS

- 2,738 SF endcap with wraparound glass
- 16 to 18 ft finished ceilings
- Partial build-out in place
- Modified gross lease rate
- Immediate occupancy
- Fully leased center with existing traffic

LOCATION & SITE



SUBJECT PROPERTY OUTLINED IN RED · BISCAYNE BLVD AT NE 83RD STREET



CENTER FRONTAGE LOOKING WEST

Situated in Miami's Upper Eastside between the Design District and the Biscayne corridor's newest mixed-use development, with immediate access to I-195, I-95, and the beaches via the 79th Street Causeway.

SPACE SPECIFICATIONS

ADDRESS	8320A Biscayne Blvd
AVAILABLE SF	2,738 SF
LEASE RATE	\$7,000 / Month
LEASE TYPE	Modified Gross
SPACE TYPE	Endcap
CEILING HEIGHT	16 to 18 Ft Finished
CONDITION	Partial Build-Out
PARKING	12 Dedicated Spaces
TRAFFIC COUNT	45,000 VPD
ZONING	T6-8-O
OCCUPANCY	Immediate

WHY THIS CORRIDOR

ESTABLISHED AND FULLY LEASED

The center is fully occupied, so the endcap opens into existing daily activity rather than an untested location. Co-tenancy drives cross-shopping from day one.

GROWTH AND REDEVELOPMENT

Active mixed-use construction immediately west and north of the site continues to add residents and daytime population to the immediate trade area.

ACCESS AND EXPOSURE

Roughly 45,000 vehicles per day pass the frontage, with 12 dedicated off-street spaces removing the parking friction found elsewhere on Biscayne.

IN THE IMMEDIATE AREA

UPPER EASTSIDE & MIMO

The surrounding stretch of Biscayne Boulevard is anchored by the MiMo Historic District, an established run of independent restaurants, retail, and hospitality.

DESIGN DISTRICT & MIDTOWN

The Miami Design District, Midtown, and Wynwood sit directly south along the same corridor, a short drive from the property.

REGIONAL ACCESS

I-195 and I-95 are minutes away, with the 79th Street Causeway connecting directly east to North Bay Village and Miami Beach.

SCHEDULE A TOUR OF 8320A BISCAYNE BLVD

AVAILABLE NOW · 2,738 SF · \$7,000 / MONTH MODIFIED GROSS

EXCLUSIVELY LISTED BY



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