

# RETAIL FOR LEASE

248 Biscayne Blvd, Miami, FL 33132



\* conceptual rendering





# VIZCAYNE

## PROPERTY OVERVIEW

### HIGHLIGHTS

- 1,064 SF second generation café space
- Situated on a busy corner of Biscayne Boulevard and NE 3rd Street in Downtown Miami
- Located at the bottom of Vizcayne, a 846-unit apartment complex
- Exceptional visibility along Miami's busiest street with heavy foot traffic
- Daytime population of 334,376 provides strong customer traffic during business hours

### 3-MILE DEMOGRAPHICS

259,460

**POPULATION**  
COUNT

124,294

**HOUSEHOLD**  
COUNT

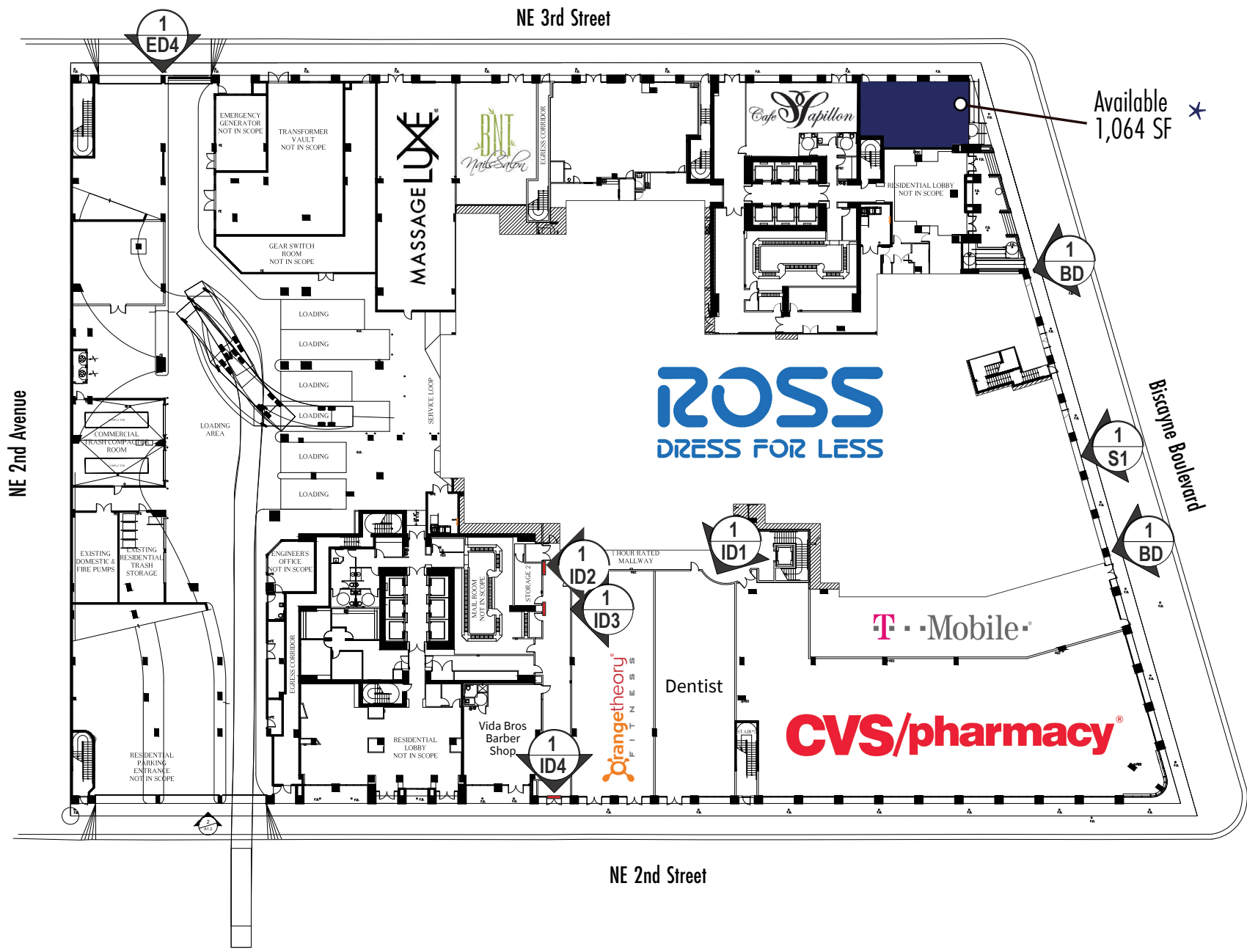
\$126,417

**AVG. HOUSEHOLD**  
INCOME

334,376

**DAYTIME**  
POPULATION

# SITE PLAN







Health District



MIAMICENTRAL

Brickell

Downtown Miami

VIZCAYNE



BRICKELL CITY CENTRE

Biscayne Boulevard

Bayfront Park







# VIZCAYNE

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