



Retail

---

# Capital Square

801 NW 37th Avenue | Miami, FL 33125

## FOR LEASE

Total Space Available: **394 - 1,804 SF**  
Lease Rate & Type: **\$25.00 - \$65.00 PSF, NNN**

### For More Information

Jeremy S. Larkin

+1 786 260 0402

jlarkin@naimiami.com

Valentina Tawil

+1 786 973 9046

vtawil@naimiami.com

For more listings visit: [naimia-ftl.com/properties](http://naimia-ftl.com/properties)

**NAI** Miami  
Fort Lauderdale

# Capital Square

801 NW 37th Avenue | Miami, FL 33125



## Property Features

- Diverse tenant mix
- Newly remodeled
- Common area bathrooms
- Join Pollo Tropical, Univista Insurance, Metro by T-Mobile, 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



## Traffic Count



### Intersection of

NW 37th Avenue	24,000
NW 7th Street	28,500
<b>Total</b>	<b>52,500</b>

## Demographic Summary



RADIUS

1 Mile    3 Miles    5 Miles

<b>Population</b>	33,204	266,898	636,799
<b>Employees</b>	9,625	155,926	456,731

# Floor Plan

801 NW 37th Avenue | Miami, FL 33125

## First Floor



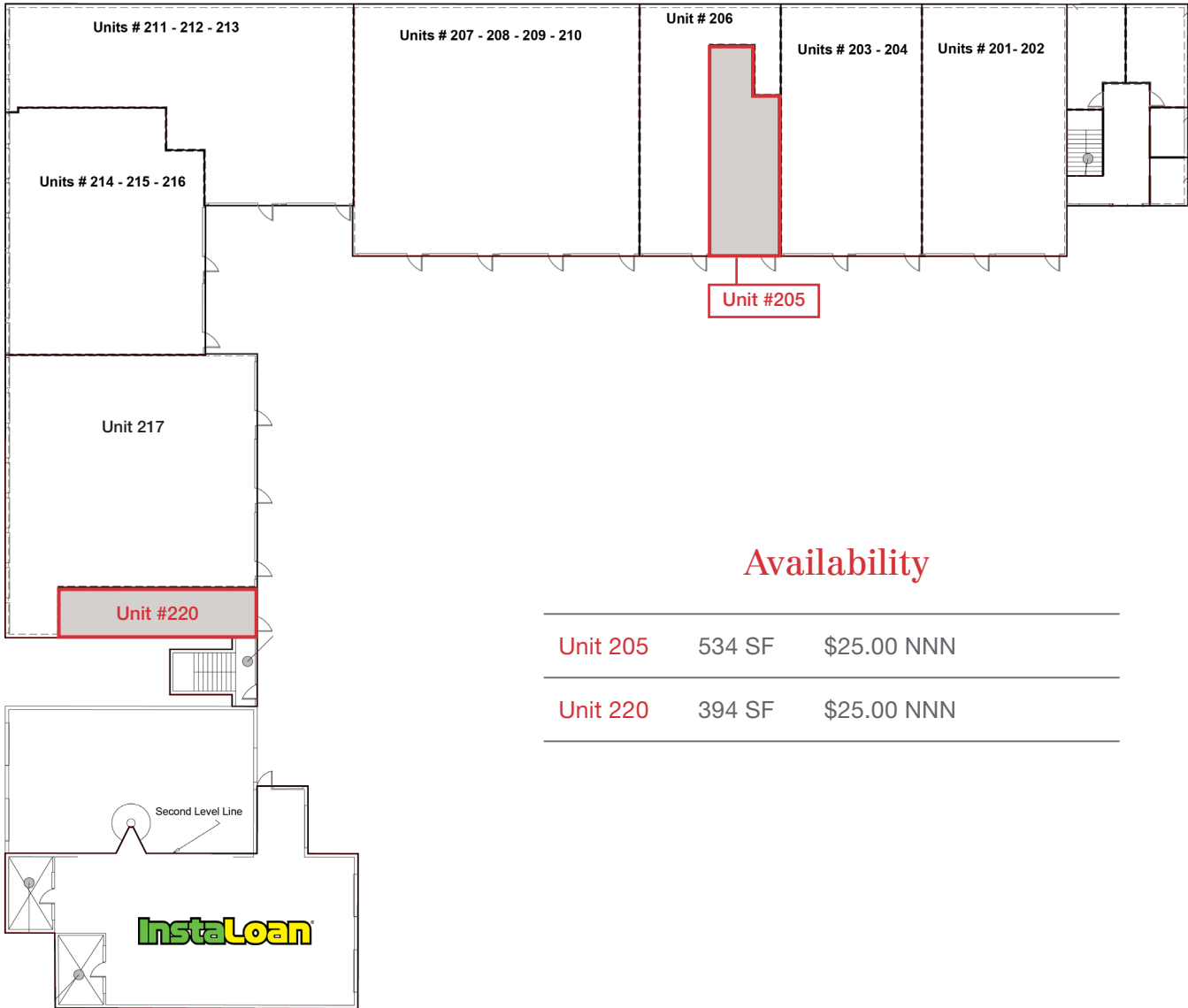
### Availability

Unit 769	1,804 SF	\$50.00 PSF, NNN
Unit 803	1,417 SF	\$65.00 PSF, NNN (2nd Gen Restaurant)
Unit 807	700 SF	\$55.00 PSF, NNN
Unit 833	700 SF	\$55.00 PSF, NNN

# Floor Plan

801 NW 37th Avenue | Miami, FL 33125

## Second Floor



### Availability

Unit 205	534 SF	\$25.00 NNN
Unit 220	394 SF	\$25.00 NNN

# Retail Map

801 NW 37th Avenue | Miami, FL 33125



## For More Information

Jeremy S. Larkin

+1 786 260 0402

jlarkin@naimiami.com

Valentina Tawil

+1 786 973 9046

vtawil@naimiami.com



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.