

FOR LEASE



TWO-STORY BUILDING



6,500 SF



\$37/SF GROSS



POROSOFF GROUP

1730 W FLAGLER STREET MIAMI, FL 33135

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Miami, FL 33135

Alina Sportswear, Inc
CUSTOM PRINTING & EMBROIDERY
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COMPASS
COMMERCIAL



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2-STORY

BUILDING



6,500

SQ FT



T6-8-O

ZONING

\$

\$37

SF GROSS



LITTLE HAVANA

LOCATION



7

PARKING SPACE

Prime corner retail/office opportunity in the heart of Little Havana. This 6,500 SF freestanding, two-story building features on-site parking and is located on a signalized hard corner along W Flagler St, which sees over 30,000 vehicles daily. Zoned for a wide range of commercial uses including medical office, daycare, retail, and more. Surrounded by national retailers such as Walgreens (2700 W Flagler St), Dollar Tree, Sedano's, Family Dollar, and CVS—all within half a mile. Just minutes to SR 836 (Dolphin Expressway) and less than 3 miles from Miami International Airport. The site offers excellent visibility, strong demographics, and close proximity to Downtown, Coral Gables, and the Civic Center. Ideal for users seeking high exposure in a dense, walkable neighborhood.

Traffic & Accessibility:

Daily Traffic: Over 30,000 vehicles pass by daily on W Flagler Street

Expressway Access: Just minutes from SR 836 (Dolphin Expressway)

Airport Proximity: Approximately 3 miles from Miami International Airport

Demographics:

Population Density: The West Flagler neighborhood has a population density of approximately 11,468 residents per square mile

Median Household Income: \$59,390 (as of 2023)

Cultural Composition: A vibrant community with a rich cultural heritage, predominantly Hispanic or Latino population Wikipedia Data USA+1 Census.gov +1

Nearby Retailers (Within 0.5 Miles):

Walgreens: 2700 W Flagler St

Dollar Tree: 1473 NW 7th St

Sedano's Supermarket: 1263 W Flagler St

Family Dollar: 901 NW 17th Ave

CVS Pharmacy: 1177 SW 8th St Census.gov

Site Features:

Visibility: High-visibility location on a busy thoroughfare

Flexibility: Suitable for various commercial uses, including medical, retail, and daycare

Parking: On-site parking, a valuable asset in this urban setting



OVERTOWN

DWNTWN
MIAMI

BRICKELL

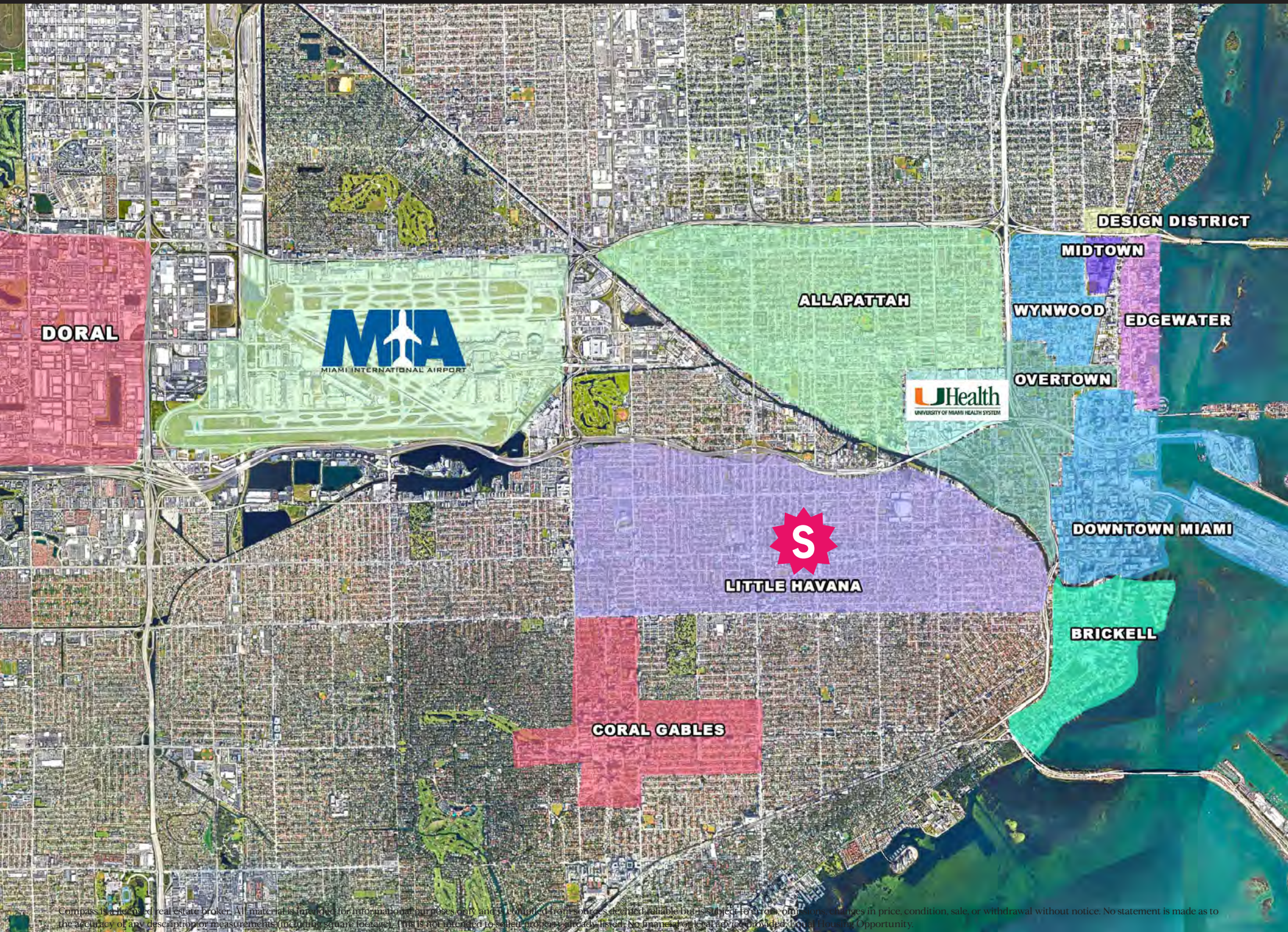
RIVERSIDE

NW 17TH AVE

SW 17TH AVE

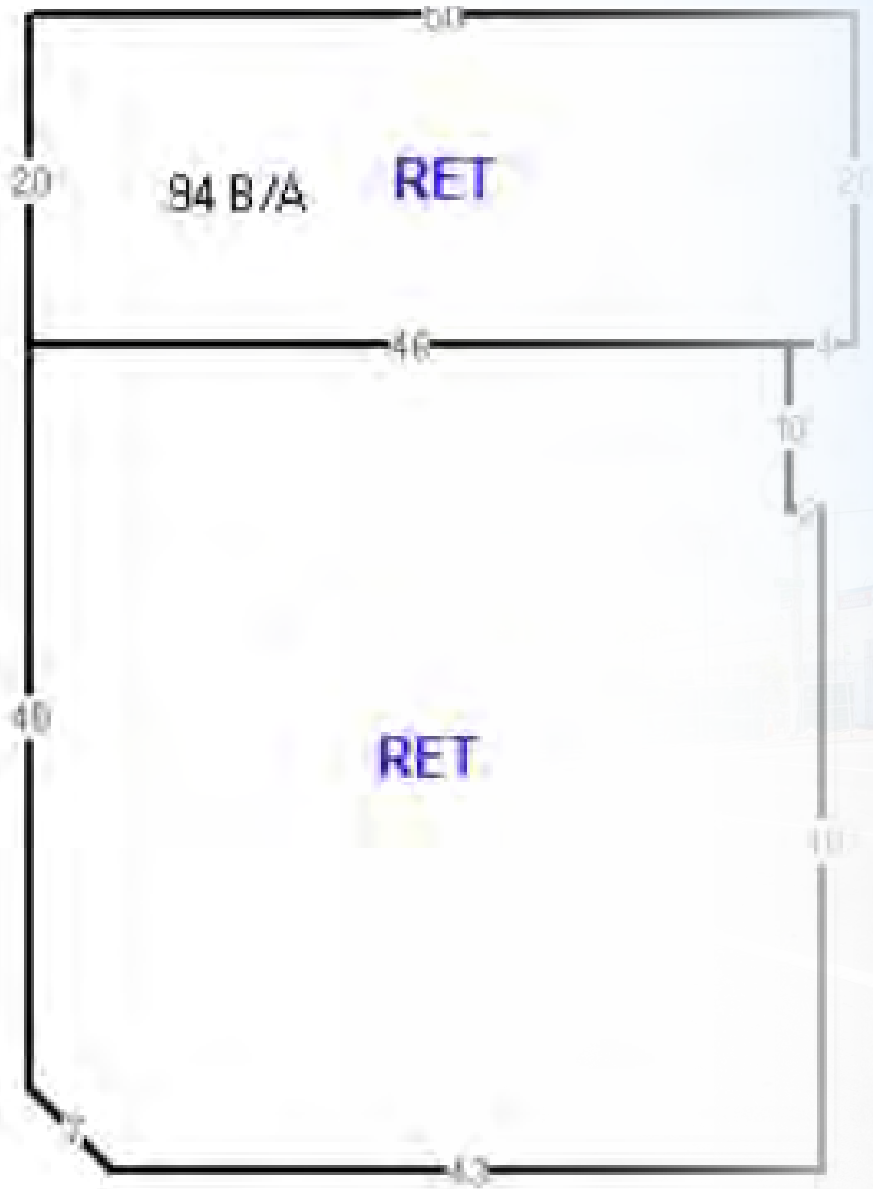
W FLAGLER ST

SW 1ST ST





FLOOR PLAN



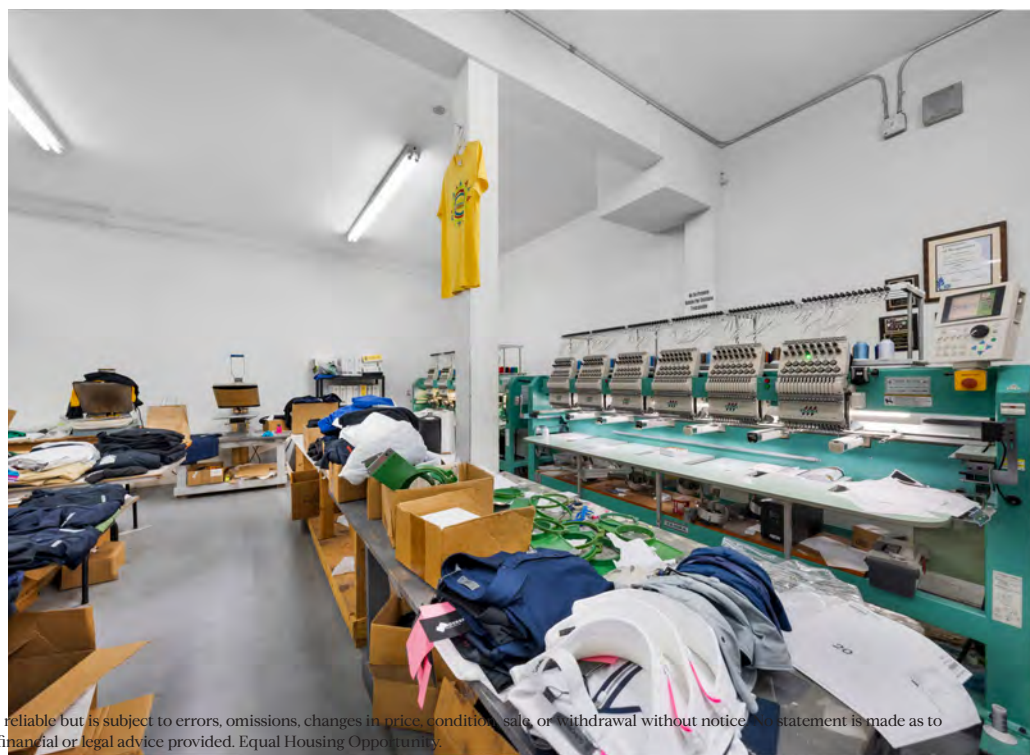


W FLAGLER ST

SW 17TH CT

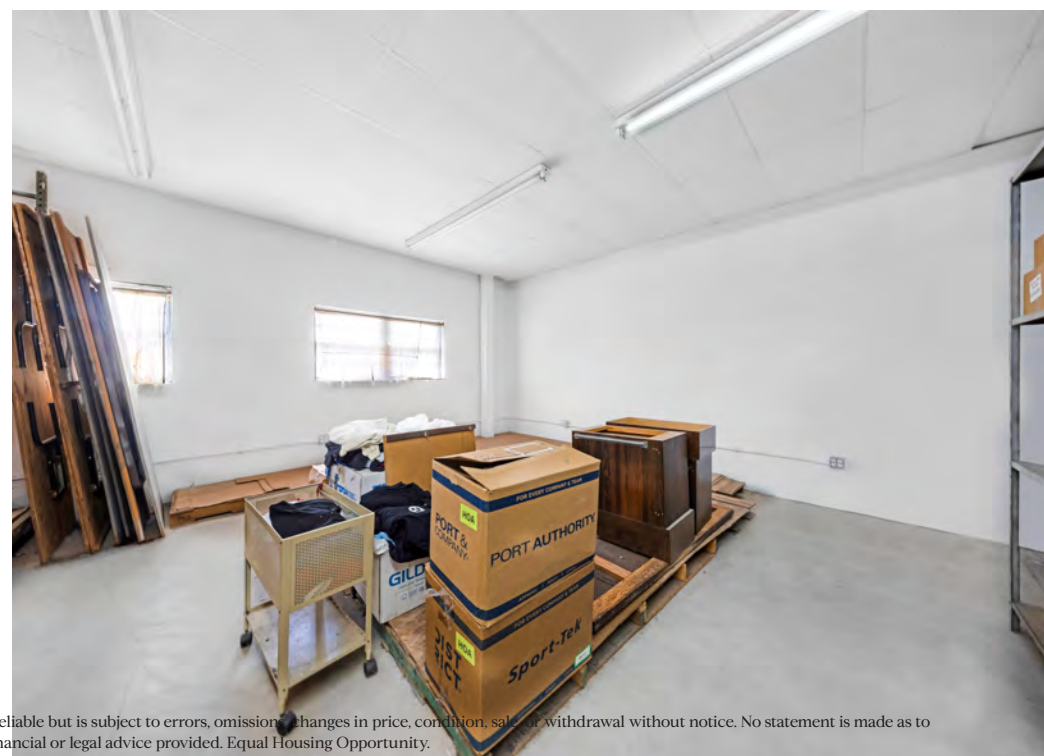
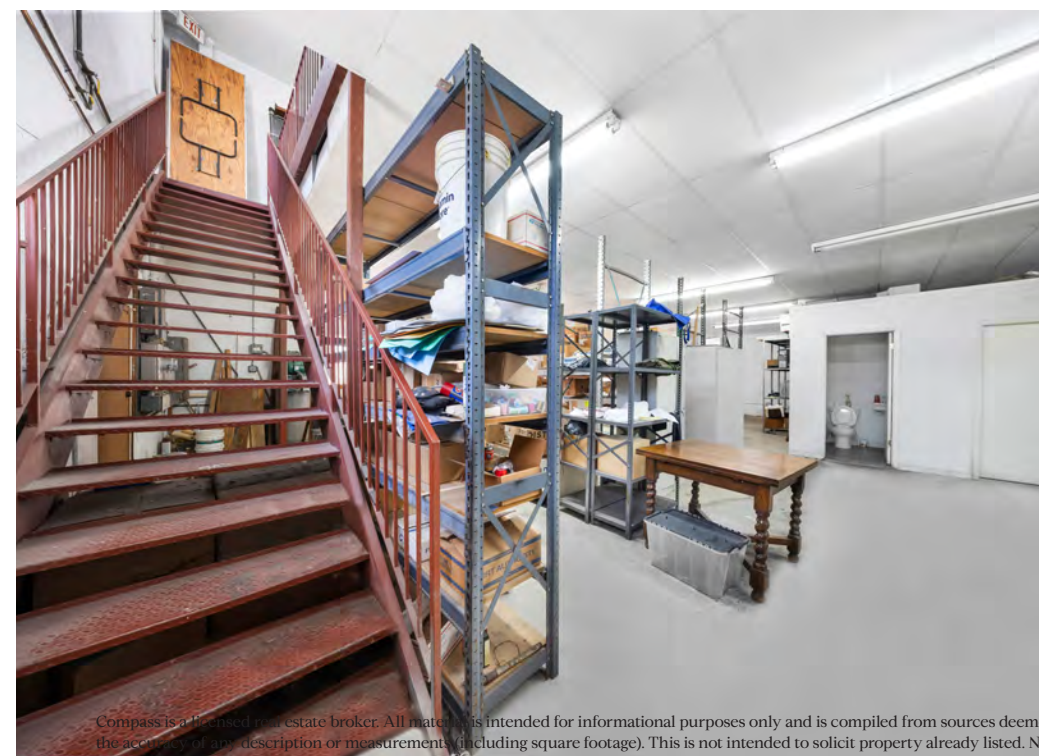
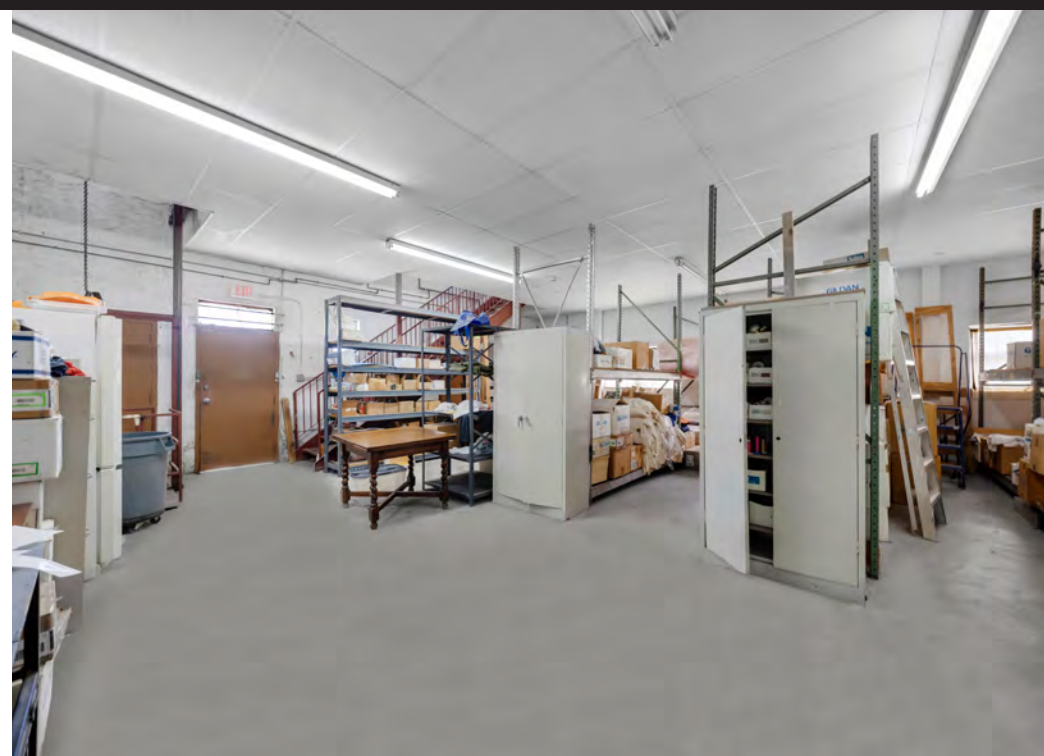
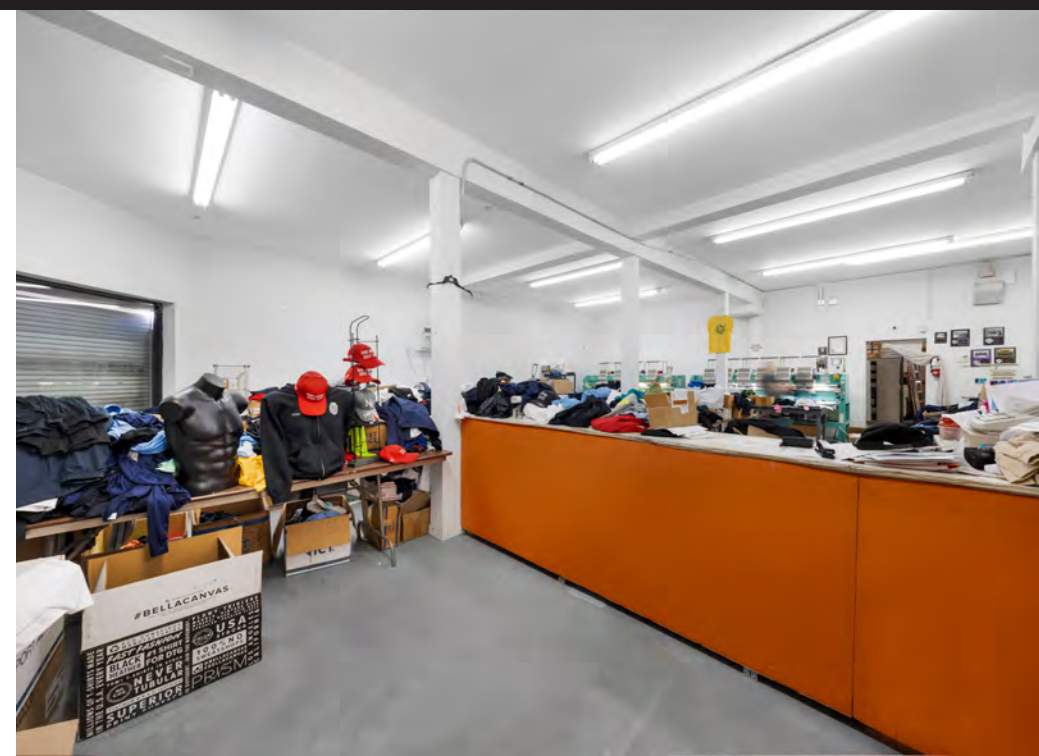
SW 1ST ST

ADDITIONAL PARKING









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OUR AVAILABLE LISTINGS



201 SW 21ST CT
\$1,650,000



CALLE OCHO COVERED LAND
\$6,700,000



PROVIDENCE APARTMENTS
\$15,200,000



1837 NW 3RD AVE
\$2,200,000



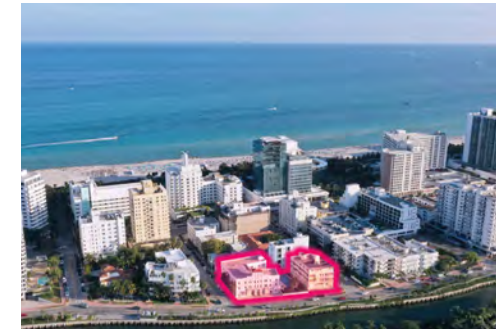
THE DIRTY RABBIT WYNWOOD
\$18,500,000



24 SW 21ST AVE
\$2,100,000



1553 SW 7TH ST
\$4,887,000



3025 INDIAN CREEK DR
\$,000



734 SW 4TH CT
\$2,190,000



50 BISCAYNE BLVD
\$6,700,000



536 SW 18TH AVE
\$660,000



843 SW 13TH AVE
\$4,500,000



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