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**FOR LEASE**

**1034 NW 3RD AVENUE  
MIAMI, FL 33136**

**RETAIL-READY SPACE**



# OVERVIEW

Positioned in historic Overtown, this ±1,000 SF retail-ready space offers exceptional visibility and strong daily vehicle exposure in the heart of Miami's urban core. The property features prominent storefront frontage, excellent signage opportunities, and convenient access for both customers and employees. Surrounded by dense residential neighborhoods and a vibrant nightlife scene—including Red Rooster—this location is well-suited for retail, medical, fitness, or service-oriented users seeking a high-profile presence. Co-tenants include Ebene Naturals Skincare Clinic, Dunns Josephine Hotel, and Le Chien Gourmet Pet Groomer.

# SITE SUMMARY

SIZE: +/- 1,000 SF

USE: Retail

ASKING PRICE: \$3000/Month Gross

# HIGHLIGHTS

- MODERN RETAIL READY SPACE
- STRONG CO-TENANCY
- PROXIMITY TO NEWLY BUILT PUBLIX AND BRIGHTLINE MIAMI STATION
- DENSE URBAN POPULATION



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**JUSTIN LEE** | COMMERCIAL ADVISOR | 516.712.5104  
**MAX LORIA** | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR PHOTOS



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# INTERIOR + EXTERIOR PHOTOS



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