



# RETAIL - CAFE RESTAURANT

**FOR LEASE**

**6005 NW 7 AVENUE**

**LIBERTY CITY, MIAMI**



WE <sup>SH</sup>AP NEIGHBORHOODS<sup>®</sup>  
E

**METRO1.COM**  
**INFO@METRO1.COM**

# Executive Summary

Metro 1 Commercial QOZB LLC is pleased to offer for lease the property at 6005 NW 7 Avenue, Miami, FL, located in the heart of the Liberty City District.

This newly renovated space, complete with existing restaurant infrastructure, is ideal for the next visionary concept to bring fresh energy and visibility to this historic Miami neighborhood. It is also well-suited for a variety of dry retail uses.

Featuring a modern indoor layout and a spacious outdoor area, the property is primed for the right tenant. Conveniently located just blocks from the NW 62nd Street I-95 exit, the space enjoys high visibility and access from NW 7 Avenue, a busy thoroughfare with significant vehicular traffic.

NW 7 Avenue is a major north-south route through Miami's Urban Core, connecting vibrant nearby neighborhoods such as Wynwood, Allapattah, Little Haiti, Little River, and Liberty City, known for their diverse communities and mix of residential, commercial, and local amenities.

## Property Highlights

- + Indoor SF:** 1,028 SF
- + Outdoor SF:** +/- 900 SF
- + Asking Price:** \$4,000/month + NNN
- + Allowed Uses:** Café, Restaurant, Dry Retail
- + Restaurant Infrastructure:** Extraction Hood, Grease Trap



# Property Pictures





No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYAL BYCKOVAS. All designs herein are property of ROYAL BYCKOVAS. All copyrights reserved (C) 2023.



Miami, Florida

R&B Royal Byckovas | AA 26002805  
305 407 3929 | royalbyckovas.com  
6001 NW 7th. Ave. Miami, FL 33127

CAFE INTERIOR

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYAL BYCKOVAS. All designs herein are property of ROYAL BYCKOVAS. All copyrights reserved (c) 2023.



Miami, Florida

**R&B** Royal Byckovas | AA 26002805  
305 407 3929 | royalbyckovas.com  
6001 NW 7th Ave. Miami, FL 33127

**COURTYARD, EXTERIOR**

© 2018 R&B Byckovas. All rights reserved. All designs herein are property of R&B Byckovas. Any portion of this image may be used for promotional purposes without the written consent of R&B Byckovas.



Miami, Florida

R&B Byckovas | AA 26002805  
305 407 3929 | royalbyckovas.com  
6001 NW 7th Ave, Miami, FL 33127

COURTYARD, EXTERIOR

# Floor Plan





# Liberty City

Liberty City is one of the most culturally rich parts of Miami, and a place that tourists are unlikely to visit.. for now.

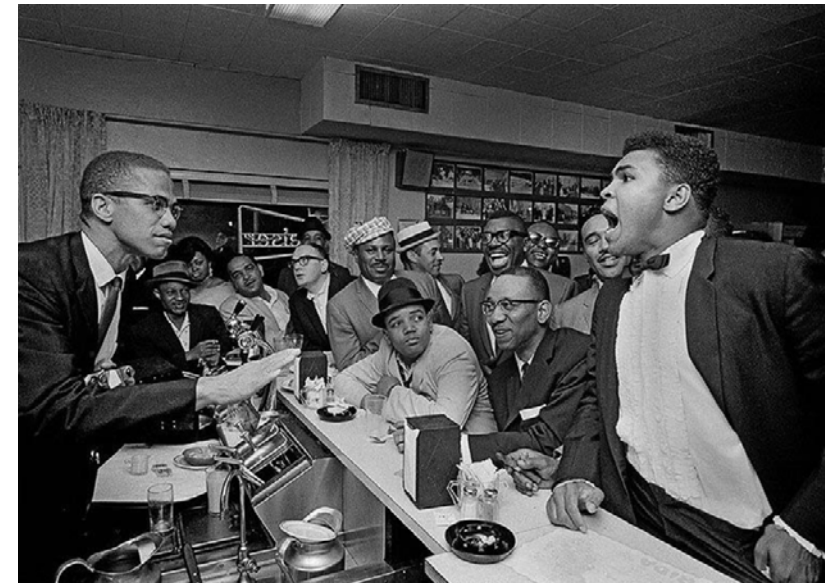
The neighborhood carries a story as real and honest as American history itself. Rooted in a sense of family and community, but carrying the weight of racial connotation, inherently giving it a rich sense of culture, vibrance, and a search for liberty and expression.

Legend says Martin Luther King recited an early version of his speech “I Have a Dream” at the historic Hampton House. The Hampton House Motel was an oasis for African-American leaders, activists, performers, and professional athletes, including Dr. Martin Luther King Jr., Sammy Davis Jr., Duke Ellington, Nancy Wilson, Louis Armstrong, Jim Brown, Malcolm X, and Muhammad Ali.

Once described as the “Jewel of Black Miami,” the Hampton House Motel was a unique and important site. The Hampton House was among the most modern and upscale facilities available to Blacks in Miami before desegregation. And in an era when hospitals, schools, and beaches were segregated, the Hampton House was open to people of all races. Furthermore, it was a center of local and national political, civic, and cultural activity. One only needs to speak to people who visited the hotel during its years of operation to understand how much the swirl at the Hampton House captured and inspired imaginations.

Whereas Overtown was the entertainment district in the Jim Crow Era, Liberty City was the gathering point for civil rights minds of the time.

Few places around the nation carry the cultural significance of Liberty City, making this area ripe for a revitalization driven by its local culture and history.



# Vision by R&B Architects.

Royal Byckovas Architecture and Design is an award-winning design practice that create exquisite, original designs in the realm of commercial and residential architecture, interior design and exterior environments in Miami and Atlanta.



**2ND GENERATION**  
FOR LEASE 6005 NW 7 AVENUE  
LIBERTY CITY, MIAMI



**Juan Andres Nava**  
Managing Director  
anava@metro1.com

**Djinji Brown**  
Advisor  
dbrown@metro1.com

**Metro 1**  
305.571.9991  
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



## CONTACT

**Juan Andres Nava**  
Managing Director  
O. 305.571.9991  
C. 954.864.6274  
anava@metro1.com

**Djinji Brown**  
Broker Associate  
O. 305.571.9991  
C. 305.331.5836  
dbrown@metro1.com

