

**FOR LEASE**



**AVAILABLE RETAIL SPACE**



**5,000 SF \$ \$35/SF GROSS**



**POROSOFF GROUP**

**1201 W FLAGLER STREET MIAMI, FL 33135**



***1201 W Flagler Street***  
***Miami, FL 33135***



COMPASS  
COMMERCIAL



**Alessandro M. Lima**  
CRE Advisor  
alima@porosoff.com  
305.281.4469

**WWW.POROSOFF.COM**





# 1-STORY

UNIT



# 5,000

SQ FT



# T6-8-O

ZONING



# \$35

SF GROSS



# LITTLE HAVANA

LOCATION



# 30,000

FDOT TRAFFIC COUNT





Prime 5,000 SF retail space available at 1201 W Flagler Street, located in the vibrant heart of Little Havana, Miami.

Asking \$35 per SF gross.

**Ideal for:**

**Office**

**Medical center**

**Day care**

**Retail store**

**Restaurant**

**Supermarket**

**Property Highlights:**

- Excellent corner visibility with high car and pedestrian traffic
- Daily traffic count on W Flagler Street: ~30,000 vehicles per day
- Centrally positioned just minutes from Downtown Miami, Brickell, and I-95
- Dense residential and commercial surroundings with strong foot traffic
- Within 2 miles: over 50,000 residents with an average household income of ~\$55,000
- Surrounded by top local employers, schools, and cultural landmarks

**Nearby Anchors / Retailers (within 0.5 mile):**

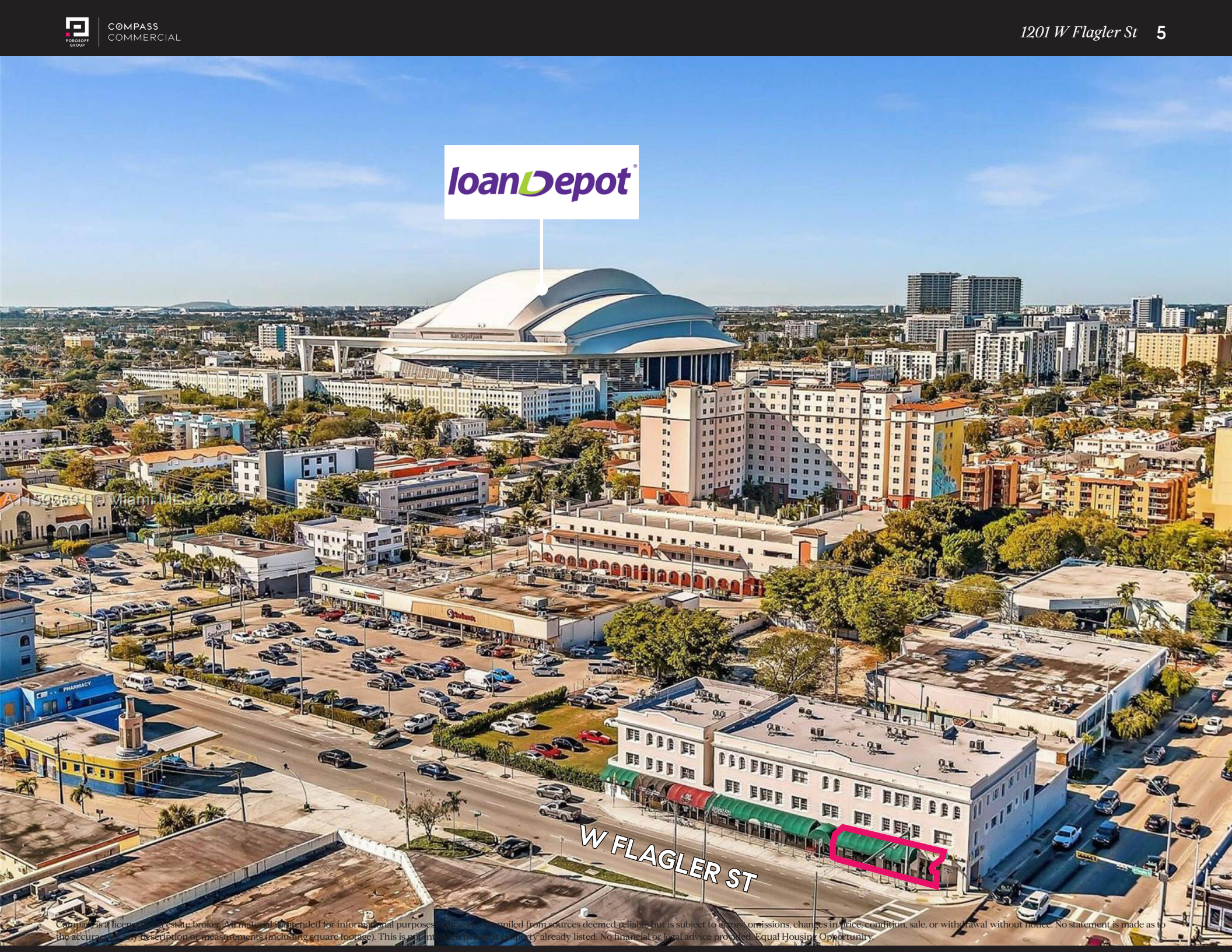
- Walgreens
- Sedano's Supermarket
- Advance Auto Parts
- Presidente Supermarket
- Little Havana restaurants and nightlife

This is an exceptional opportunity for a business looking to thrive in one of Miami's most historic and fastest-growing commercial corridors.



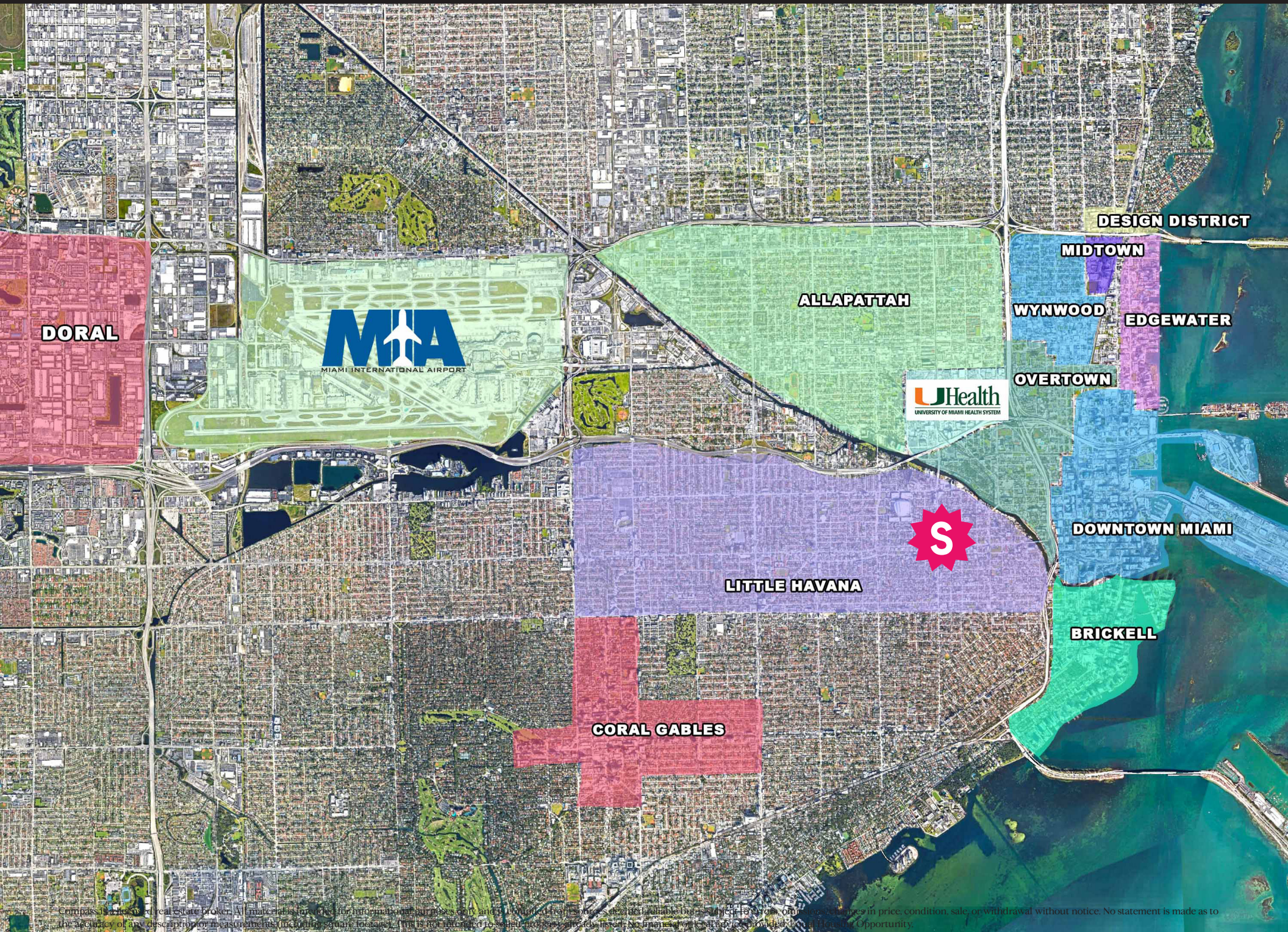


loanDepot®



W FLAGLER ST









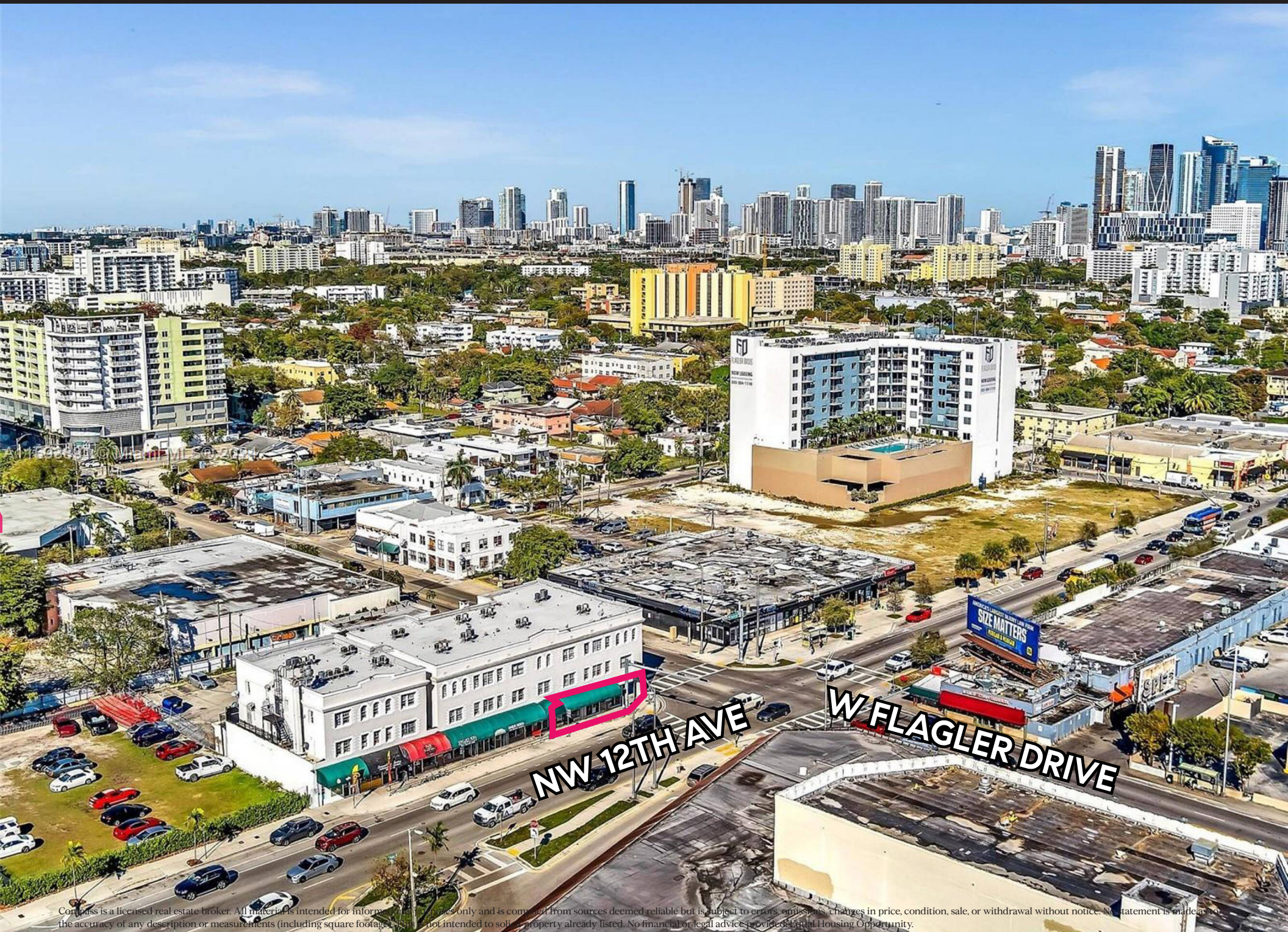
A11593891 © Miami MLS © 2024

W FLAGLER DRIVE













| #  | ADDRESS             | RENT/SF/YR | SF LEASED | TYPE          | FLOOR | SERVICES |
|----|---------------------|------------|-----------|---------------|-------|----------|
| 1  | 4712 W Flagler St   | \$29.21    | 1,150     | Retail        | 1st   | FS       |
| 2  | 601-625 SW 57th Ave | \$29       | 1,100     | Retail        | 1st   | FS       |
| 3  | 4705 SW 8th St      | \$58.56    | 750       | Retail        | 1st   | MG       |
| 4  | 3434 SW 8th St      | \$60       | 2,550     | Retail        | 1st   | NNN      |
| 5  | 741 NW 27th Ave     | \$35       | 1,225     | Retail        | 1st   | NNN      |
| 6  | 899 NW 27th Ave     | \$30       | 394       | Retail        | 2nd   | NNN      |
| 7  | 804 S Douglas Rd    | -          | 422       | Retail        | 1st   | FS       |
| 8  | 475 Le Jeune Rd     | \$40       | 6,006     | Office/Retail | 1st   | NNN      |
| 9  | 487 Le Jeune Rd     | \$40       | 1,533     | Office/Retail | 1st   | NNN      |
| 10 | 5410 SW 8th St      | \$41.55    | 4,909     | Retail        | 1st   | MG       |
| 11 | 3930 NW 7th St      | \$3.90     | 530       | Retail        | 1st   | MG       |
| 12 | 7147 SW 8th St      | \$40       | 2,250     | Retail        | 1st   | MG       |
| 13 | 136 NW 57th Ave     | -          | 1,400     | Office/Retail | 1st   | -        |
| 14 | 3930 NW 7th St      | \$42       | 876       | Retail        | 1st   | MG       |
| 15 | 3141 SW 8th St      | \$32       | 1,800     | Retail        | 1st   | -        |
| 16 | 6101 SW 8th St      | \$36       | 900       | Retail        | 1st   | MG       |
| 17 | 6790 W Flagler St   | \$55.24    | 1,412     | Retail        | 1st   | NNN      |
| 18 | 3080 SW 8th St      | \$35       | 6,000     | Retail        | 1st   | NNN      |

Note: The highlighted rows sold by Alessandro Lima

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity.



## WWW.POROSOFF.COM

### OUR AVAILABLE LISTINGS



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



CALLE OCHO COVERED LAND  
**\$6,700,000**



PROVIDENCE APARTMENTS  
**\$14,400,000**



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



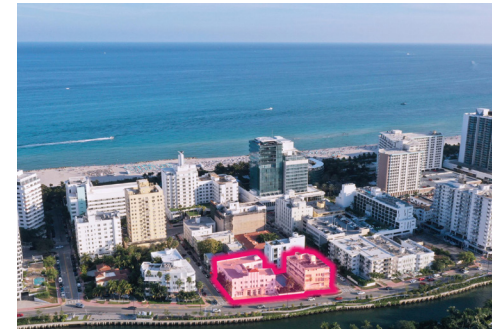
THE DIRTY RABBIT WYNWOOD  
**\$16,999,000**



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



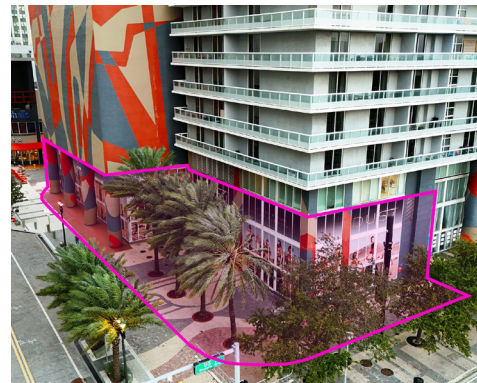
1553 SW 7TH ST  
**\$4,887,000**



3025 INDIAN CREEK DR  
**TBD**



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**





COMPASS  
COMMERCIAL

**Alessandro M. Lima**  
**(LEAD)**  
CRE Advisor  
alima@porosoff.com  
305.281.4469

**Arthur Porosoff**  
CRE Advisor  
art@porosoff.com  
305.733.6066

**Javier Ubeda**  
CRE Advisor  
javier@porosoff.com  
305.766.1864

**Barbara Montero**  
CRE Advisor  
barbara@porosoff.com  
954.404.2829

**Almog Strikowski**  
CRE Advisor  
almog@porosoff.com  
818.665.9929

**Ross Burch**  
CRE Advisor  
ross@porosoff.com  
305.747.4767

**Justin Natalizio**  
CRE Advisor  
justin@porosoff.com  
917.685.6988

**Logan Rice**  
CRE Advisor  
logan@porosoff.com  
727.403.0321

**Utku Taner**  
Marketing Director  
utku@porosoff.com

**Lu Li**  
Transaction Coordinator  
lu@porosoff.com

**WWW.POROSOFF.COM**