

# 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



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1-STORY  
UNIT



5,000  
SQ FT



T6-8-0  
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:**

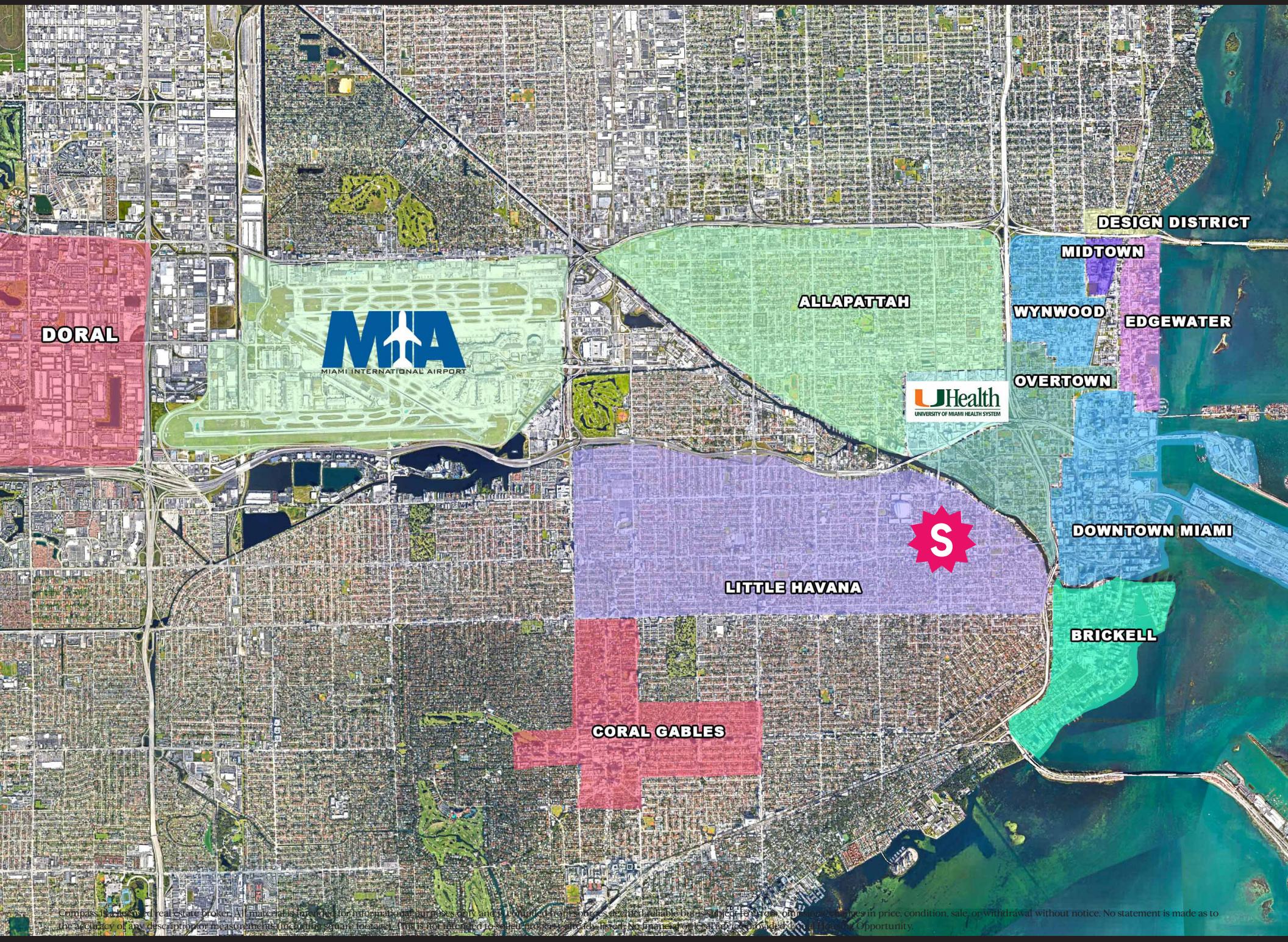
- Excellent corner visibility with high car and pedestrian traffic
- Daily traffic count on W Flagler Street: ~30,000 vehicles per day
- Centrally positioned just minutes from Downtown Miami, Brickell, and I-95
- Dense residential and commercial surroundings with strong foot traffic
- Within 2 miles: 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

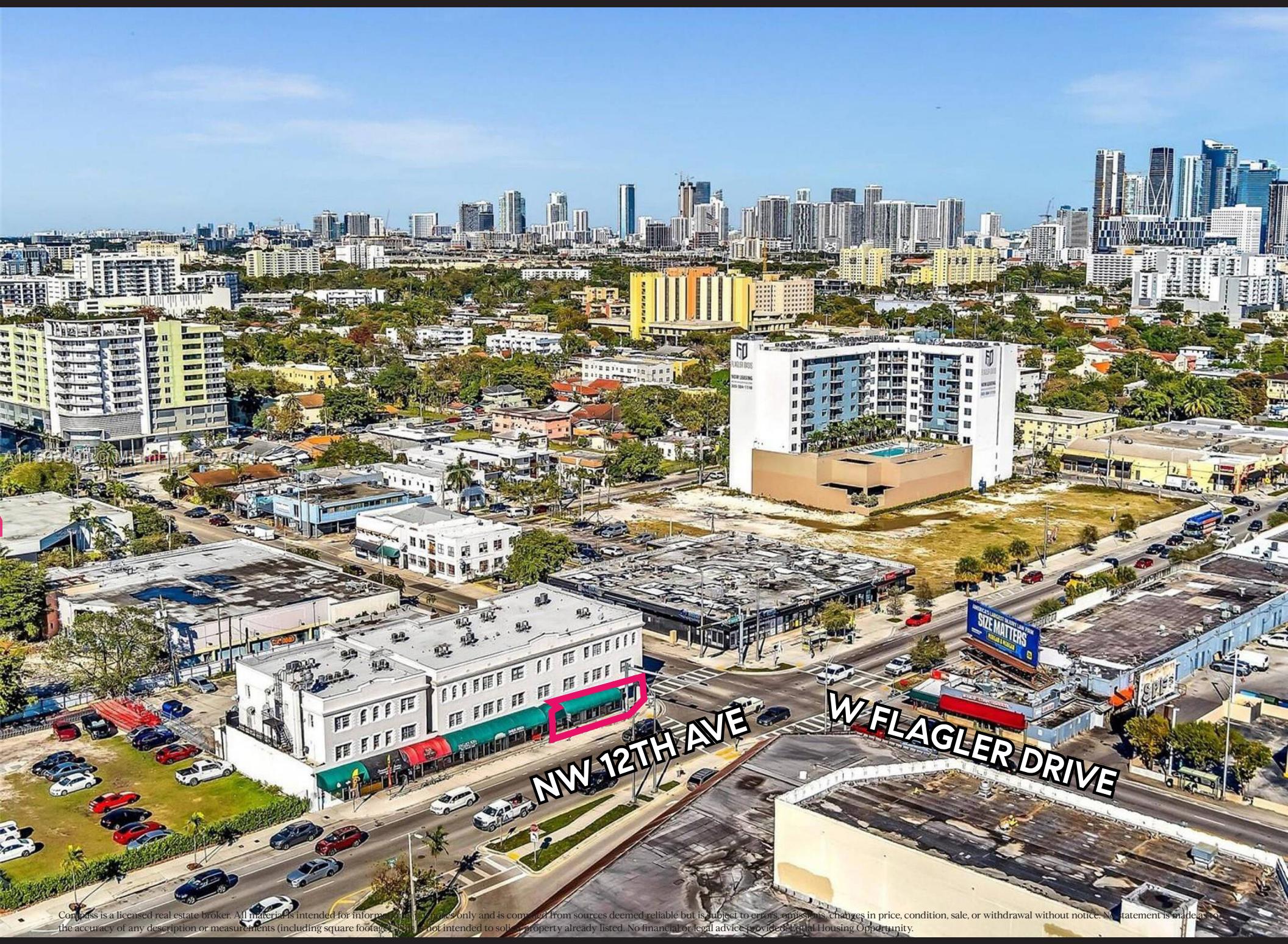
This is an exceptional opportunity for a business looking to thrive in one of Miami's most historic and fastest-growing commercial corridors.











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

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## 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**



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