



Retail

Capital Square

801 NW 37th Avenue | Miami, FL 33125

FOR LEASE

Total Space Available: 394 - 1,804 SF
Lease Rate & Type: \$25.00 - \$65.00 PSF, NNN

For More Information

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NAI Miami
Fort Lauderdale

Capital Square

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Property Features

- Diverse tenant mix
- Newly remodeled
- Common area bathrooms
- Join Pollo Tropical, Univista Insurance, Metro by T-Mobile, InstaLoan, and Total Wireless

Location Features

- Centrally located in the Flagami area
- Easy access to Dolphin Expressway (SR 836)
- 2 miles from Miami International Airport (MIA)
- 10 minutes from Coral Gables



Traffic Count



Intersection of

NW 37th Avenue	24,000
NW 7th Street	28,500
Total	52,500

Demographic Summary



RADIUS

1 Mile

3 Miles

5 Miles

Population

33,204

266,898

636,799

Employees

9,625

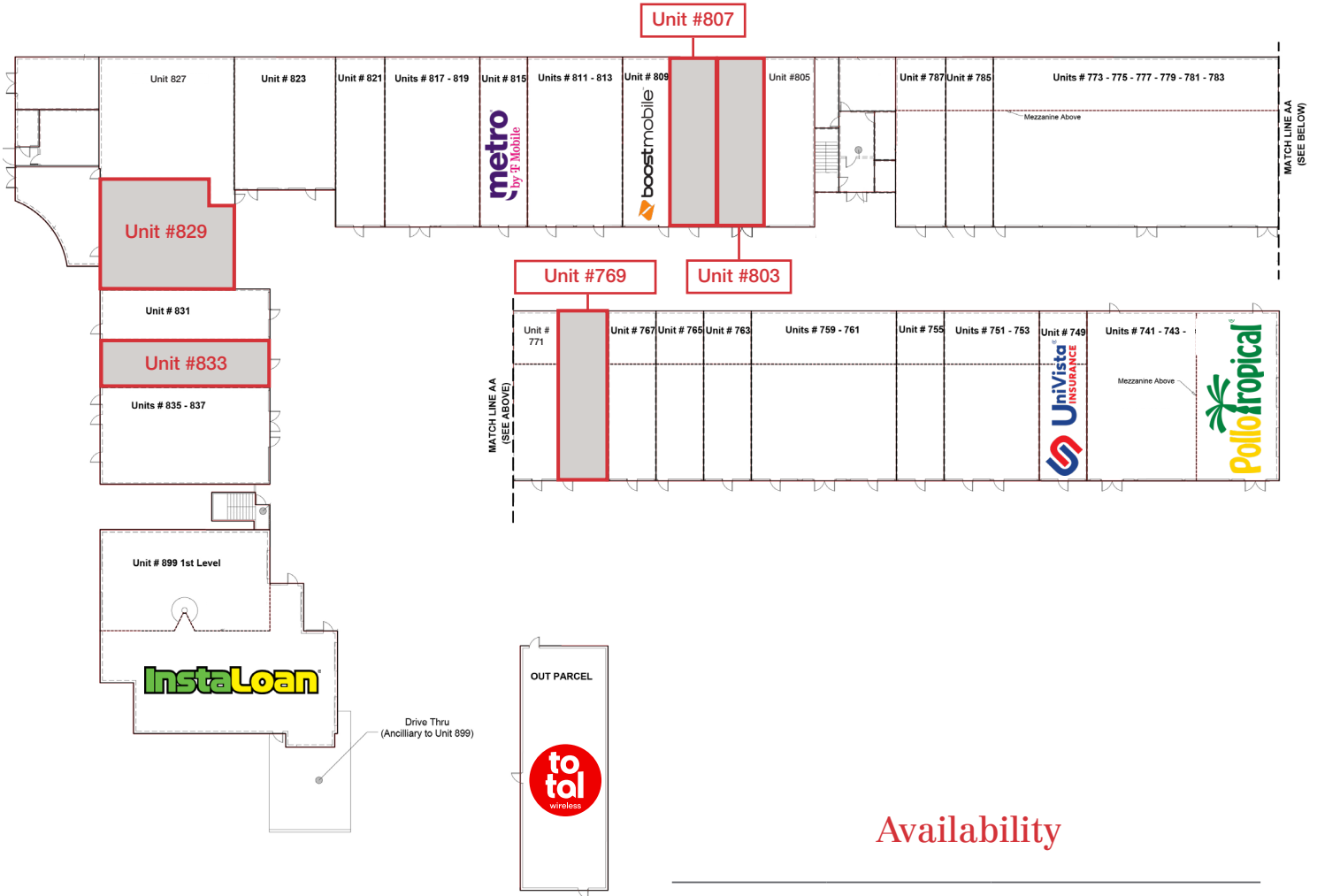
155,926

456,731

Floor Plan

801 NW 37th Avenue | Miami, FL 33125

First Floor



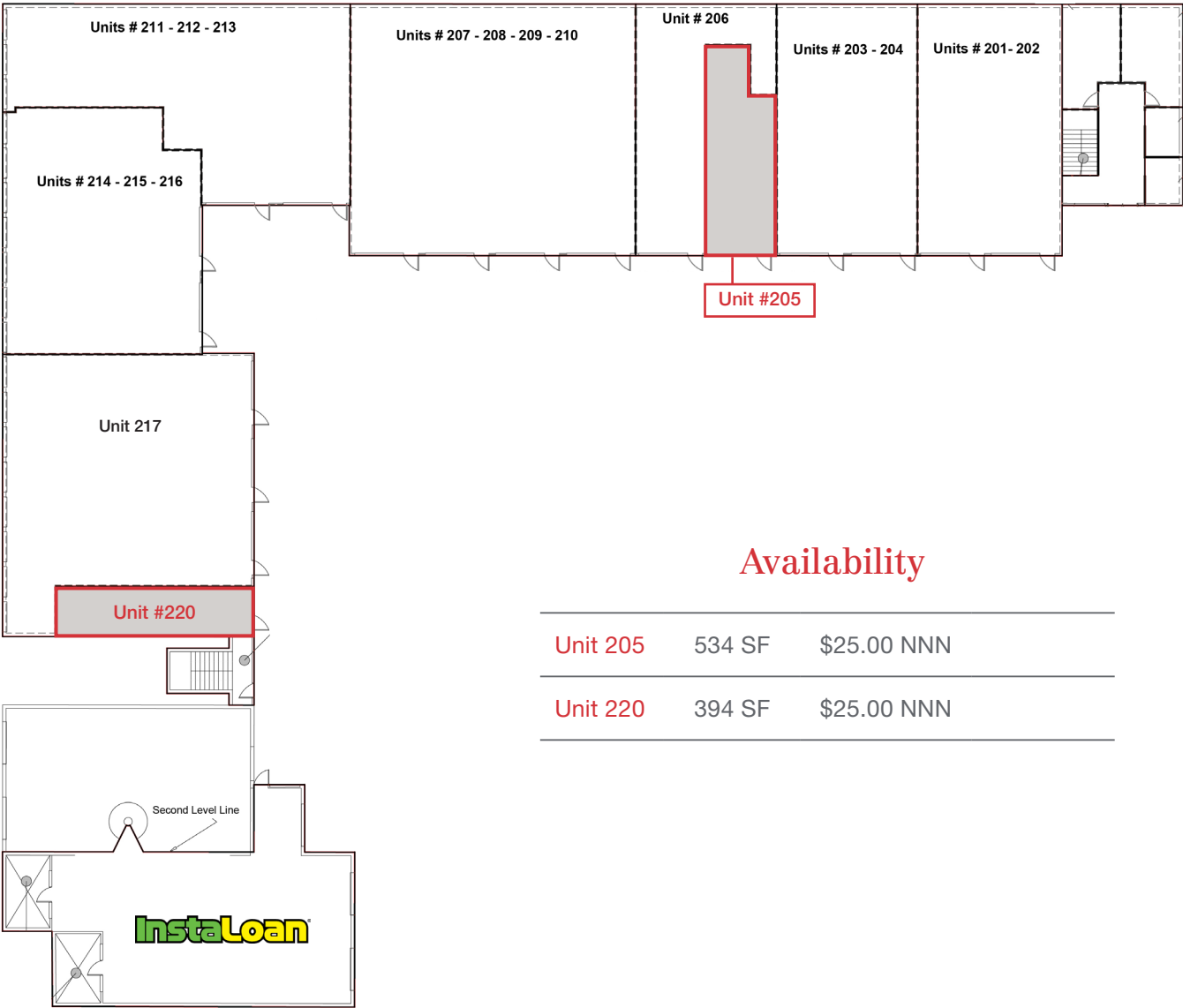
Availability

Unit 769	1,804 SF	\$50.00 PSF, NNN
Unit 803	1,417 SF	\$65.00 PSF, NNN (2nd Gen Restaurant)
Unit 807	700 SF	\$55.00 PSF, NNN
Unit 829	1,496 SF	\$40.00 PSF, NNN
Unit 833	700 SF	\$55.00 PSF, NNN

Floor Plan

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Second Floor



Availability

Unit 205	534 SF	\$25.00 NNN
Unit 220	394 SF	\$25.00 NNN

Retail Map

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