

FOR SALE

TWO-STORY RETAIL BUILDING

4730 NE  
2ND AVE

■ MIAMI, FL 33137

GRIDLINE  
PROPERTIES



# EXECUTIVE SUMMARY

Gridline Properties is pleased to present a rare opportunity to acquire a fully renovated, boutique retail / mixed-use asset located in the heart of Buena Vista, just steps from the Miami Design District, one of the strongest and most dynamic retail submarkets in the country.

The property consists of a two-story building, offering a compelling blend of stabilized income and near-term upside. The ground floor retail space is fully leased on a long-term basis to Jeune Aesthetics, a well-established aesthetics and wellness spa, providing immediate and predictable cash flow. The second-floor space is currently vacant, presenting flexibility for a wide range of residential or commercial uses and allowing a buyer to unlock additional value through lease-up or repositioning.

Recently renovated, the building offers a turnkey, boutique profile that is increasingly scarce in the immediate Design District adjacency. Its premier location provides seamless connectivity to the Miami Design District, Miami Beach, and the Biscayne Boulevard corridor, positioning the asset at the crossroads of luxury retail, dense residential neighborhoods, and Miami's urban core.

Zoned T4-L, the property benefits from favorable zoning that supports mixed-use density and optionality, further enhancing its appeal to investors seeking both current income and future upside.

This opportunity is ideally suited for investors seeking exposure to a highly coveted submarket through a stabilized yet flexible asset with strong fundamentals, durable tenancy, and meaningful value-add potential.



# PROPERTY HIGHLIGHTS



## FOR SALE

<b>TYPE</b>	Ground Floor Retail & 2nd Floor Mixed-Use
<b>SUBMARKET</b>	Buena Vista
<b>BUILDING SIZE</b>	3,465 SF
<b>TOTAL LOT SIZE</b>	5,040 SF
<b>ZONING</b>	T4-L
<b>OCCUPANCY</b>	50%
<b>WALT</b>	8.5 Years
<b>PRICE</b>	\$3,600,000
<b>PSF</b>	\$1,039

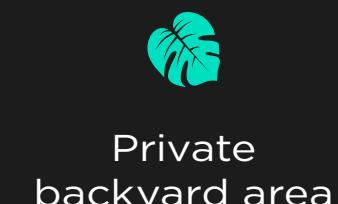
## FEATURES



Walking distance to the Design District



Recently renovated



Private backyard area



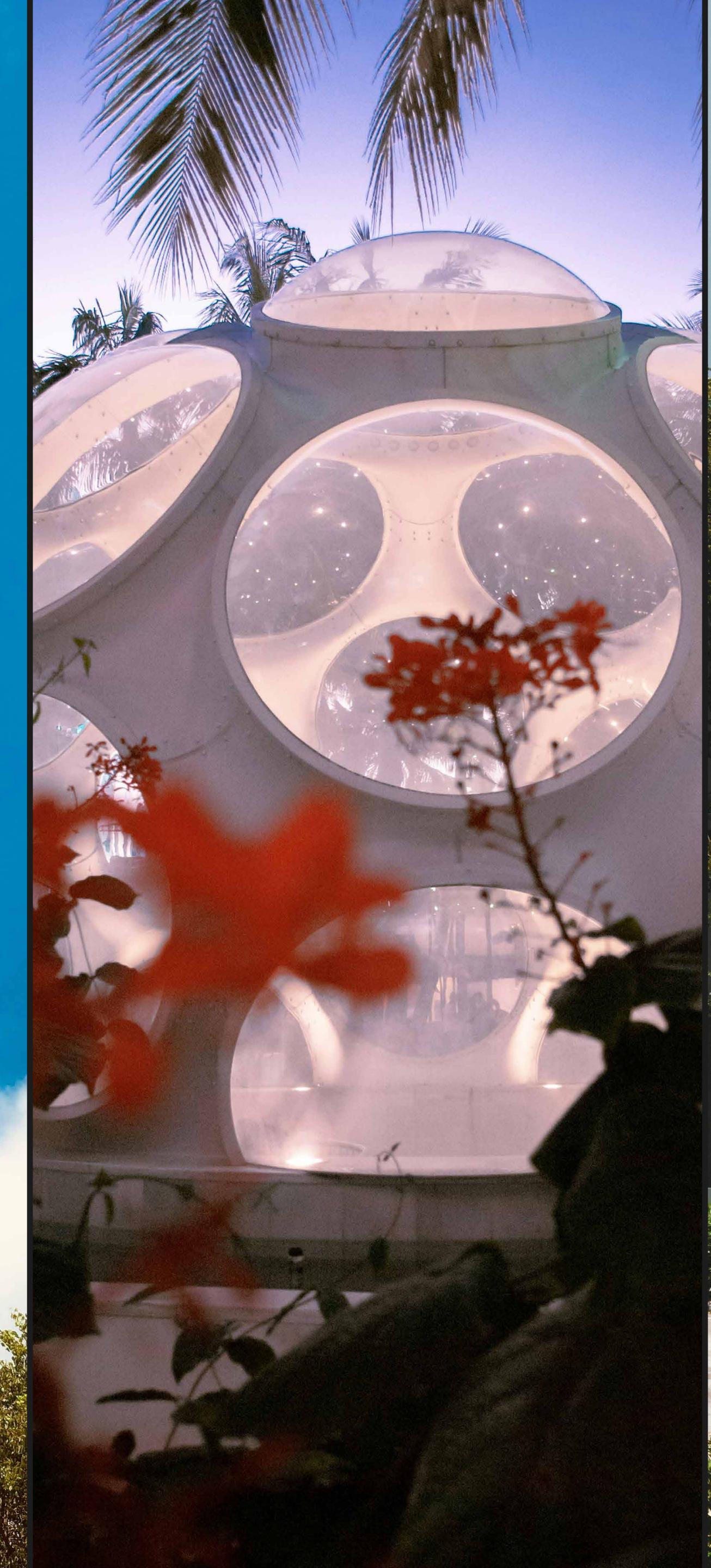
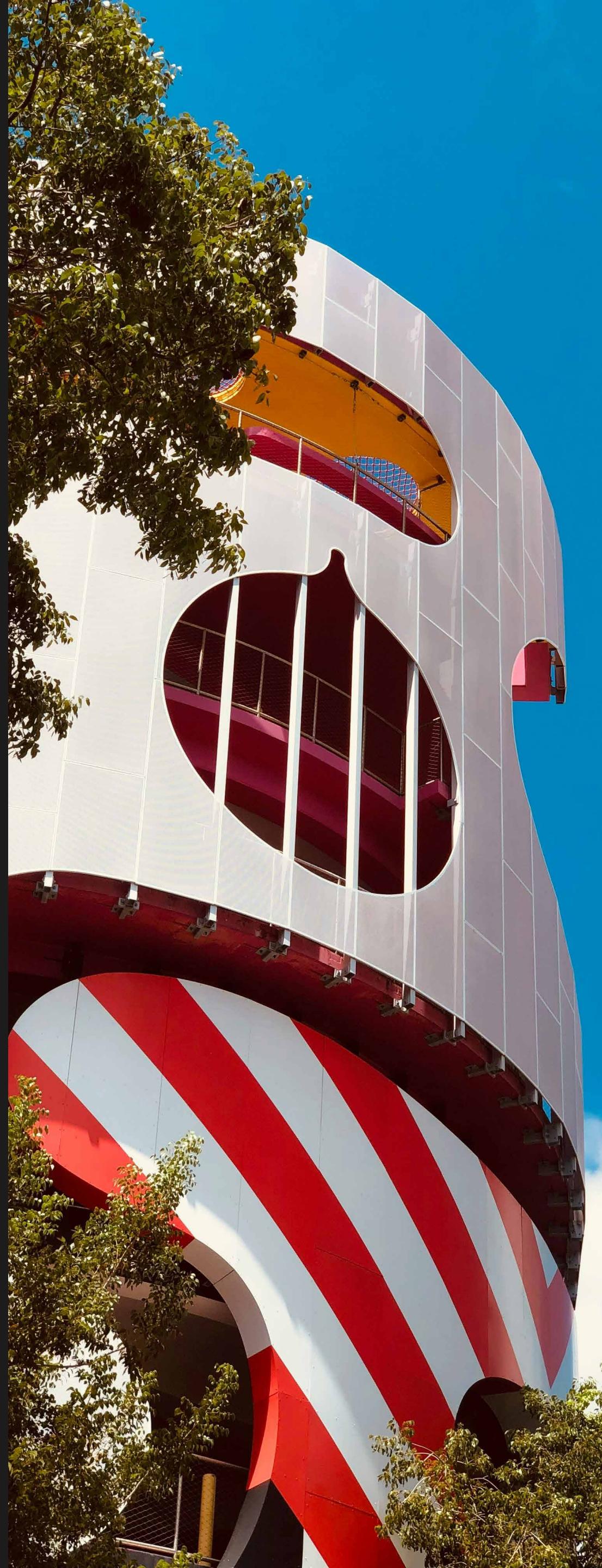
Open floor plan, idea, for a variety of uses.



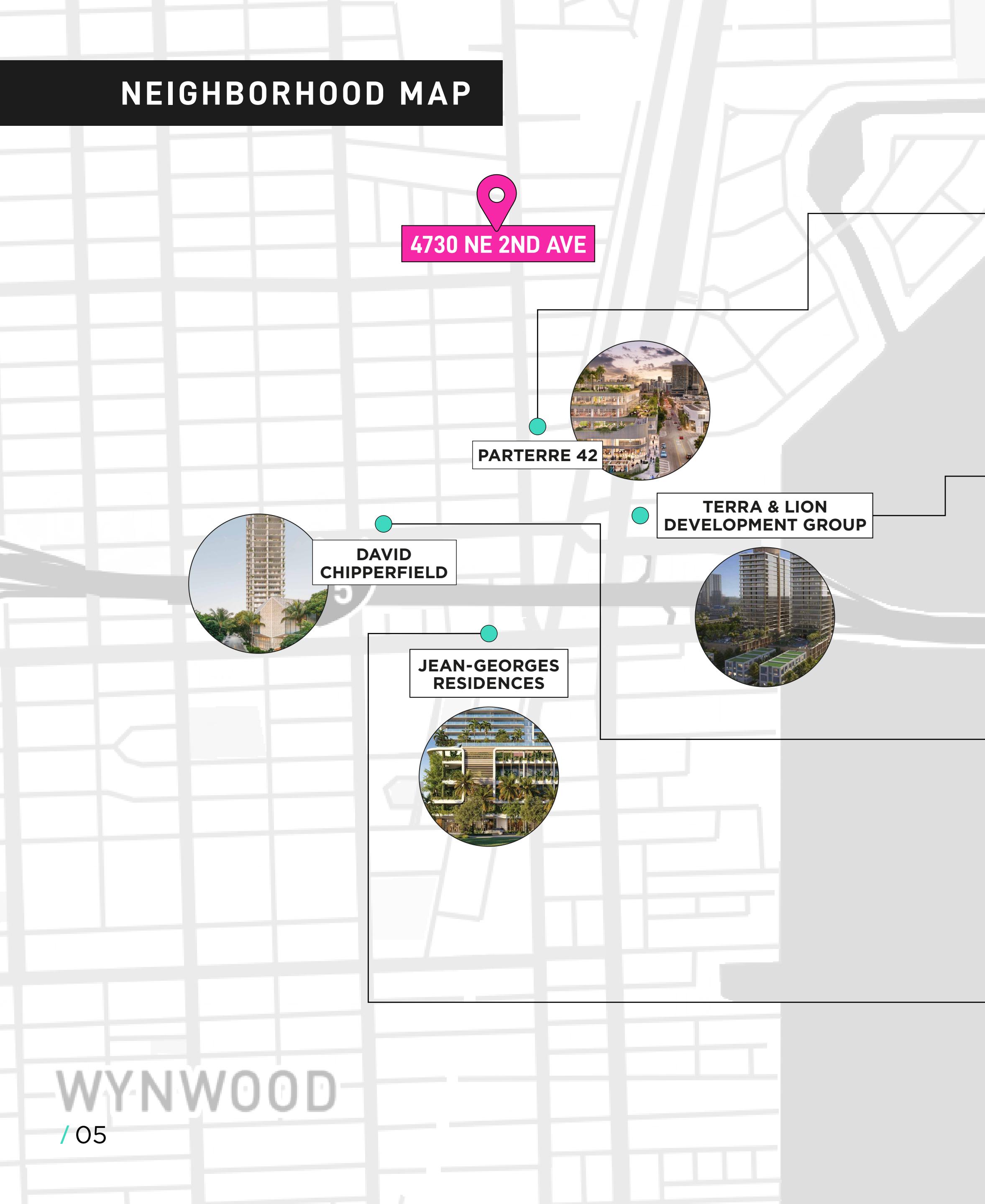
## MIAMI DESIGN DISTRICT

The **Miami Design District** blends high-end retail with architecture, art, and cultural programming, creating a destination environment that drives repeat visitation and prolonged dwell time.

The district's curated streetscape and global brand presence position it as a premier setting for elevated retail, hospitality, and experiential concepts.



## NEIGHBORHOOD MAP



### PARTERRE 42

4201 NE 2nd Ave

A 500,000-square-foot office and retail building with indoor-outdoor workspaces and extensive terraces.



### RESIDENCES AT THE DESIGN DISTRICT

3801 & 3883 Biscayne Blvd

Two 20-story towers, 164 luxury units, townhomes, and a branded hotel



### CHIPPERFIELD TOWER

39 NE 39th St

26-story residential tower, 143 condominiums and a hotel.



### JEAN-GEORGES MIAMI TROPIC RESIDENCES

3501 NE 1st Ave

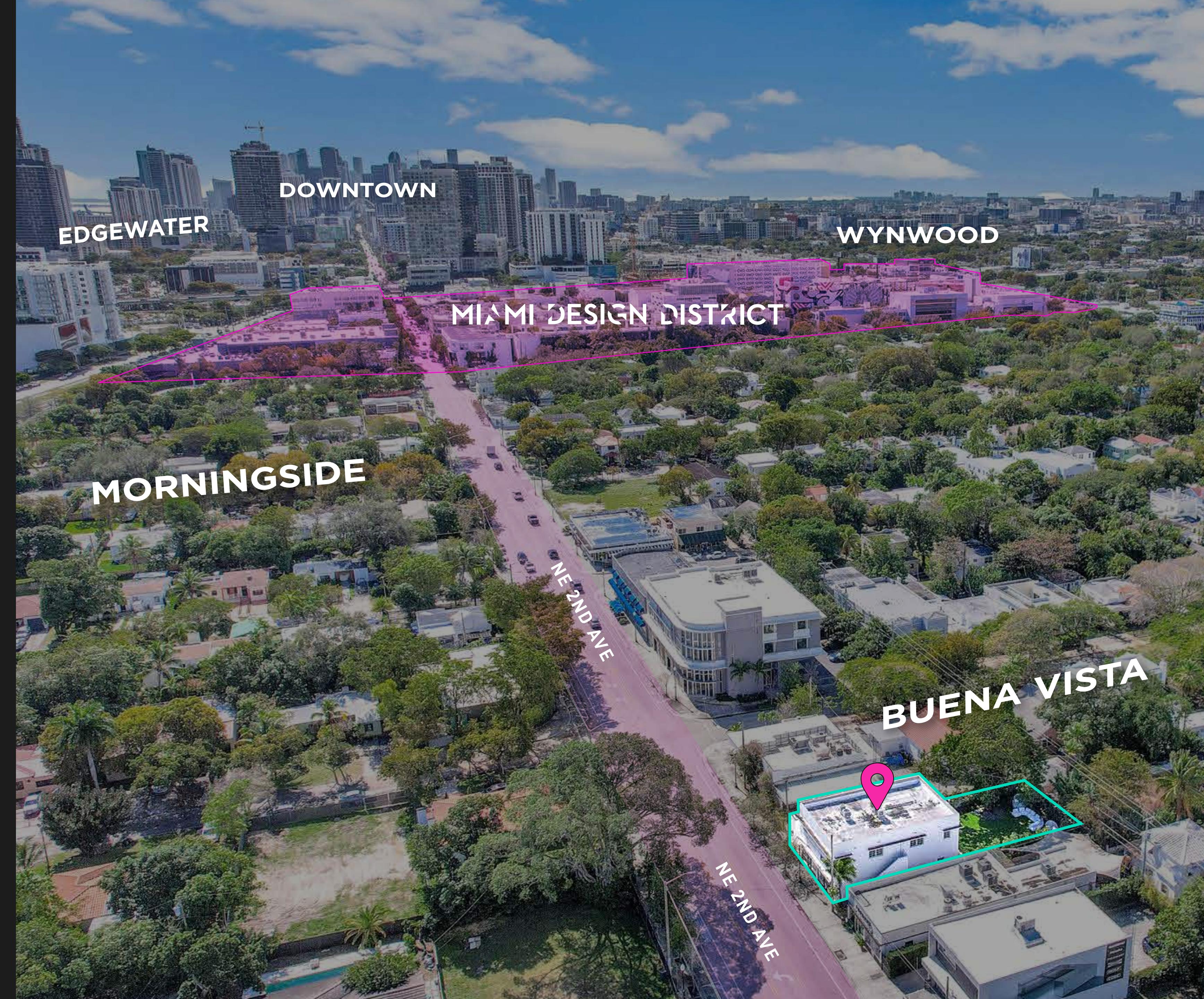
A 48-story luxury high-rise, 329 condos and a signature restaurant on the ground floor.

## LOCATION OVERVIEW

The property is located in Buena Vista, a centrally positioned neighborhood within Miami's urban core that continues to benefit from strong demand driven by its proximity to major retail, employment, and residential hubs. Buena Vista offers a unique blend of historic character and modern infill development, making it increasingly attractive to investors seeking well-located, boutique assets.

Situated just steps from the Miami Design District, the property benefits from immediate adjacency to one of the premier luxury retail destinations in the United States. The design District's concentration of global fashion brands, dining, and cultural programming has fueled sustained growth and value appreciation throughout the surrounding area.

The asset also enjoys convenient access to Miami Beach and the Biscayne Boulevard, providing seamless connectivity across Miami's urban core, including Midtown, Edgewater, and Downtown. This strategic positioning places the property within a supply-constrained, high-barrier submarket supported by strong fundamentals and long-term growth drivers.

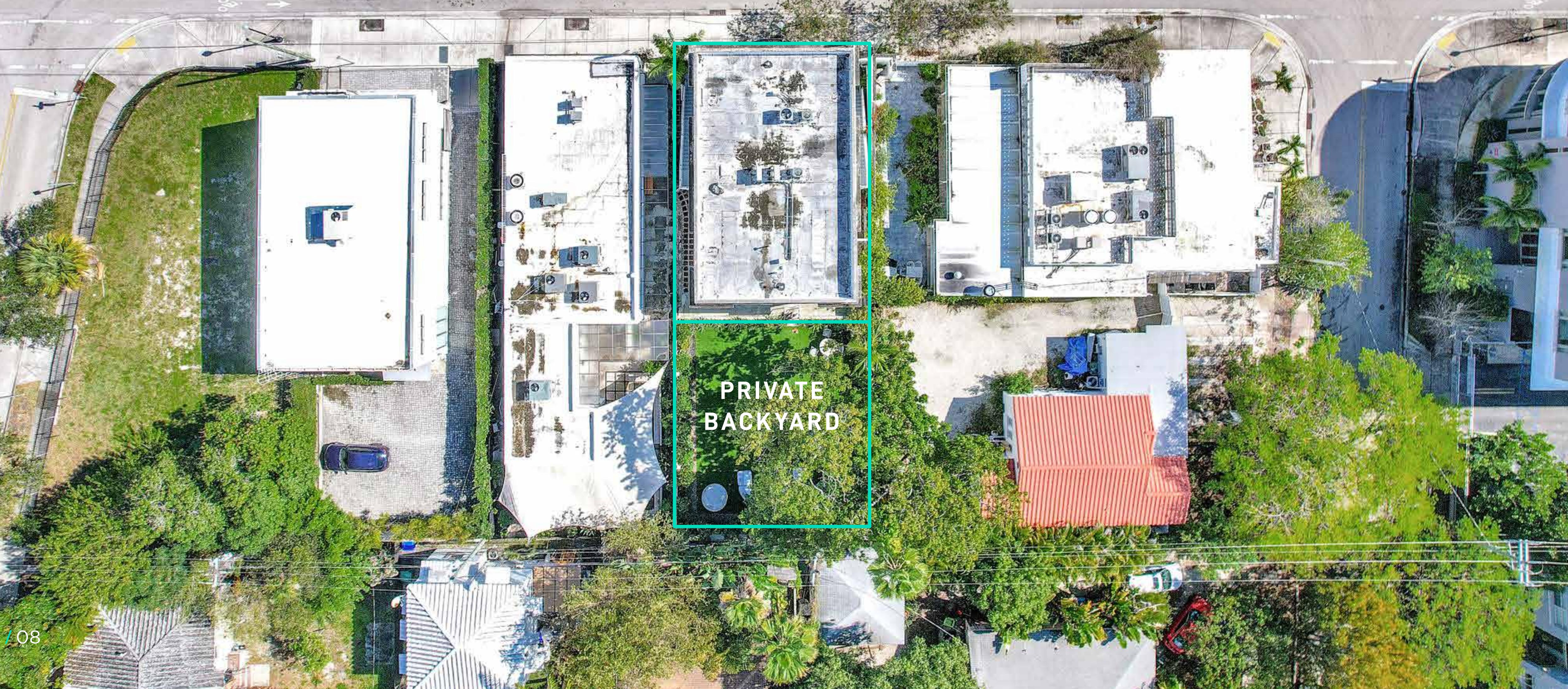




AERIAL

NE 2ND AVE

PRIVATE  
BACKYARD



# AERIAL





# 4730 NE 2ND AVE

READY TO SCHEDULE A TOUR?  
CONTACT US

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