



FOR LEASE

743-755 Washington Ave

743-755 WASHINGTON AVE
MIAMI BEACH, FL 33139

743-755 Washington Ave is a premier location, with a unique mix of modern and Art-Deco style look, strong tenancy, and high foot traffic that provides an ideal leasing opportunity in a dense Miami Beach location with excellent demographics.

743-755 Washington Ave has great exposure on Miami Beach's Retail Washington Ave Corridor with an average of cars per day and provides easy access to parking and stores. Miami Beach is one of the busiest and fastest-growing cities in the US making this a very desirable location for businesses.



Building SqFt	18,680 SqFt
Year Built	1989
Lot Size (acres)	0.45
Parcel ID	02-4203-004-0690
Zoning Type	Commercial
County	Miami-Dade
Frontage	150.00 Ft
Coordinates	25.778011,-80.133043

- The property is strategically located in Miami Beach with direct frontage on Washington Ave.
- Glass Storefronts.
- Synergistic co-tenancy.
- Fantastic Signage, Exposure and Visibility.
- Excellent Visibility from Washington Ave and Surrounding Businesses
- A major thoroughfare and premier location in the submarket.



CURRENT CAPITAL
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S
Hollywood, FL 33021

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#749	Retail	\$ 59.00 SF/Yr	NNN	1,600 SF	Negotiable



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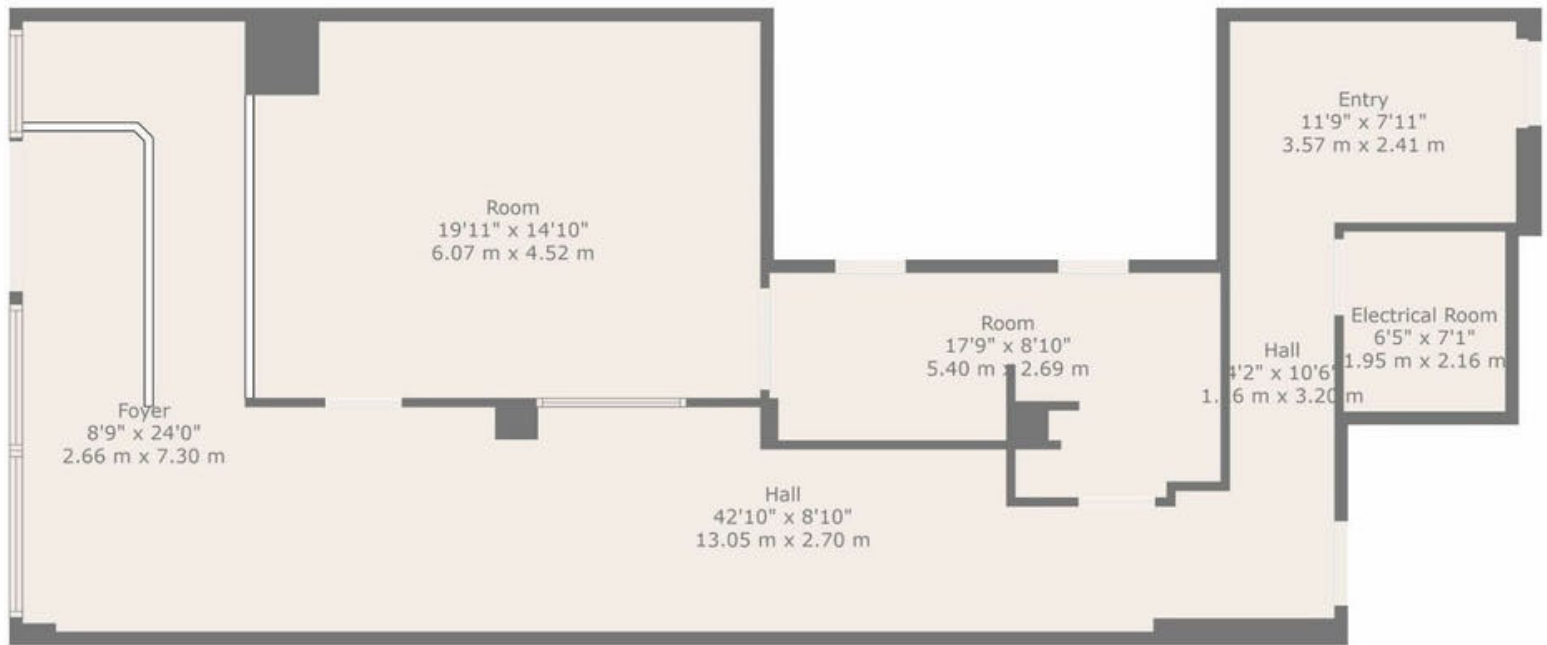
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TOTAL: 987 sq. ft, 92 m2
FLOOR 1: 987 sq. ft, 92 m2
EXCLUDED AREAS: ROOM: 134 sq. ft, 12 m2, ELECTRICAL ROOM: 45 sq. ft, 4 m2

SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	27,946	50,039	147,999
	Population	2024	29,140	50,682	175,895
	Population	2029	27,362	46,212	225,541
	Population	2024-2029	26,668	45,857	259,807
Growth	Rate	2024	-0.51 %	-0.15 %	2.87 %
Daytime Population			47,616	92,404	329,257

2024 HOUSEHOLD INCOME			1 MILE	3 MILE	5 MILE
less than \$15000			2,189	3,067	12,283
\$15000-24999			1,615	2,302	8,545
\$25000-34999			1,381	2,065	7,785
\$35000-49999			1,837	2,383	9,575
\$50000-74999			1,695	2,303	11,593
\$75000-99999			1,833	2,723	13,306
\$100000-149999			2,155	3,325	19,251
\$150000-199999			1,256	2,136	12,150
\$200000 or greater			2,306	5,714	21,590
Median HH Income			\$ 64,616	\$ 81,834	\$ 88,972
Average HH Income			\$ 110,659	\$ 139,489	\$ 134,090

HOUSEHOLDS		1 MILE	3 MILE	5 MILE
2000	Total Households	17,393	28,805	70,109
2010	Total Households	18,066	29,227	87,915
2024	Total Households	16,268	26,020	116,080
2029	Total Households	16,129	26,157	137,264
2024	Average Household Size	1.67	1.76	1.91
2024	Owner Occupied Housing	4,758	10,272	34,958
2029	Owner Occupied Housing	5,228	11,028	38,557
2024	Renter Occupied Housing	11,510	15,748	81,122
2029	Renter Occupied Housing	10,901	15,129	98,707
2024	Vacant Housing	6,920	12,409	35,960
2024	Total Housing	23,188	38,429	152,040



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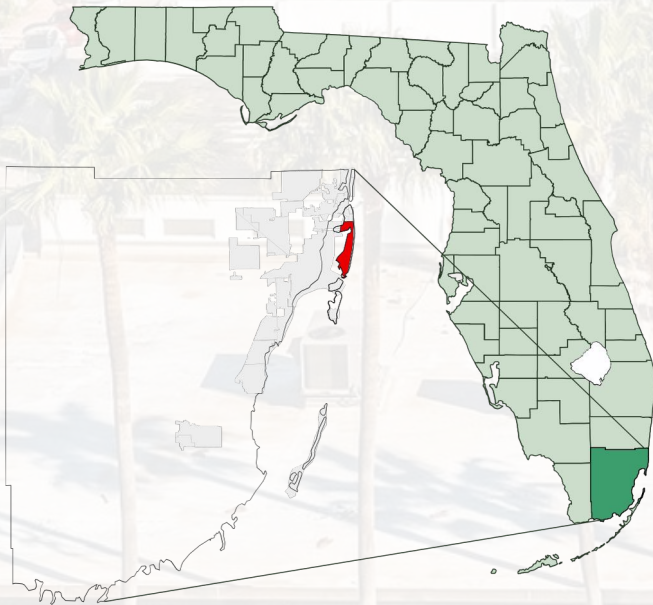
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ABOUT MIAMI BEACH

Miami Beach is a coastal resort city in Miami-Dade County, Florida, United States. It is part of the Miami metropolitan area of South Florida. The municipality is located on natural and human-made barrier islands between the Atlantic Ocean and Biscayne Bay, the latter of which separates the Beach from the mainland city of Miami.



CITY OF MIAMI BEACH

AREA

POPULATION



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