

FOR LEASE
*SECOND-GENERATION
RESTAURANT*

**5556 NE
4TH CT**

MIAMI, FL 33137

GRIDLINE
PROPERTIES



Executive Summary

Located in the heart of the vibrant MiMo District at 5556 NE 4th Court, this approximate 8,673 SF second generation restaurant offers a rare turnkey opportunity within the established 55th Street Station. The space is fully equipped with a grease trap in place, walk-in cooler and freezer, FFE in place, and furniture remaining for immediate activation.

The layout features a prominent main bar and a built-out speakeasy section, offering operators the flexibility to create a multifaceted dining and nightlife experience. Impact fees have already been paid, streamlining the path to opening.

Anchored by a strong co-tenancy including Flora Plant Kitchen, Praga, ALA Gymnastics, Amber, and The Consignment Bar, the location benefits from consistent foot traffic and brand synergy. Positioned just off key transportation arteries, the site offers excellent accessibility to surrounding neighborhoods and major corridors.

Ideal for seasoned operators looking to plug into a thriving culinary and lifestyle destination in one of Miami's most character-rich submarkets.



Property Highlights

FOR LEASE

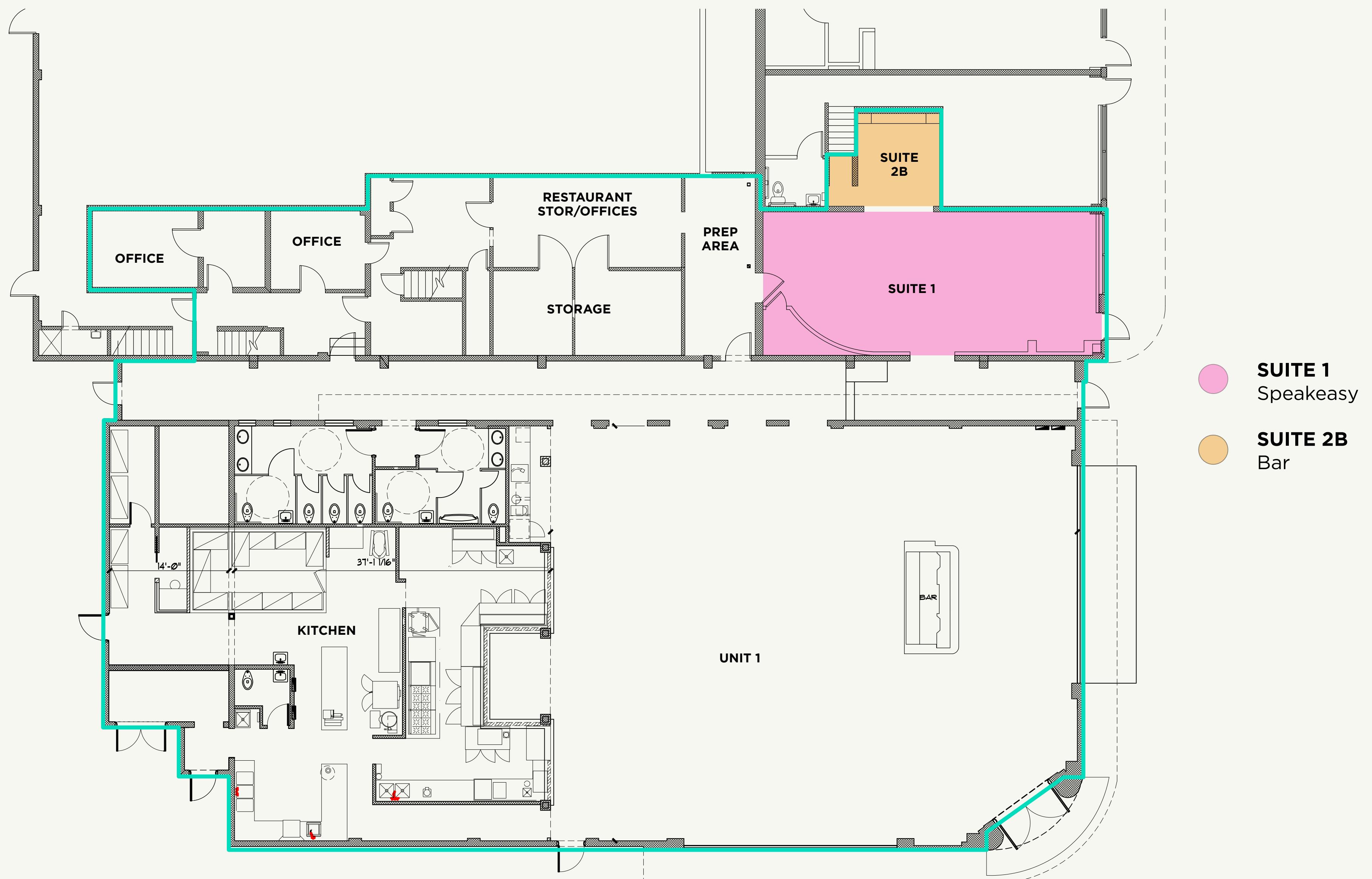
TYPE	F&B
UNIT SIZE	8,673 SF
ZONING	T6-8-O
NUMBER OF PARKING SPACES	Over 40 Parking spots
ASKING RATE	\$45 PSF NNN

FEATURES

 P	30+ parking spots available	 Outdoor Terrace	 Restaurant outfitted with tables and chairs
 Fully equipped kitchen	 Grease trap in place and impact fees are paid	 Access to prime locations within mins drive	
 Estimated to be over 100 seats	 One 18ft and one 6ft industrial commercial hood	 One captive AirHood installed	



Floor Plans



Interior Images





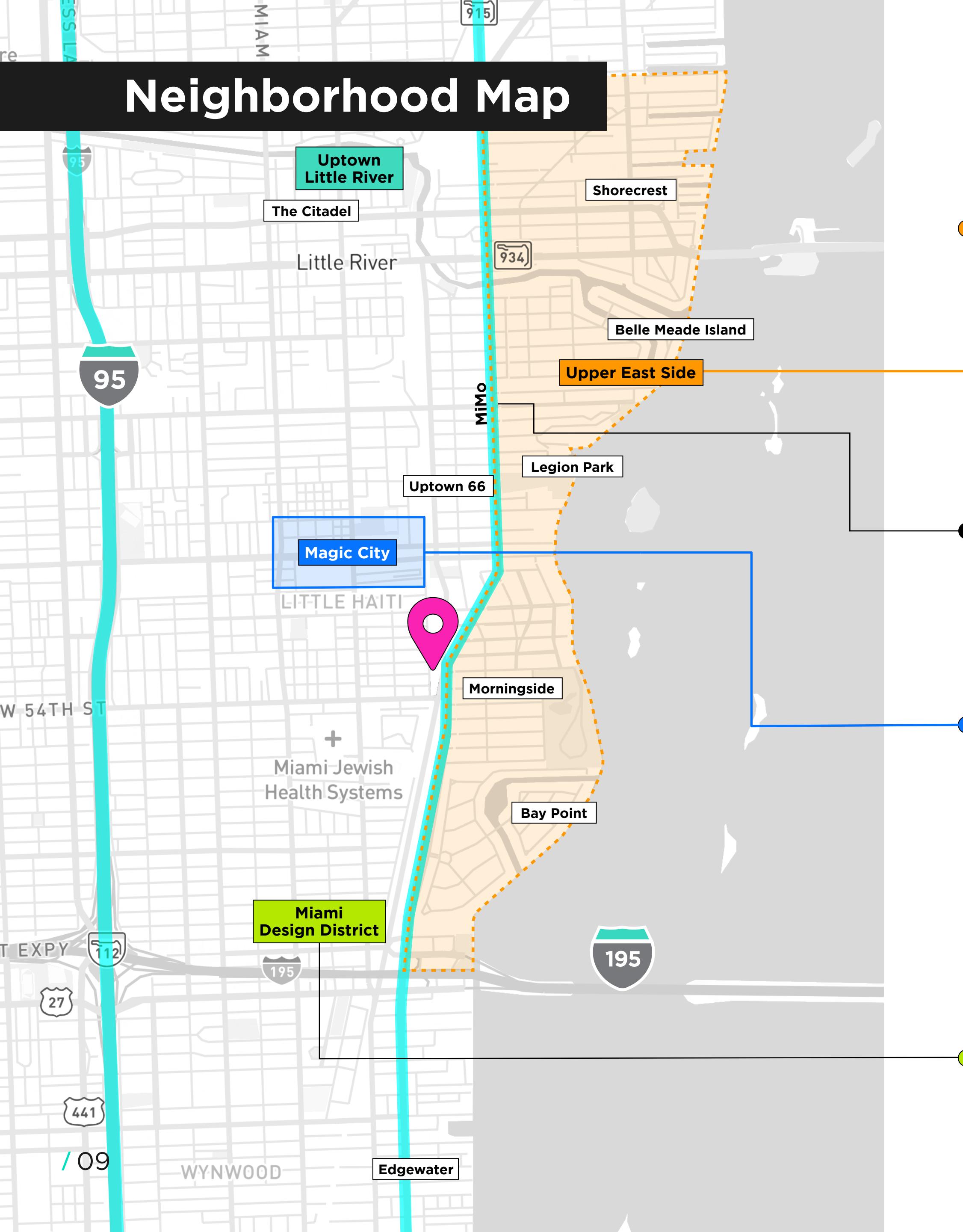
Exterior Image



Northeast View



Neighborhood Map



UPPER EAST SIDE



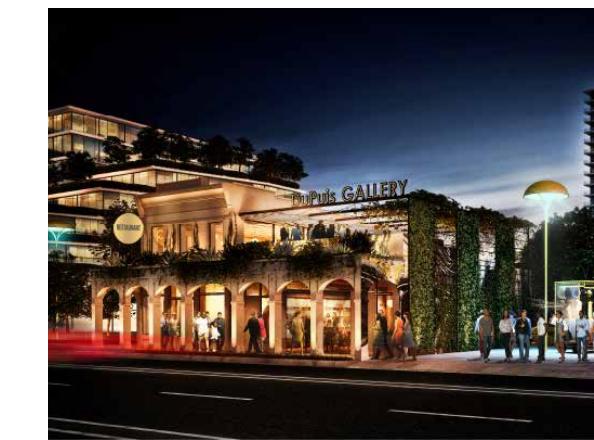
Miami's Upper East Side is a rapidly evolving submarket known for its blend of historic charm, waterfront appeal, and emerging commercial vibrancy. Anchored by the MiMo District, the area has seen significant investment and redevelopment, attracting a mix of young professionals, creative entrepreneurs, and high-net-worth residents. With rising property values and a growing demand for boutique hospitality, experiential retail, and wellness-focused businesses, the neighborhood has become a hub for upscale dining, specialty retail, and curated commercial spaces. Proximity to Downtown Miami, Wynwood, and the Design District enhances its appeal, while limited commercial supply and increasing tenant interest position the Upper East Side as a prime market for long-term real estate appreciation.

MIMO DISTRICT



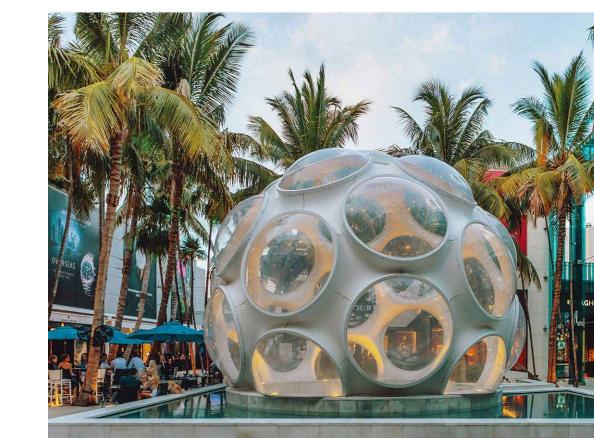
The **MiMo District** (short for Miami Modern) is a historic and architecturally significant area along Biscayne Boulevard, spanning from 50th Street to 77th Street in Miami's Upper East Side. Known for its mid-century modern architecture, the district flourished in the 1950s and 1960s as a hub for stylish motels, restaurants, and entertainment venues.

MAGIC CITY



One of the most unique aspects of the **Magic City Innovation District** – Little Haiti® is how it has been designed as a master planned community with the future in mind. Instead of simply creating a single new property, the District lays out a plan for long-term growth across multiple verticals. This not only attracts new interest from local residents, but also national and global businesses, cultural icons, start-ups and entrepreneurs, and others who will soon become leaders in their industries.

MIAMI DESIGN DISTRICT



Spanning 18 square blocks north of the Wynwood neighborhood, this lively shopping and arts district is a treasure trove of high-end, luxury fashion shops, edgy galleries, Instagrammable public art and trendy restaurants.

The brainchild of visionary developer and art collector Craig Robins, the Miami Design District has grown into a sophisticated and inviting international destination for art and design.



5556 NE 4TH CT

READY TO SCHEDULE A TOUR?

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