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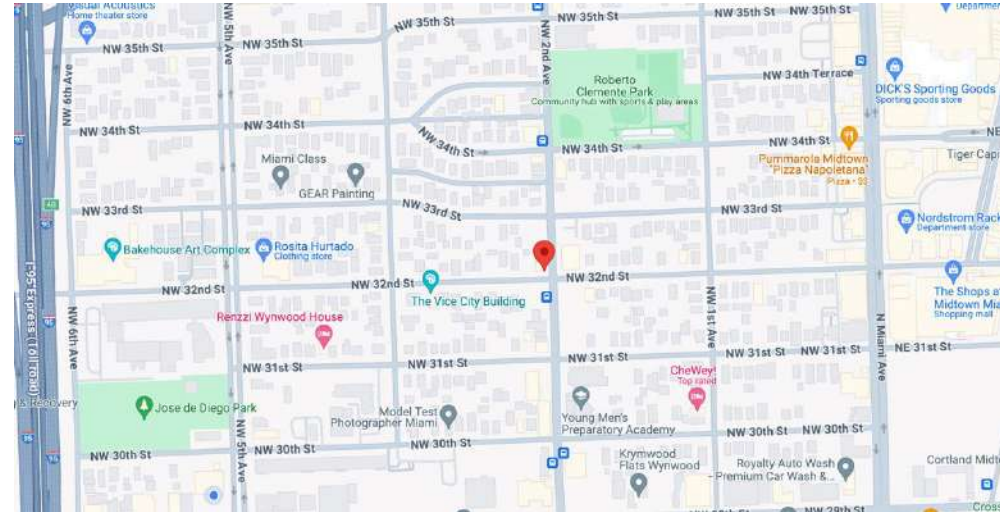
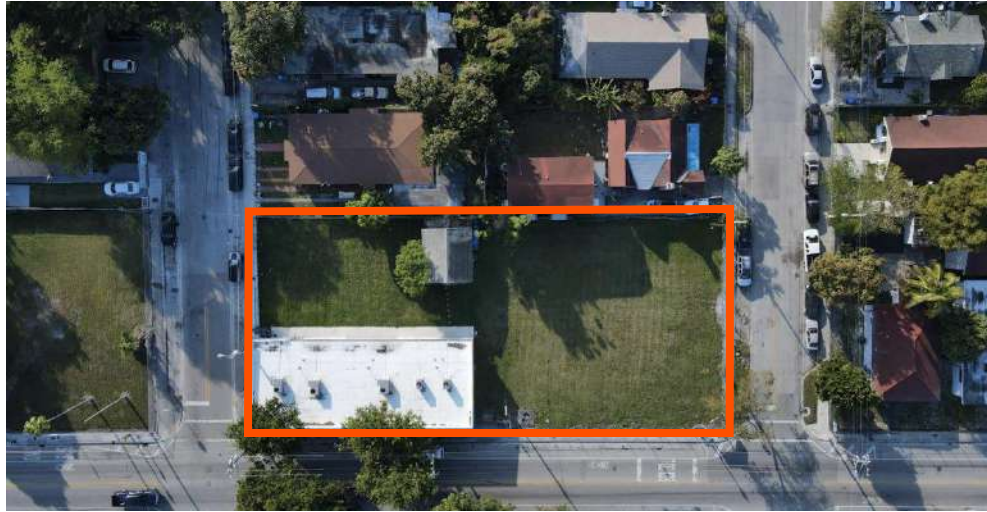
## Wynwood Norte Retail Leasing Opportunity

3200 NW 2<sup>nd</sup> Avenue, Miami, FL 33127

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$50 PSF
Lease Type:	NNN (\$10 PSF)
Building Size:	4,264 SF
Unit Size:	568-4,264 SF
Suite A:	1,379 SF
Suite B:	1,193 SF
Suite C:	595 SF
Suite D:	568 SF
Available Outdoor Space:	17,336 SF
Total Lot Size:	21,600 SF
Zoning:	NRD-2 T5-O
Submarket:	Wynwood Norte

### PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 3200 NW 2nd Ave in Wynwood Norte. The subject property is located on 2nd Ave, the busy corridor at the entryway to one of the Wynwood Arts District's most trafficked streets. The streets are tree-lined with a unique combination of local foot traffic with a dense tourist demographic exploring the nearby neighborhoods of Wynwood, Midtown, and the Design District. The property sits on a highly visible corner with a high volume of driving traffic. The building has a rentable area of 4,264 Sq Ft, sitting on a 21,600 sq ft lot that allows for a wide array of additional uses. This is the perfect opportunity to be located at a unique property at the epicenter of Miami culture. This property is ideal for any operator from retail, office, gallery, showroom, daycare, or other creative uses. The Property is located only minutes away from I-95 and the I-195 highways, and it is within close driving range of Midtown, Design District, Edgewater, Little Haiti, Downtown, and the Biscayne Corridor.

### PROPERTY HIGHLIGHTS

- Centered between the highly urban neighborhoods of Wynwood, Midtown, and Design District
- Highly Visible Corner Property With A Large Attached Grass Lot
- Dense Residential Neighborhood w/ Heavy Volume of Driving and Foot Traffic

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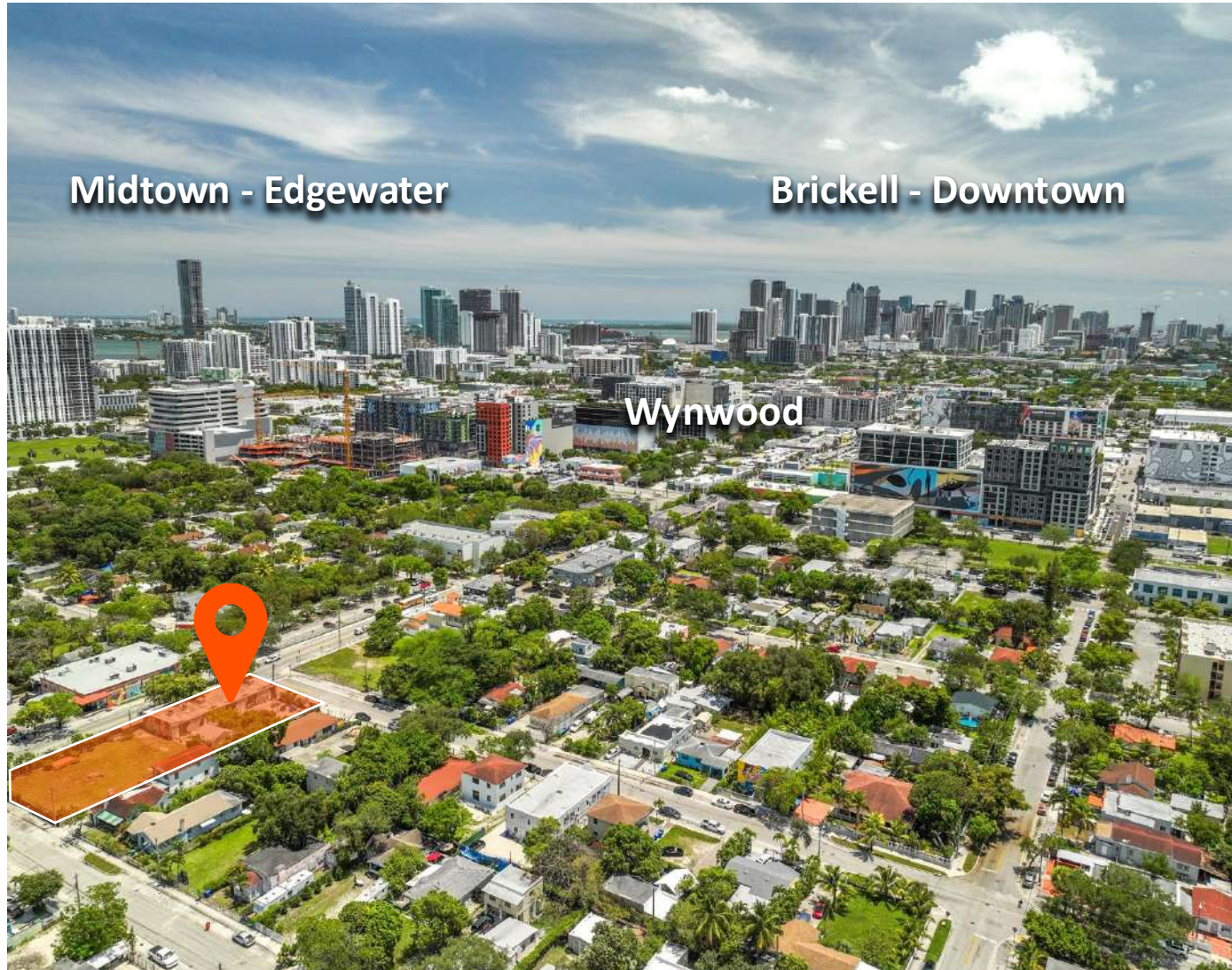
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## LOCATION DESCRIPTION



### WYNWOOD NORTE

Wynwood Norte is a unique multi-generational 207-acre neighborhood, which is centrally located within the Downtown Miami boundary in close proximity to transit, schools and job centers. It is in the area north of 29th Street nestled between Wynwood, the Design District, Midtown, Allapattah, and I-95/Buena Vista. Representing 10 percent of the total urban core area in Miami, Wynwood Norte is undergoing a great transformation thanks to the recently implement NRD-2 zoning change and the growth of surrounding neighborhoods.

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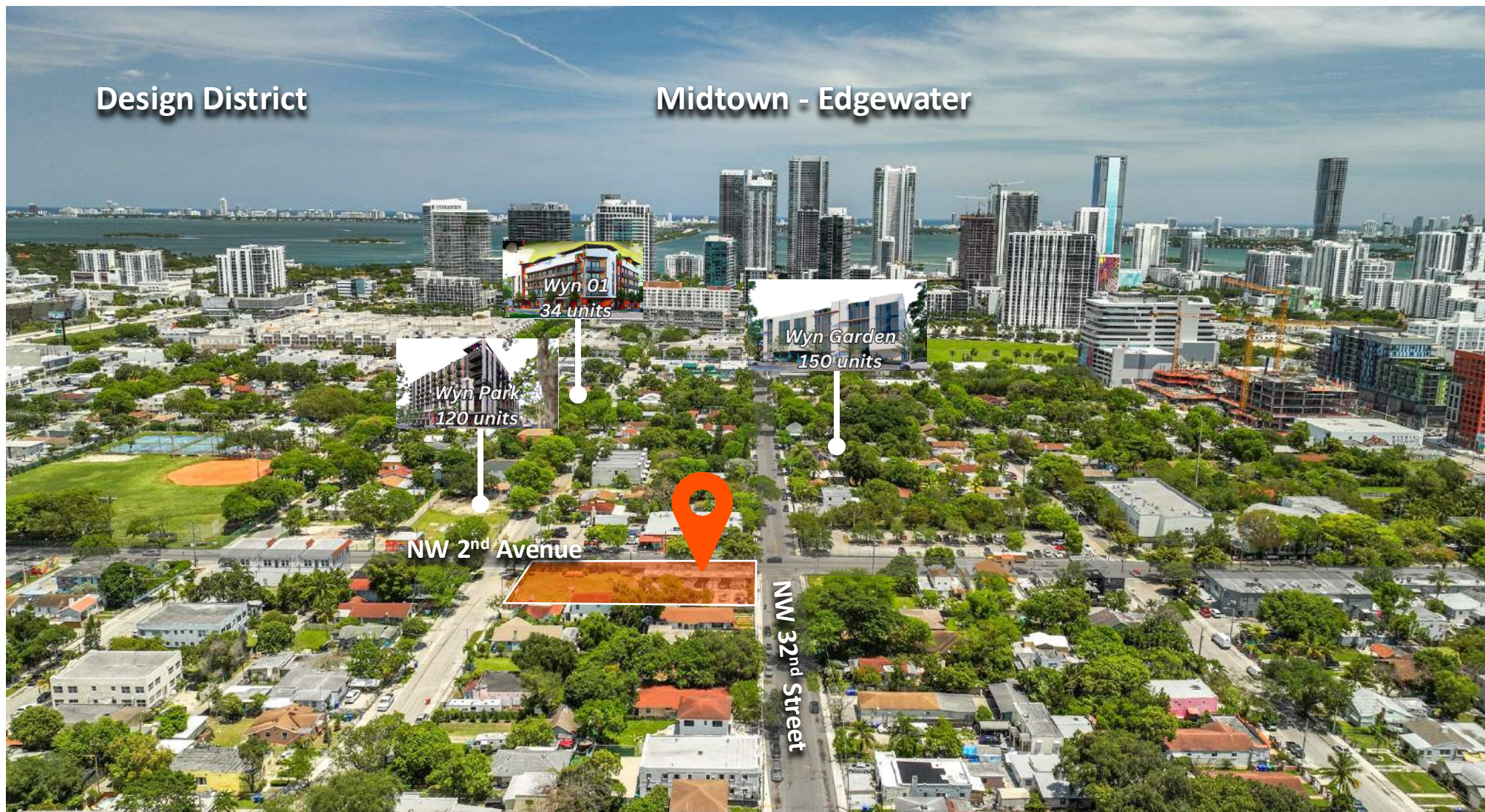
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## AERIAL CONTEXT



Design District

Midtown - Edgewater

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## OVERHEAD VIEW



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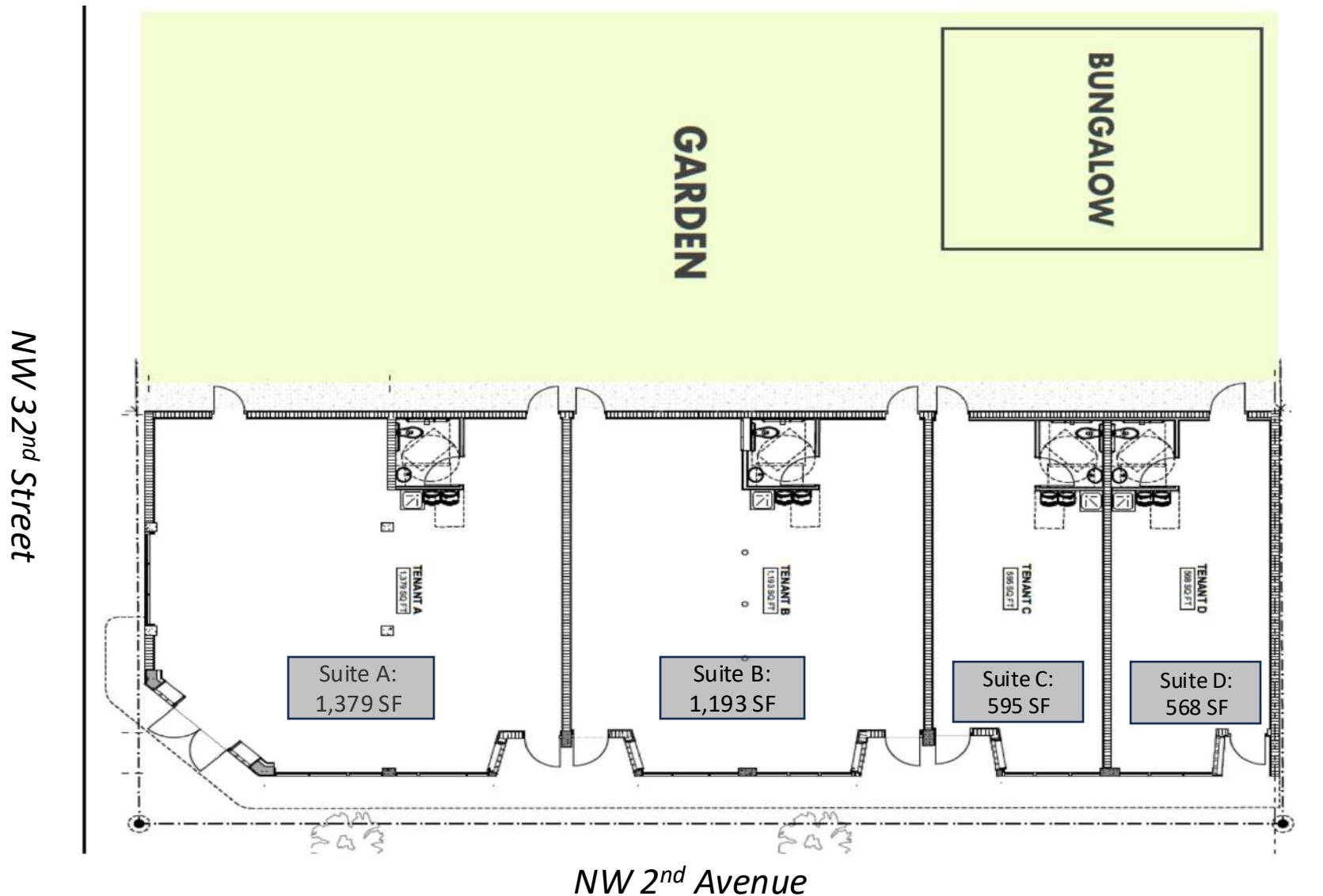
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## FLOOR PLANS



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## CREATIVE RETAIL CONCEPTS



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## DAYCARE CONCEPTS



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## WYNWOOD NRD2 NEW ZONING CONTEXT



### WYNWOOD NRD-2 PLAN

The City of Miami Commissioners recently gave final approval on the upzoning (NRD-2) of the Wynwood Norte revitalization plan which aims to protect the neighborhood's character, improve housing options, and create economic opportunities for small businesses through mid-rise and boutique-sized redevelopments. The revitalization is a community led vision which establishes an important balance between redevelopment and restoration, designed to have innovative mixed-uses along the commercial corridors while restricting the interior to low scale residential developments respectful to the original appeal of the neighborhood. The plan includes increased zoning density with up to 9,000 more residential units than currently allowed, requiring 10 percent be set aside for affordable housing in exchange for increased density, forbidding demolition unless a new construction permit has been issued, and developers funding affordable housing and community improvements such as shade trees, sidewalks, and lighting.

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## WYNWOOD NORTE VISION PLAN



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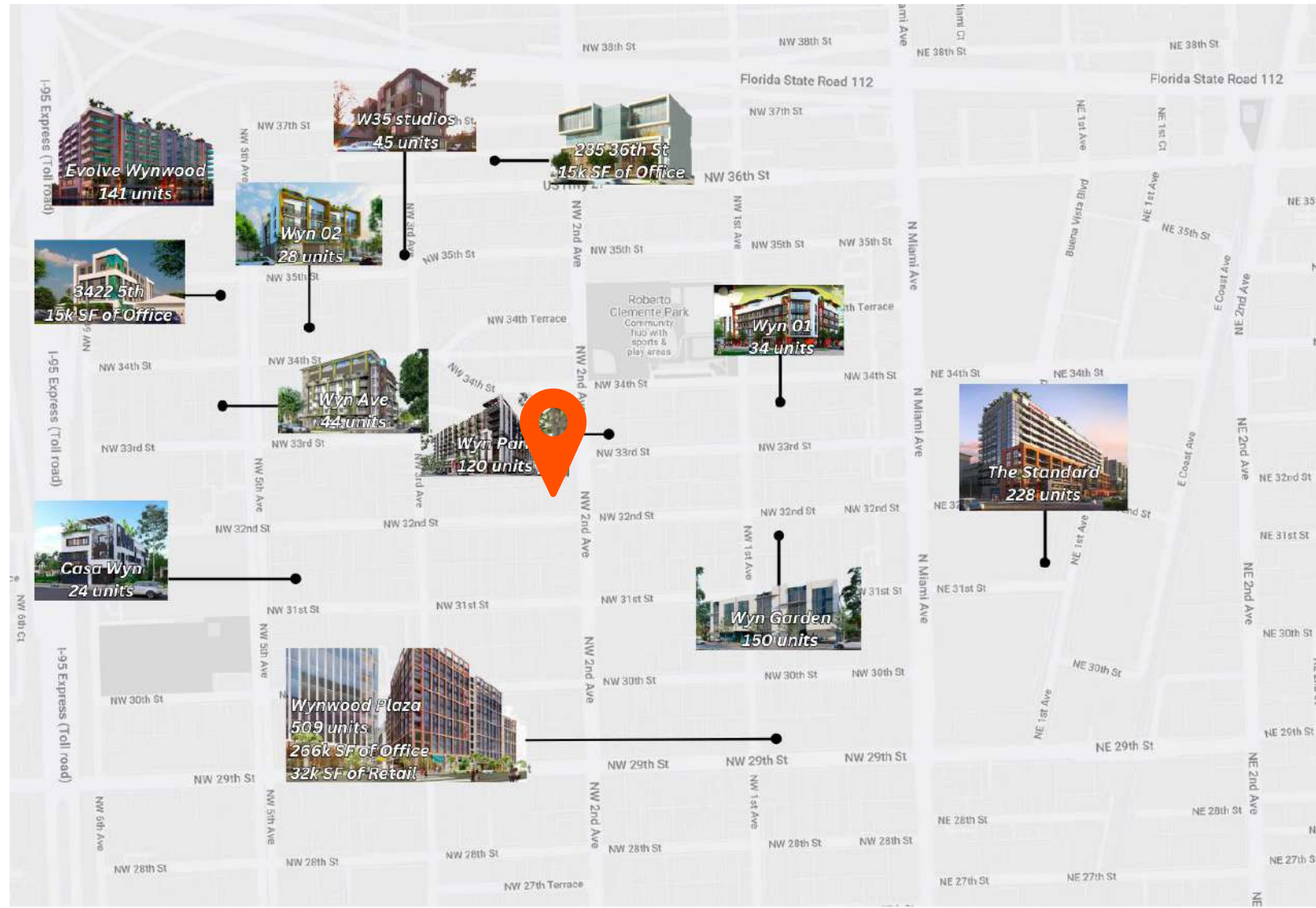
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## WYNWOOD NORTE DEVELOPMENT CONTEXT



**1,323**  
Total Residential Units  
Under Construction or  
Proposed

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