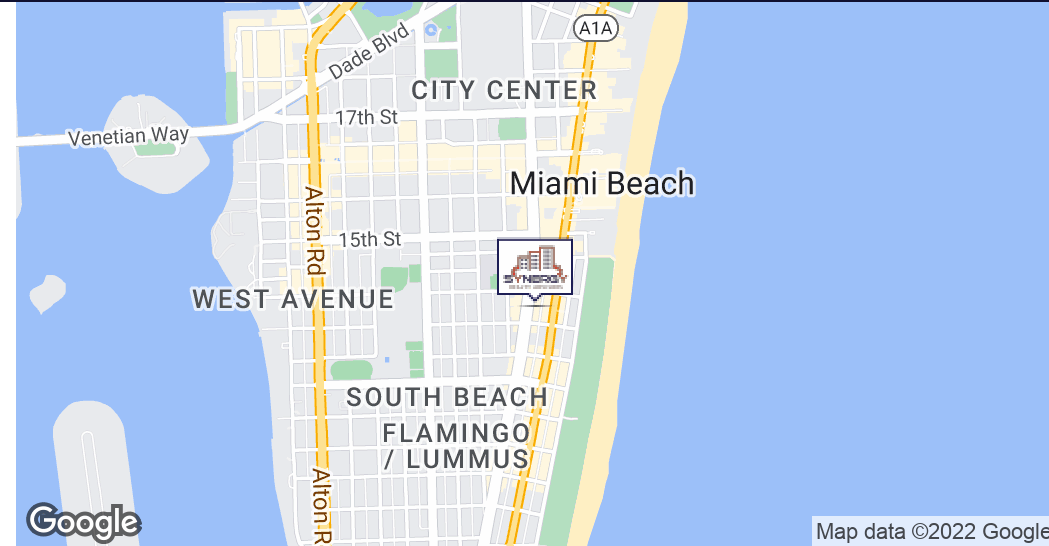


1331 WASHINGTON AVE - Unit B



OFFERING SUMMARY

Price:	\$35.00 PSF + \$15.00 NNN
Building Size:	4,316 SF
Available SF:	2,150 SF
Lot Size:	6,500 SF
Number of Units:	1
Year Built:	1925
Renovated:	2023
Zoning:	CD-2

PROPERTY OVERVIEW

Prime Retail Storefront in the heart of Miami Beach. 2,150 sf bay, fully remodeled with parking in the rear of the property. Only one bay available. Existing use is dry retail but tenant can convert to any other permissible use. If converted to a restaurant, landlord may offer some concessions. NNN lease. Currently has one restroom. Impact glass storefront with two brand new A/C's units. 25 feet of frontage on prime tourist zone Washington avenue.

PROPERTY HIGHLIGHTS

- Located on iconic Washington avenue
- 4 parking spaces in rear parking lot
- Large fitting room/ office in the rear of building
- Brand new A/Cs

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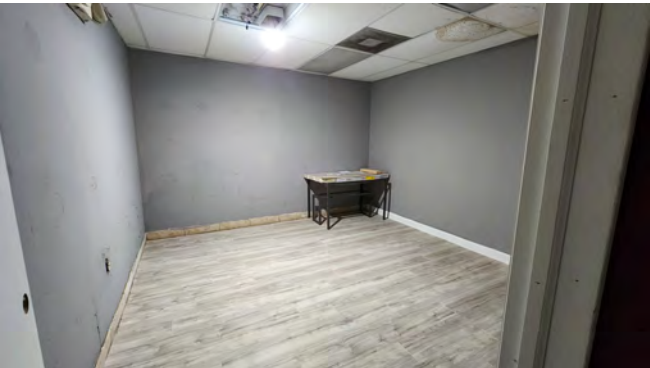


PRESENTED BY

UNIT - B (2,150 SF)

\$35.00 SF/YR NNN - 2,150 SF Retail

1331 WASHINGTON AVE - Unit B



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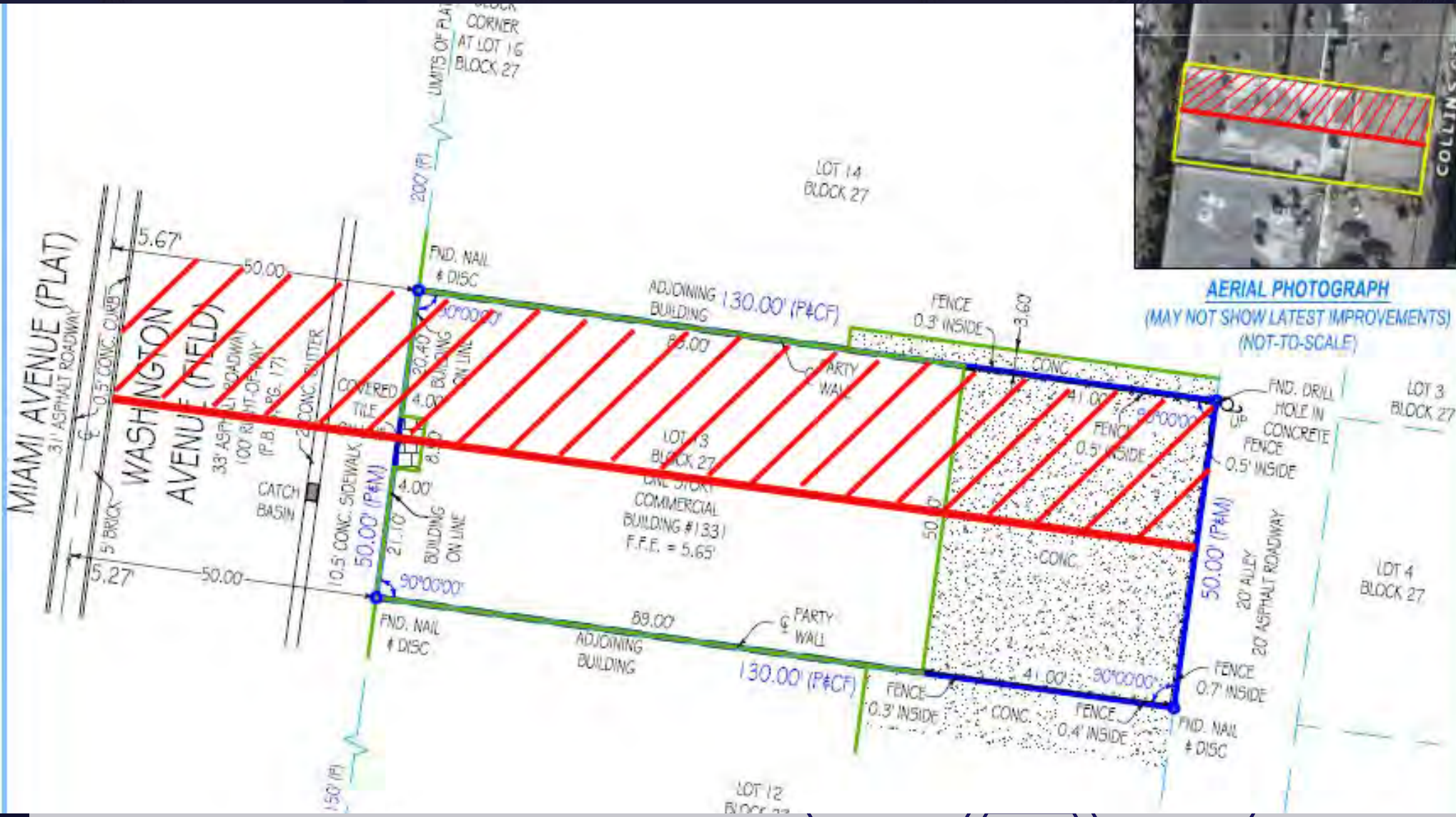
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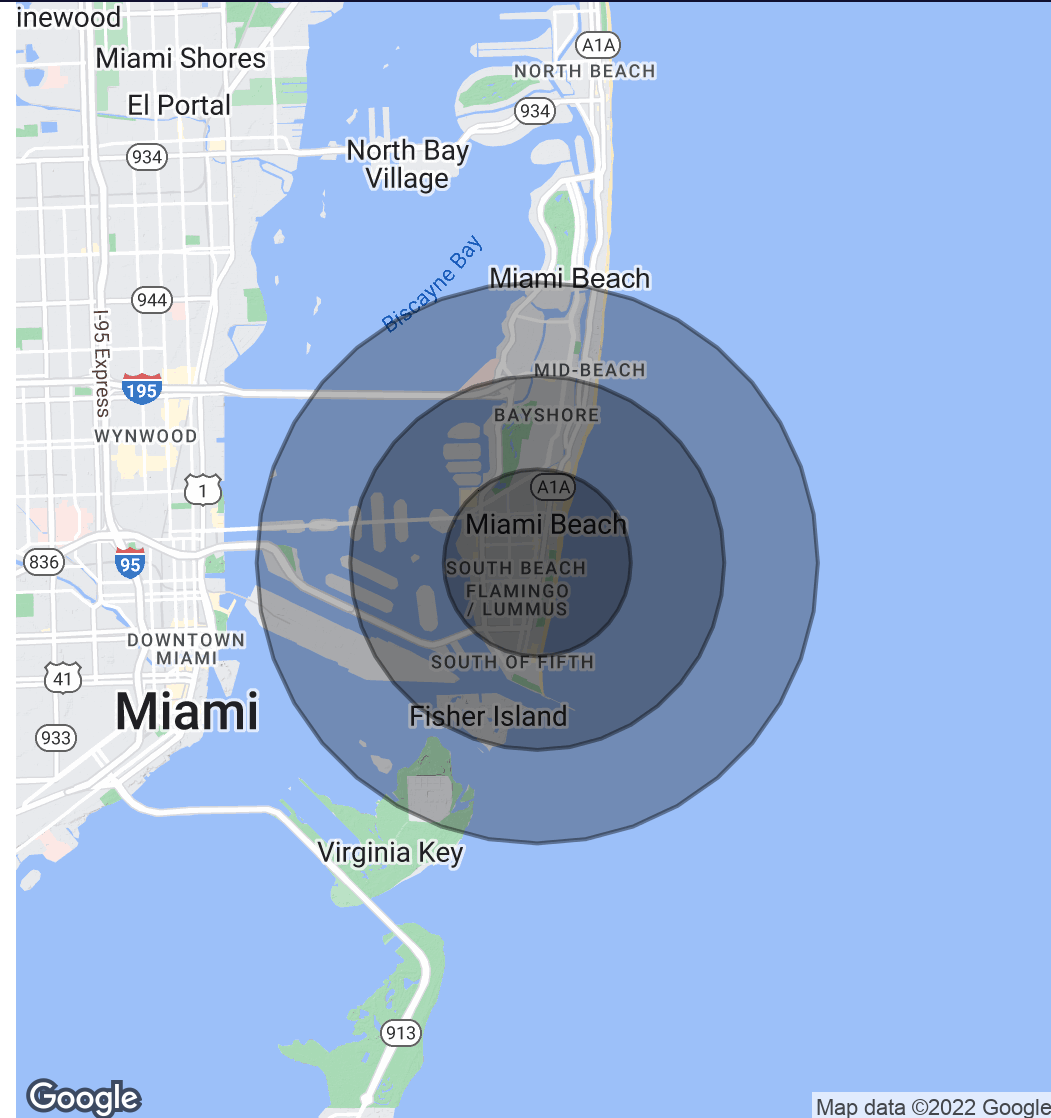


1331 WASHINGTON AVE - Unit B

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	30,720	40,547	51,864
Average Age	37.6	38.5	37.8
Average Age (Male)	37.5	38.5	37.9
Average Age (Female)	37.7	38.8	38.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	18,012	23,035	28,173
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$59,657	\$75,242	\$83,580
Average House Value	\$318,883	\$460,152	\$529,214

** Demographic data derived from 2010 US Census*



Google

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1331 WASHINGTON AVE - Unit B



ANDROS SARDUY

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Direct: 305.297.3557

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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1331 WASHINGTON AVE - Unit B



GIOVANNI VASQUEZ

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Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 6 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linco. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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1331 WASHINGTON AVE - Unit B



GABRIEL RODRIGUEZ

grodriguez@synergyrealtymiami.com

Direct: 484.895.9679

PROFESSIONAL BACKGROUND

Gabriel is a recent college graduate from Villanova University and a former brokerage intern for JLL Carolinas.

After moving to Miami, Gabriel has joined Synergy Realty Advisors as a commercial associate. Gabriel's experience includes dealing with both landlord and tenant's side lease negotiations and landlord representation for office, industrial and retail.

EDUCATION

Gabriel has a bachelor's degree in Applied Statistics from Villanova University.

Synergy Realty Advisors

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