

2ND GEN RESTAURANT SPACE | RESTAURANT, MEDICAL & RETAIL USES WELCOME

Restaurant Space on Calle Ocho

6212–6214 SW 8th Street · West Miami, FL 33144 · SW 8th St & SW 62nd Ave

A **2,395 SF second-generation restaurant** opportunity in a fully renovated, rebranded retail center on one of Miami's busiest corridors — delivered with existing kitchen infrastructure and prime Calle Ocho exposure alongside national tenants O'Reilly Auto Parts and T-Mobile.



PROPOSED FAÇADE RENOVATION & REBRANDING — ARCHITECT'S RENDERING

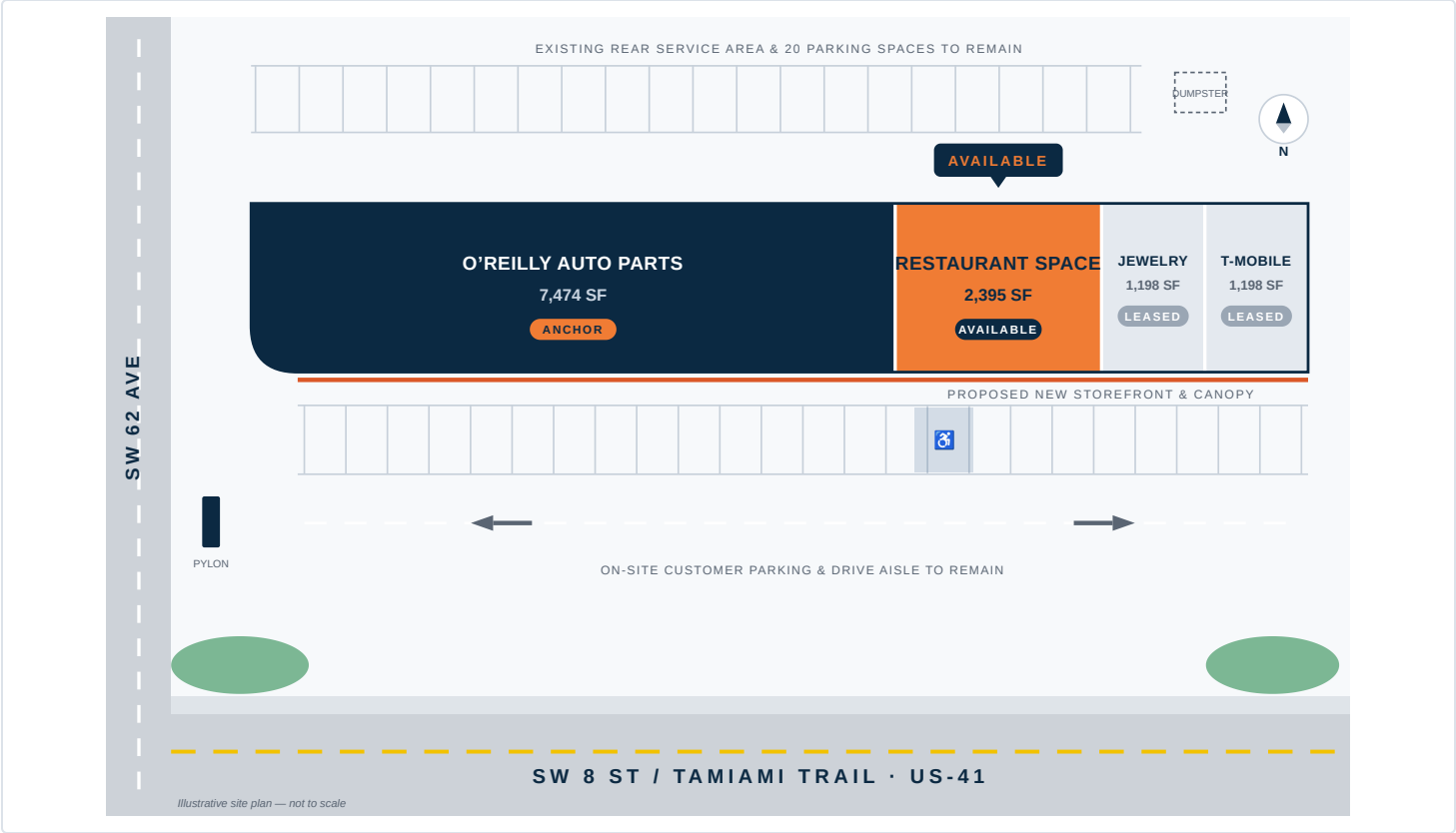
AVAILABLE	ASKING RENT	PROPOSED USE	DELIVERY
2,395 SF	TBD	Restaurant, Medical & Retail	Renovation & Rebranding

PROPERTY HIGHLIGHTS

- ◆ **Rare second-generation restaurant space** — existing kitchen infrastructure shortens build-out time and reduces tenant improvement cost.
- ◆ **Premier frontage on SW 8th Street (Tamiami Trail / US-41)** — one of Miami's most iconic, highest-traffic retail corridors, in the heart of Calle Ocho.
- ◆ **Hard-corner exposure** at the signalized intersection of SW 62nd Avenue, with strong visibility and access from multiple directions — over **47,000 vehicles per day**.
- ◆ **Anchored by O'Reilly Auto Parts**, with jewelry and wireless co-tenancy driving steady, year-round daily foot traffic.
- ◆ **Full façade renovation underway** — modern glass storefronts, new canopy, and updated signage elevate curb appeal.
- ◆ **Approximately 36 on-site parking spaces, plus 10 off-site** — 20 at the rear plus front-row customer parking on-site, with 10 additional off-site spaces at the adjacent City of West Miami off-street lot; pylon signage available on SW 8th Street.
- ◆ **Dense, established West Miami trade area** with a high daytime population and surrounding residential rooftops.

JOINING THE CENTER O'Reilly Auto Parts / Jewelry / T-Mobile

SITE PLAN



Anchor — Leased Available — Restaurant Space In-line — Leased Proposed Landscape

TENANT ROSTER

TENANT	SIZE	STATUS
O'Reilly Auto Parts	7,474 SF	LEASED
Restaurant Space	2,395 SF	AVAILABLE
Jewelry	1,198 SF	LEASED
T-Mobile	1,198 SF	LEASED
Total Center GLA	12,265 SF	

PROPERTY SNAPSHOT

Property Type	Multi-Tenant Retail
Cross Streets	SW 8th St & SW 62nd Ave
Municipality	City of West Miami
Corridor	Tamiami Trail · 47K+ VPD
Parking	± 36 On-Site + 10 Off-Site
Signage	Pylon + Storefront

LOCATION

The property fronts SW 8th Street (Tamiami Trail / US-41) at the gateway to West Miami, in the heart of the Calle Ocho corridor. This established infill trade area pairs heavy commuter traffic with dense surrounding residential neighborhoods and a strong daytime population, supporting consistent demand for food & beverage. The signalized hard corner at SW 62nd Avenue offers excellent exposure and convenient access. Demographics available upon request.

FOR MORE INFORMATION

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