



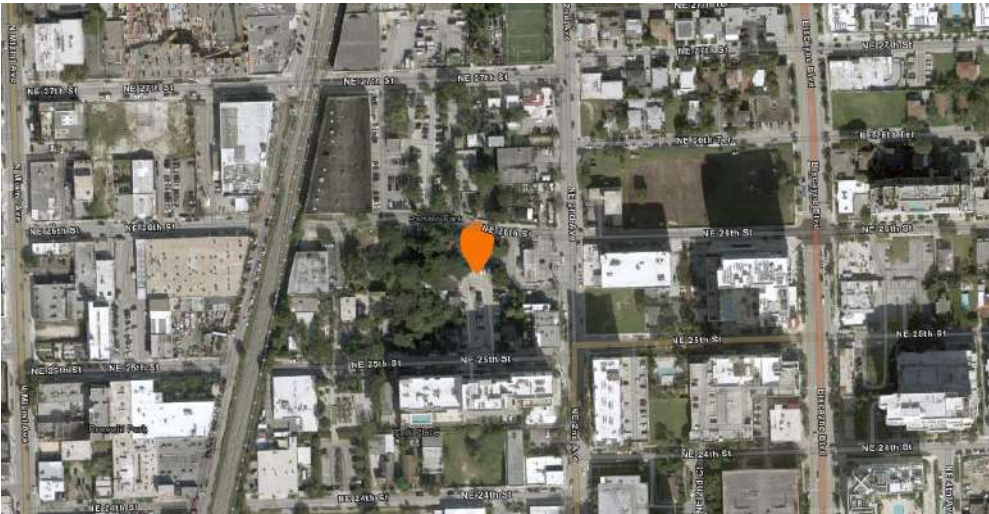
FOR LEASE

Edgewater Land Lease

190 NE 26th St, Miami, FL 33137



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11/sf
Site Size:	27,302 SF
Building Size:	1,200 SF
Product Type:	Land with Office/Retail
Submarket:	Edgewater

LEASING OVERVIEW

DWTWN Realty Advisors has been retained exclusively to arrange the leasing of a prime Edgewater land site at 190 NW 26th St in Miami, Florida. High density land in Edgewater, positioned on prominent corner/street along primary corridors with easy connectivity to major highways and transit. Station your brand with a standout location, fueled by nearby dining, retail, and arts districts. With thousands of new residences and destination retail and entertainment close by, capture all-day demand and rapid customer growth. Plant your flag where brand, access, and lifestyle converge, lock in this address and scale. Ideal for versatile creative activations: padel courts, soccer fields, yoga, food-truck park, outdoor dining + entertainment, event venue, parking, EV charging, or outdoor design sales and nurseries.

LEASING HIGHLIGHTS

- Excellent location in the heart of Edgewater, close to the intersection of Wynwood/Midtown
- Includes a 4 Unit Building that could be converted to office/retail use.
- Steps away from the Soho Miami Pool House and future Wynwood Train Station
- Ideal for Carwash, Fitness/Sports (Padel/Pickleball/Soccer/Yoga), Private Dog Park, Parking, and other creatives concepts.

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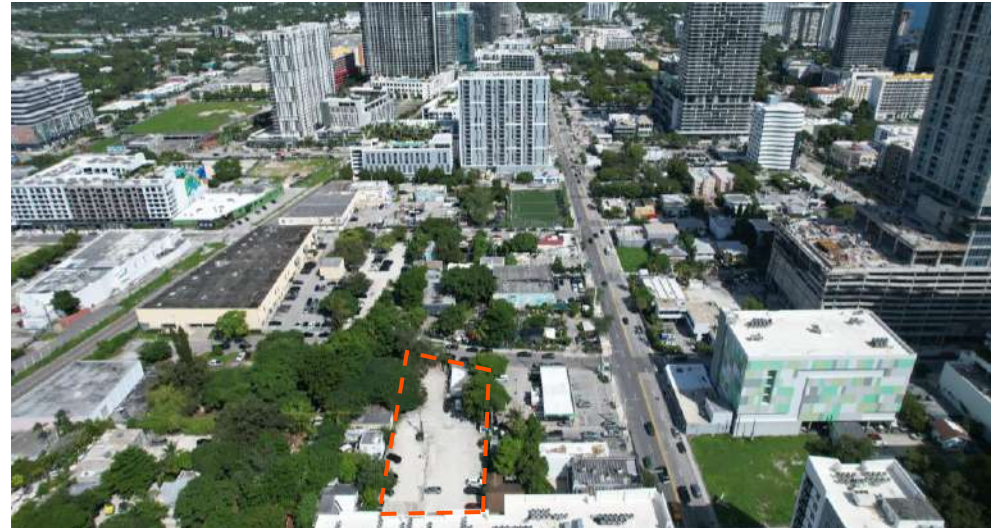
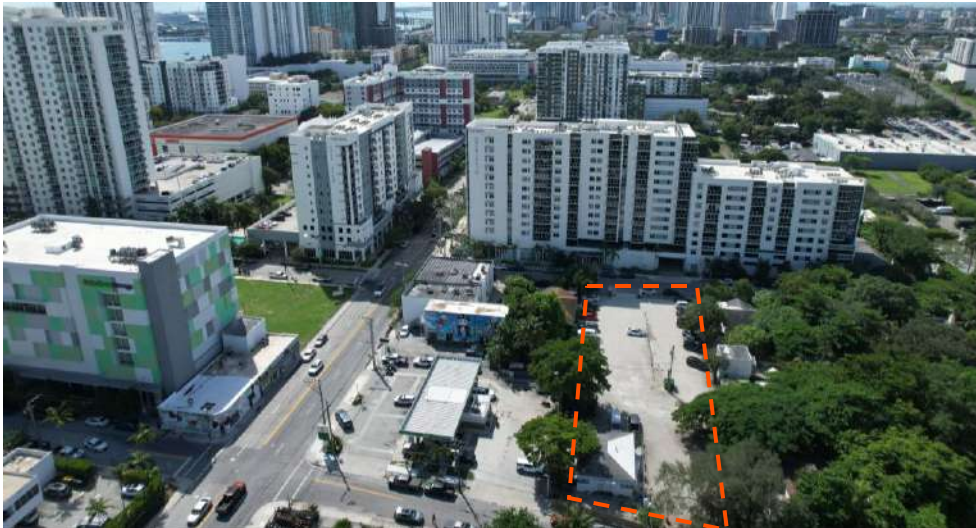
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AERIALS



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CONCEPTS



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LOCATION DESCRIPTION



Edgewater is bounded by 18th Street and 29th street, along Biscayne Boulevard and NE 2nd Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.

LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

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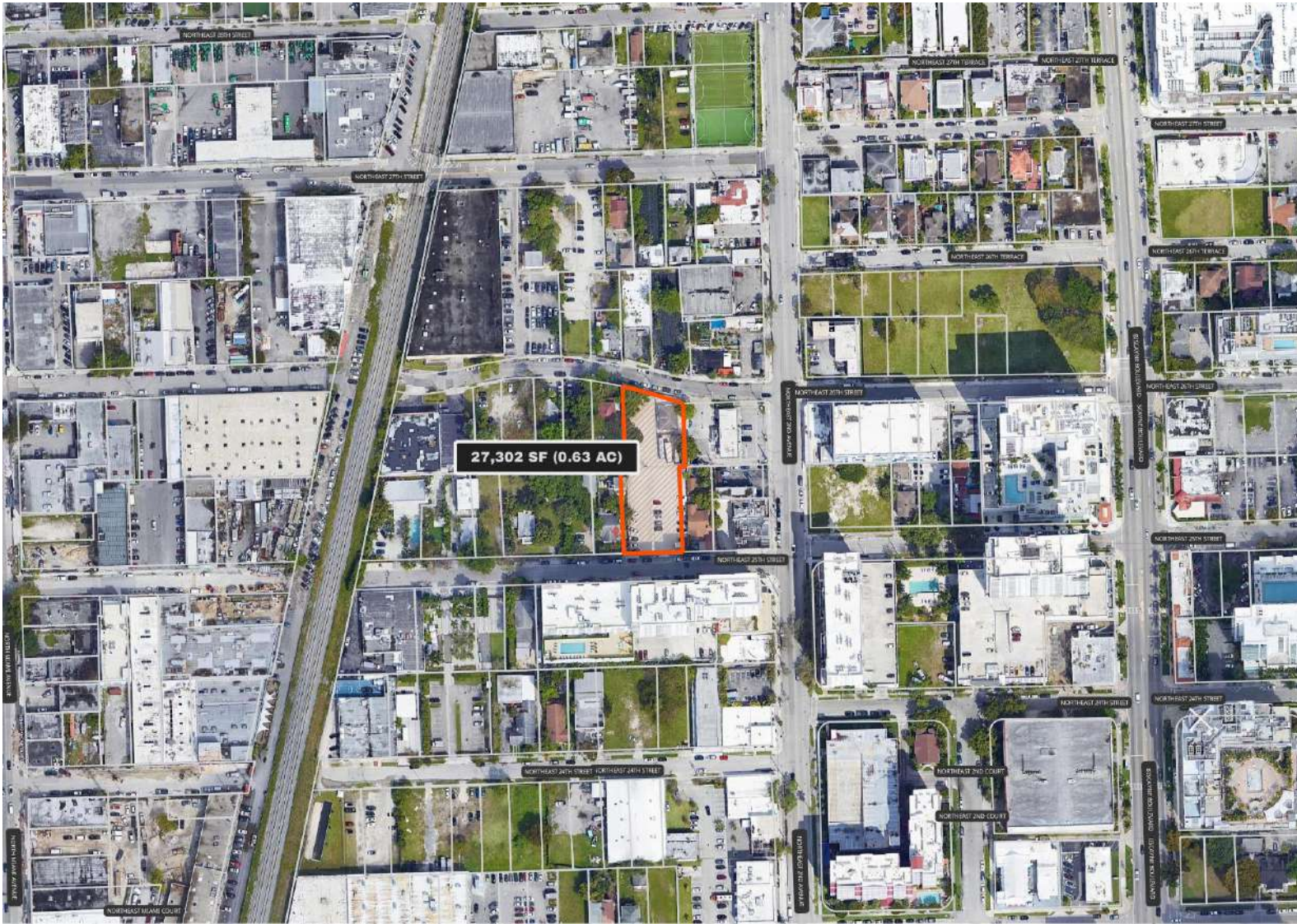
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EDGEWATER NEIGHBORHOOD CONTEXT



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