




EDGEWATER

2334 NE 2nd Ave, Miami, Florida 33137

PRIME
RETAIL SPACE

FOR LEASE



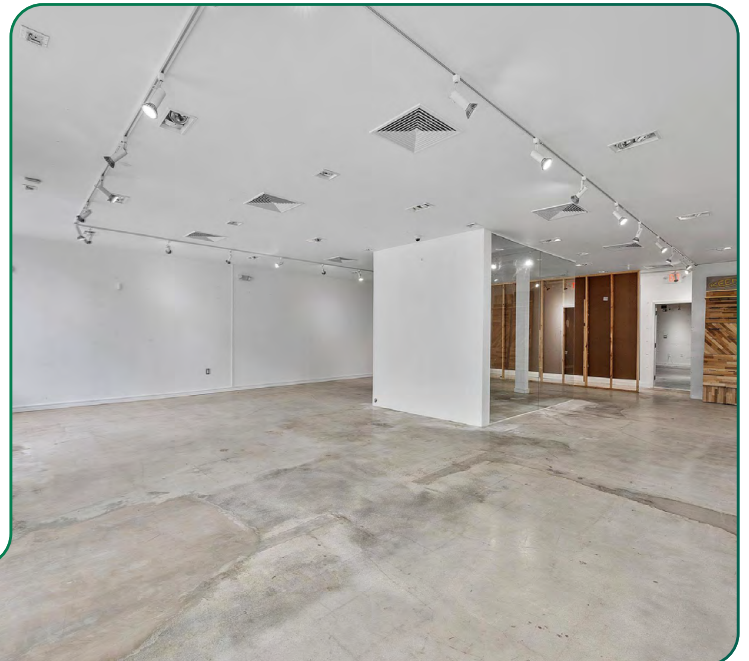
	TOTAL BUILDING SIZE:	2,765 SF ±
	LEASING RATE:	\$45/SF NNN
	ZONING:	T6-12 O

Ideal Uses Include:



PRIME LEASING OPPORTUNITY

- Turn key space for lease
- Located on NE 2nd Ave (approx. 50,000+ DTC)
- Parking on-site
- Ideal for Retail/Showroom concepts
- Immediate audience of 10,000+ residential units plus new residential developments on the way



ABOUT THE AREA

Edgewater, Miami, is a prime location for retail, nestled between the Miami Design District and Wynwood. With 10,000+ residential units nearby and new developments on the way, it's a booming area for business. On-site parking and easy expressway access ensure visibility and foot traffic, making it an ideal spot for retail and showroom brands ready to thrive.



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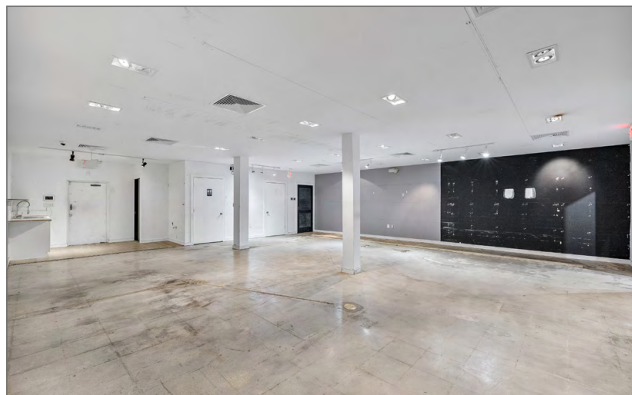
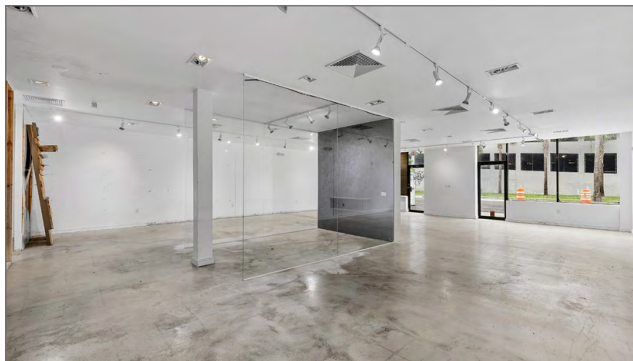
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EDGEWATER

New Developments

7,000+ Units



NEMA

**2900
Biscayne Blvd**
Miami, FL 33137

- 588 Units
- Whole Foods



VILLA MIAMI

**700
NE 29th St**
Miami, FL 33137

- 70 Units
- 20,000 SF Commercial
Major Food Group
Restaurant



EDGEWATER COLLECTIVE

**1900-2000
Biscayne Blvd**
Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



2626 BISCAYNE

Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



RESIDENCE 23

**212
NE 23rd St**
Miami, FL 33137

- 369 Units
- 13,500 SF Retail



URBAN22 Two Towers

**2200
NE 2nd Ave**
Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



BISCAYNE 21 Three Towers

**2121
N Bayshore Dr**
Miami, FL 33137

- 705 Units
- 8,433 SF
Commercial



EDITION RESIDENCES

East Tower of
Biscayne 21



1775 BISCAYNE

**1775
Biscayne Blvd**
Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



METRO EDGEWATER

**452
NE 31st St**
Miami, FL 33137

- 279 Units



THE EDGE

**490
NE 29th St**
Miami, FL 33127

- 96 Units
- 5,373 SF Retail



ARIA RESERVE Two Towers

**710
NE 24th St**
Miami, FL 33137

- 792 Units



HAMILTON ON THE BAY

**555
NE 34th St**
Miami, FL 33137

- 241 Units



COVE MIAMI

**456
NE 29th St**
Miami, FL 33137

- 116 Units



VIDA EDGEWATER

**410
NE 35th Terr**
Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



419 NE 19th St

Miami, FL 33132

- 463 Units
- 20,000 SF
Commercial



445-455 NE 36th St

Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



2900 TERRACE

**401
NE 29th Terr**
Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial



Shopping

NEAR 2334 NE 2ND AVE

Miami Design District

Midtown



Wynwood

Dining

NEAR 2334 NE 2ND AVE



Edgewater



Design District



Wynwood



Midtown



chariff
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