

FOR LEASE

WYNWOOD LANDMARK

2ND GENERATION FOOD & BEVERAGE

176-188 NW 24th ST,
MIAMI, FL

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EXECUTIVE SUMMARY

BUILDING

+/- 3,100 SF

OUTDOOR

+/- 6,900 SF

LEASE RATE

\$95.00 /SF/YR NNN

on building

PROPERTY TYPE

Active Bar/Liquor Store CU

Capacity: 230 Persons

INFRASTRUCTURE

- Hood + Grease Trap
- 3-Phase 200-amp
- Fire Sprinklers
- Gas Service
- 10 ton HVAC
- 2 Walk-in Coolers

CEILING HEIGHT

12'

LOCATION

NRD-1, Wynwood Core



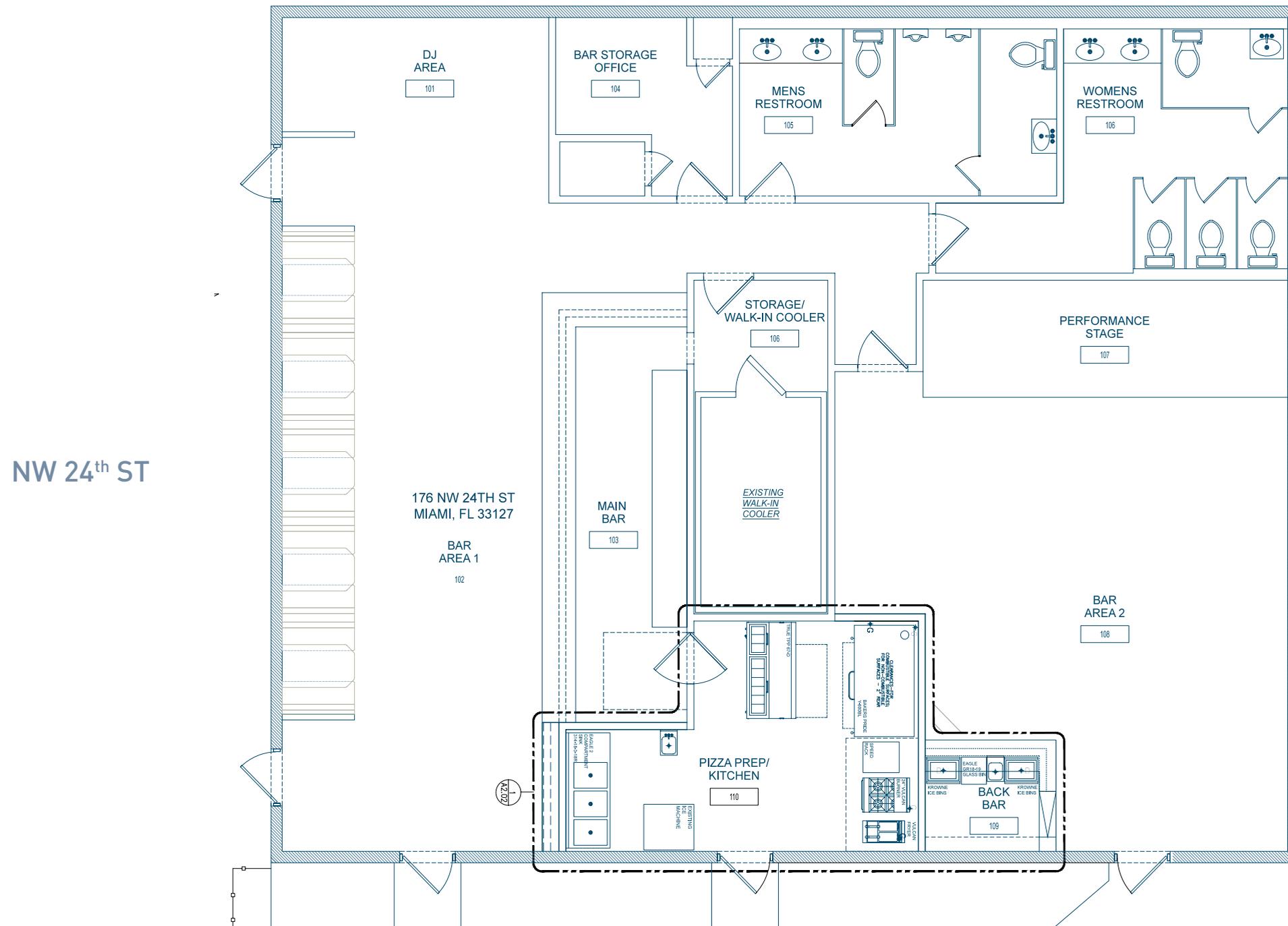
EAST VIEW OF SUBJECT PROPERTY

This landmark location, available for lease for the first time in over a decade, offers a rare opportunity to secure a flexible, second-generation bar/restaurant with an adjacent shaded yard. The combined indoor and outdoor spaces support a variety of service formats and are well-suited for both daytime and evening operations along NW 24th Street, one of Wynwood's most established commercial pockets.

Within a two-block radius of the property, there are over 1,000 residential units, with more than 4,000 additional units delivered

or currently under development throughout Wynwood, significantly expanding the walkable residential base and supporting consistent daily foot traffic. Directly across the street, Society Wynwood contributes 319 residential units with ground-floor retail anchored by national tenants including Starbucks, Chipotle, Dave's Hot Chicken, and Voodoo Doughnut. Nearby along NW 2nd Avenue, established local operators such as Panther Coffee and Coyo Taco continue to drive strong daytime and evening activity.

EXISTING FLOOR PLAN



OUTDOOR CONFIGURATION









WELCOME TO WYNWOOD

Wynwood has evolved into Miami's premier culinary ecosystem, anchored by a dense concentration of Michelin-recognized concepts, world-class nightlife, and design-forward hospitality brands. For F&B operators, the district offers an unmatched synergy of cultural credibility and high-volume commercial performance.

With a rapidly expanding residential base and active ground-floor programming, the neighborhood maintains consistent day-to-night foot traffic. This creates a rare environment where artisanal authenticity meets the operational stability required for long-term hospitality success.

MIAMI Spice
RESTAURANT MONTHS

AUGUST-SEPTEMBER

Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene

Art | Basel

DECEMBER

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions

NORTH CONTEXT

1. NOMAD - 329 Units
2. WYND 27 28 - 154 Units
3. 29 WYN - 248 Units
4. The Wynwood Plaza - 509 Units
5. Artem Apartments - 190 Units
6. i5 Wynwood - 217 Rooms
7. Cynergi - 102 Units
8. 91 27th WYN - 17 Units
9. SENTRAL - 175 Units
10. Amara - 210 Units
11. AMLI - 290 Units
12. Society - 319 Units
13. Wynwood 25 - 289 Units
14. Wynwood Walls
15. Sweetgreen
16. Insomnia Cookies
17. Starbucks
18. Chipotle
19. Dave's Hot Chicken
20. Voodoo Doughnut
21. Panther Coffee
22. The Dirty Rabbit



SOUTH CONTEXT

1. Wynwood Lofts
2. Coyo Taco
3. Aviator Nation
4. Happa Kristin
5. Joe & The Juice
6. Mana Wynwood
7. Wynwood Marketplace
8. Yann Couvereur Patisserie
9. La Sandwicherie
10. El Patio
11. Lina Cerrone Gallery
12. The Cloud One
13. 1-800 Lucky
14. Mayami
15. Lunasol
16. Talkin' Tacos





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