

AVENUE



DOGFISH HEAD

325-339 NW 24th STREET
MIAMI, FL 33127

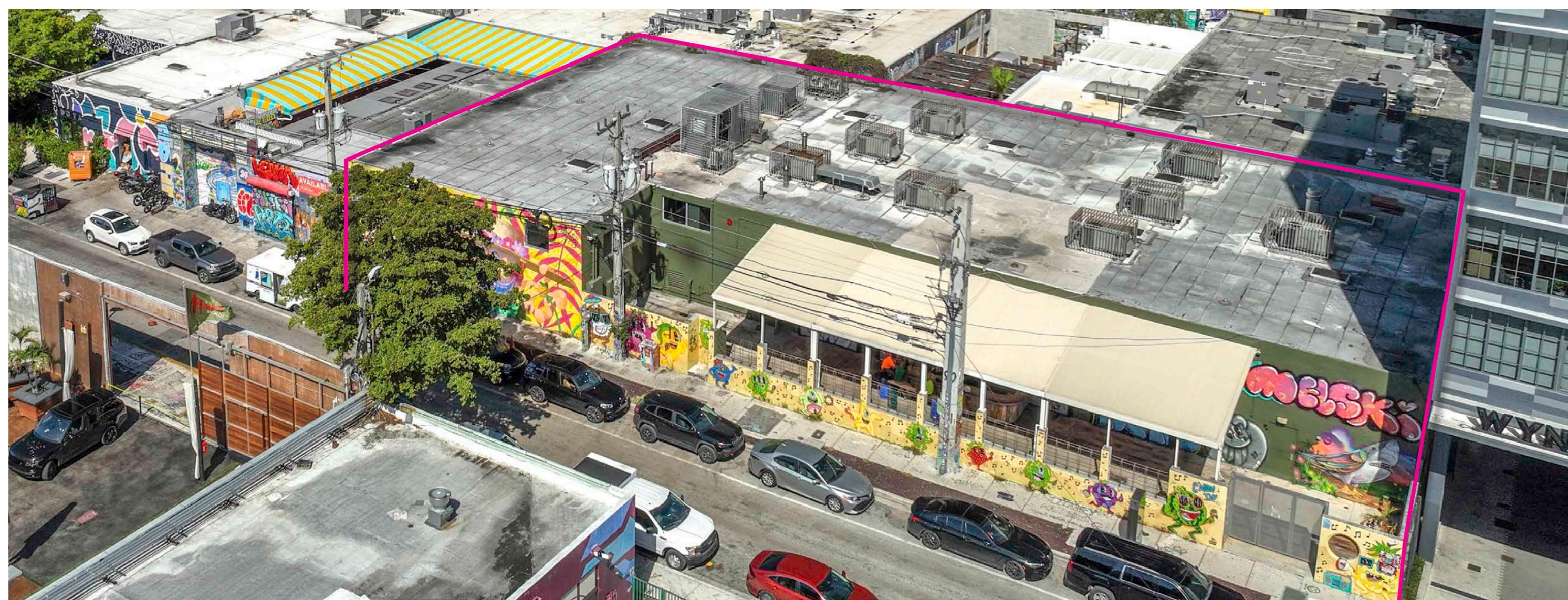
PRIME RETAIL | RESTAURANT

FOR LEASE



AVENUEREP.COM





PREMISES

325-339 NW 24th ST

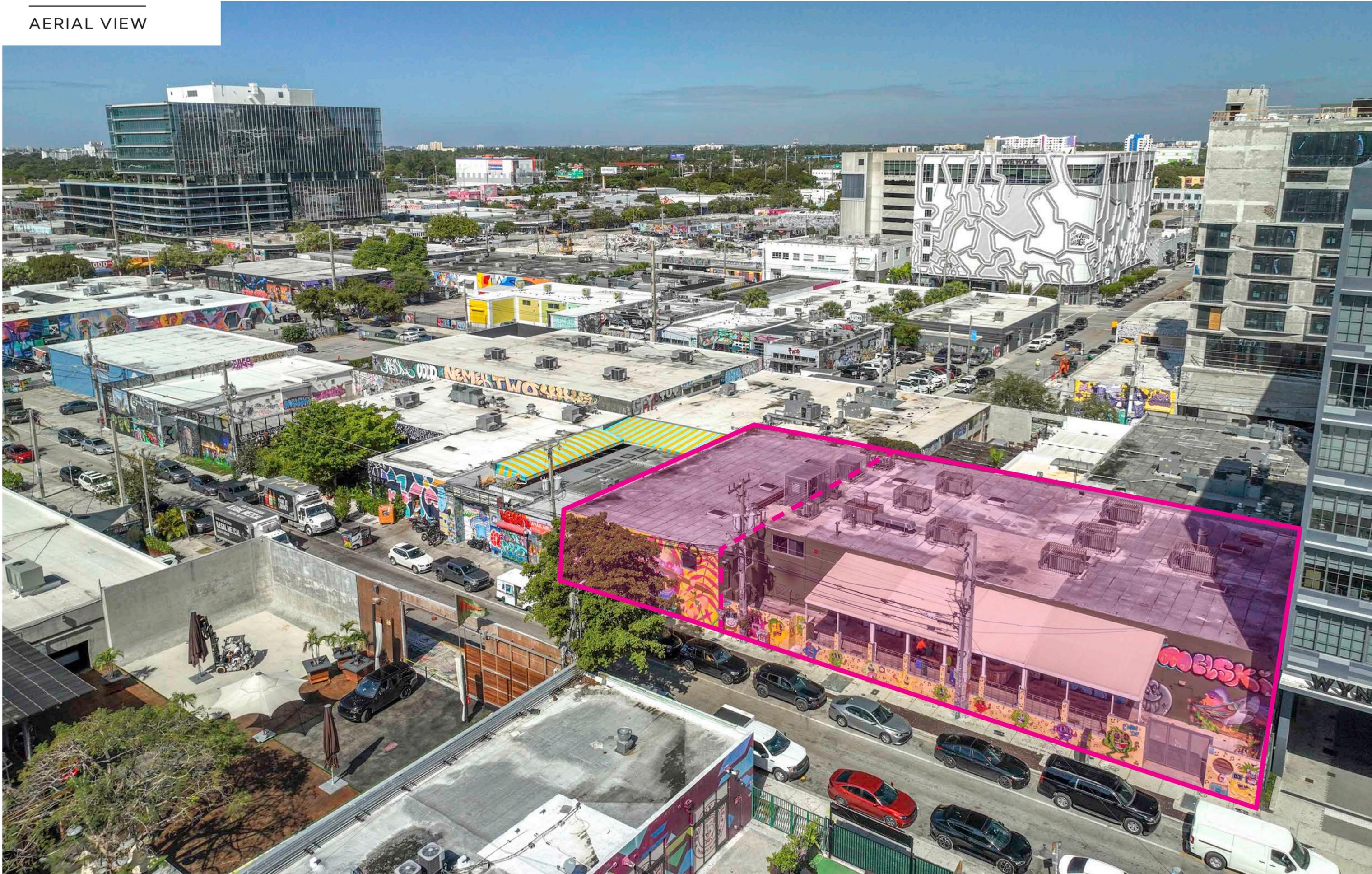
BUILDING : 15,119 RSF
LAND : 13,510 SF

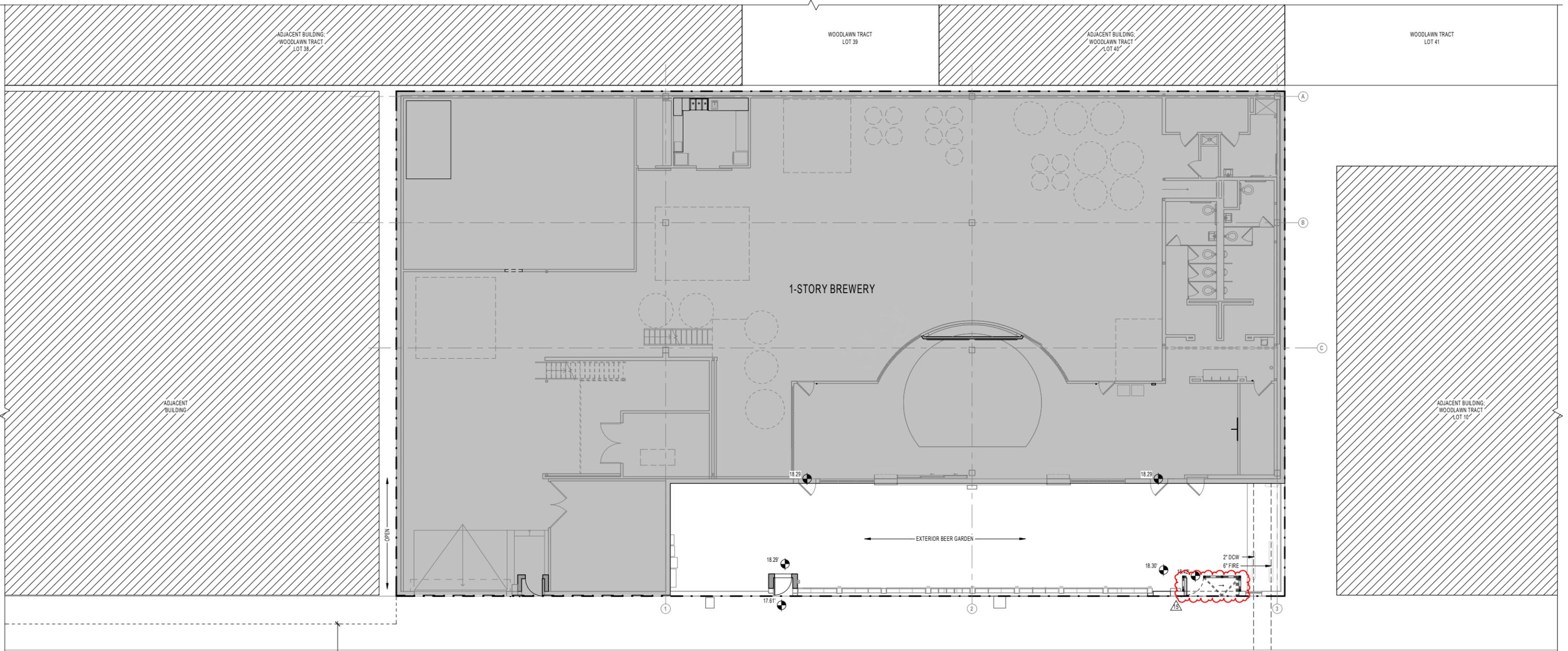
DELIVERY: TBD
RENT: UPON REQUEST

PROPERTY INFORMATION

- PRIME WYNWOOD FRONTAGE ON NW 24TH STREET, ONE OF THE MOST TRAFFICKED AND RECOGNIZABLE RETAIL CORRIDORS IN MIAMI.
- 15,119 RSF CLEAR-SPAN BUILDING OFFERING FLEXIBLE LAYOUT OPTIONS IDEAL FOR RETAIL, F&B, BREWERY, ENTERTAINMENT, OR EXPERIENTIAL CONCEPTS.
- 13,510 SF LAND AREA ALLOWING FOR OUTDOOR PROGRAMMING, ACTIVATION ZONES, OR CUSTOMER-FACING PATIO SPACE.
- FORMER DOGFISH HEAD BREWERY WITH EXISTING TAPROOM, KITCHEN/FOOD PREP AREAS, COOLERS, AND PRODUCTION INFRASTRUCTURE ALREADY IN PLACE.
- OUTDOOR BEER GARDEN INCLUDED, PROVIDING BUILT-IN INDOOR/OUTDOOR FLOW AND EVENT CAPABILITY.
- SURROUNDED BY TOP TENANTS AND MAJOR NATIONAL BRANDS WITHIN MIAMI'S MOST ACTIVE ARTS, CULTURE, AND HOSPITALITY DISTRICT.
- HIGH FOOT TRAFFIC AND VISIBILITY SUPPORTED BY 6M+ ANNUAL WYNWOOD VISITORS AND A RAPIDLY GROWING RESIDENTIAL BASE.

AERIAL VIEW





LEGAL DESCRIPTION (COVENANT IN LIEU OF UNITY OF TITLE O.R.B. 30522-PG.308-319):

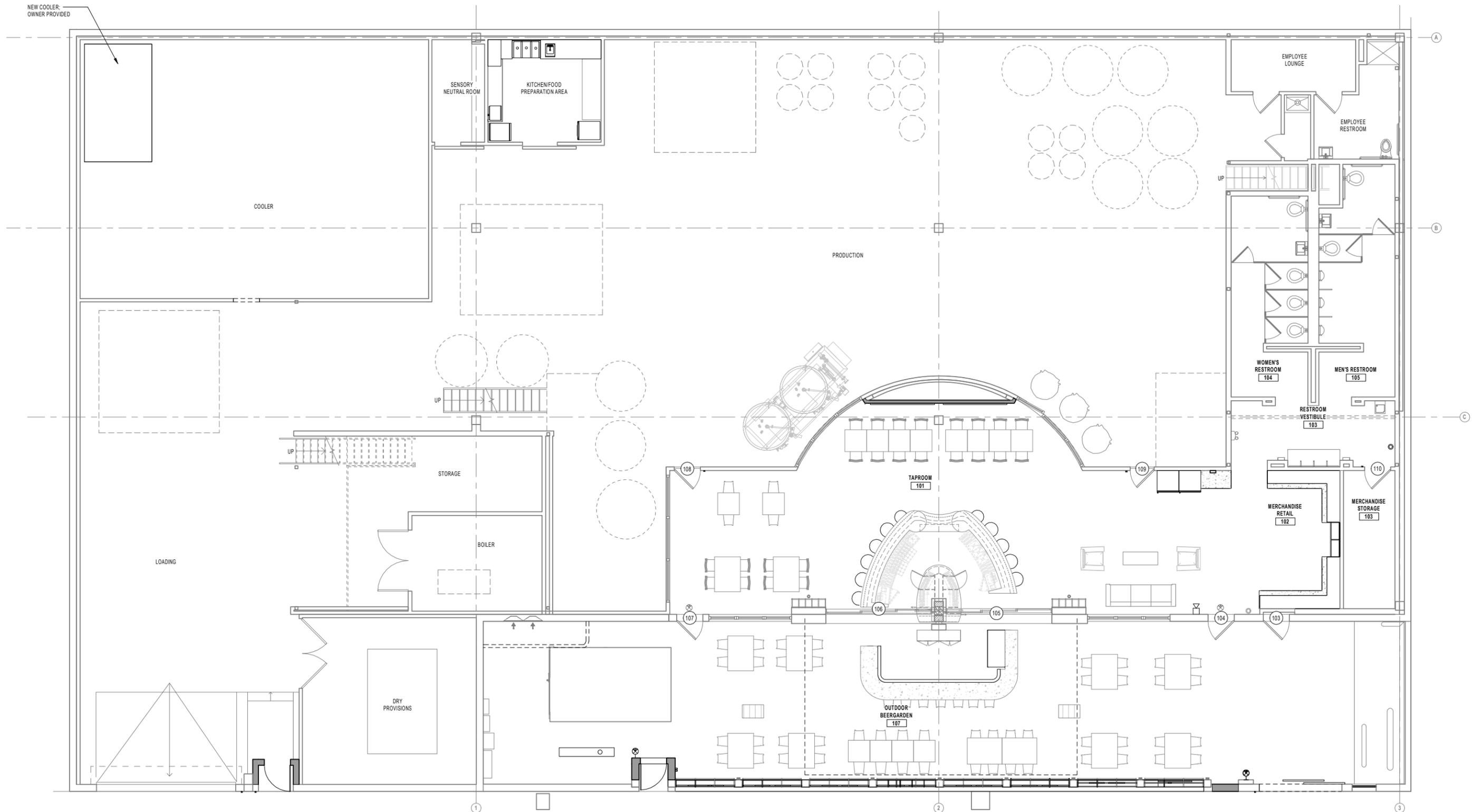
PARCEL 1:
 LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13, LESS THE SOUTH 5.00 FEET OF SAID LOTS 4, 5, 6, 7, 8, AND 9, AND ALSO LESS THE SOUTH 10.00 FEET OF SAID LOTS 10, 11, 12, AND 13 OF CORRECTED MAP OF SPAULDING SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 161, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:
 LOTS 39, 40, 41, 45, 46, AND 47 AND LOTS 42, 43, AND 44, LESS THE NORTH 7.5 FEET OF SAID LOTS 43 AND 44, AND ALSO LESS THE NORTH 5.00 FEET OF LOTS 41, 45, 46, AND 47, OF WOODLAWN TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 148, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
 LOTS 2 AND 3, LESS THE SOUTH 5.00 FEET, OF THE CORRECTED MAP OF SPAULDING SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 161, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS PROPERTY IS UNDER A DECLARATION OF RESTRICTIVE COVENANT.
 REFERENCE BOUNDARY SURVEY PROVIDED BY LONGITUDE SURVEYORS.

SITE PLAN



① FULL CONSTRUCTION PLAN (FOR REFERENCE)
 3/16" = 1'-0"

FLOOR PLAN

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1 Billion+

In Real Estate Investment Over The Past Decade

4 million+

Instagram posts tagged #Wynwood

27,700

Residents In Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units Delivered Or Underway

6,300

Residents In Wynwood's Core

36.8

Median Age, Reflecting A Young, Working-Age Population

500+

businesses in Wynwood, including hospitality, retail, tech, and creative.

< 5 miles

From Brickell, Design District, Downtown, and Miami Beach



Designated "Clean Street Team"



70+ Street Kiosks with Interactive Maps



Walk Score ≈ 97
Bike Score ≈ 80



1,400+ Non-Street Parking Spaces

DEMOGRAPHICS

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



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



WYNWOOD LIFE - February
A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



III POINTS MUSIC FESTIVAL - October
One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



MIAMI MUSIC WEEK - March
An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HALLOWYN - October
Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



HOLI FESTIVAL OF COLORS - March
Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



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



WYNWOOD PRIDE - June
A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events

Wynwood + Edgewater + Midtown

 Residential
 Hotel
 Office
 Retail

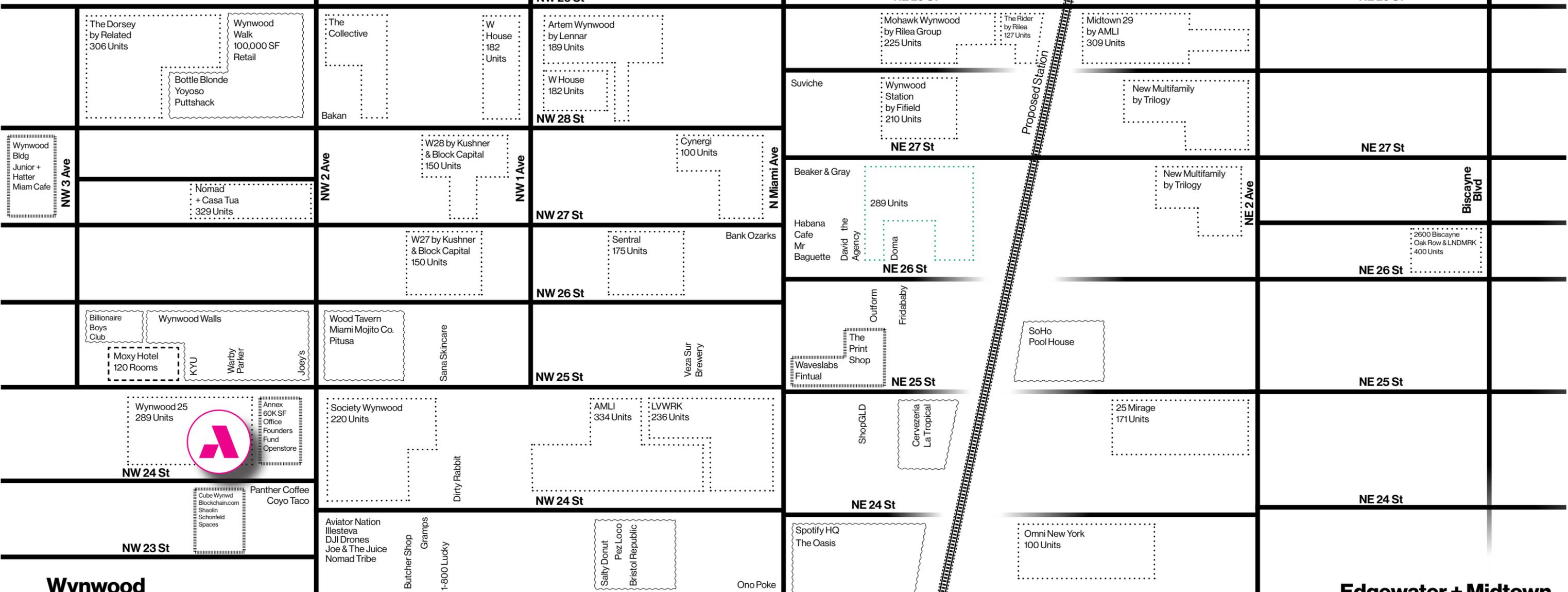
Wynwood Plaza
 by L&L & Oak Row
 509 Units
 212,962 SF of Office

Gateway at
 Wynwood
 200,000 SF Office

Yard 8
 387 Units

AMLI Midtown
 700 Units

The Nema
 by Crescent
 Heights
 588 Units
 Whole Foods



Wynwood
6,045
 Residential Units
1.6M
 SF of Office
337
 Hotel Rooms

Edgewater + Midtown
12,000
 Residential Units
3M
 SF of Office
1,000
 Hotel Rooms



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