

EDGEWATER

PRIME RETAIL SPACE

2318 NE 2nd Ave
Miami, Florida 33137

FOR LEASE

Move-in Ready

SUBJECT PROPERTY:
2318 NE 2nd Ave



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2318 NE 2nd Ave

PROPERTY OVERVIEW



AVAILABLE SPACE:

1,241 SF ±



LEASING RATE:

\$7,250/ Month MG



ZONING:

T6-12-O



- Prime retail space available for lease
- Heart of Edgewater, Miami
- AADT: 7,600 on NE 2nd Ave
- Features floor-to-ceiling glass and high ceilings
- Signage opportunity
- Turn-key condition
- Parking on-site
- Direct access to I-195 and I-95 expressways
- Minutes to Miami Design District, Midtown, Wynwood, Downtown Miami, Miami Beach and more

IDEAL USES FOR THIS PROPERTY INCLUDE:



**ART GALLERY
OR STUDIO**



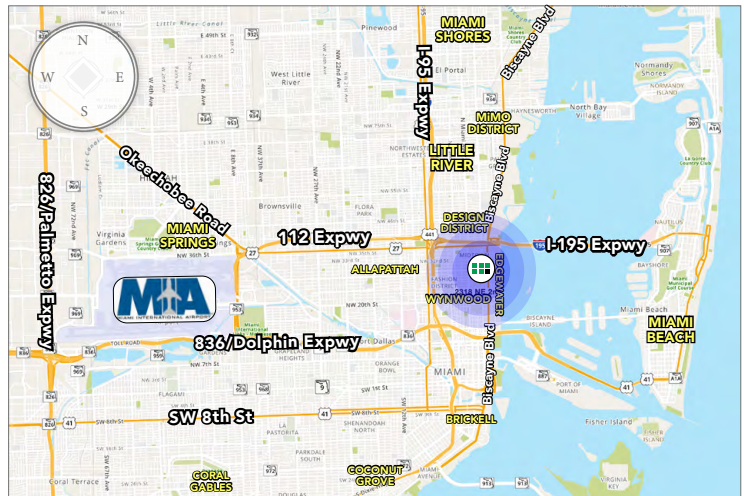
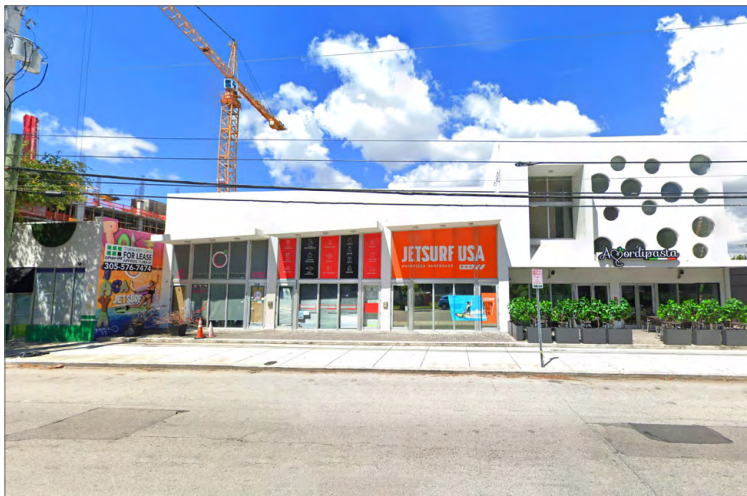
RETAIL



**RESTAURANT
/CAFE**



**OTHER
CREATIVE USE**



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NE 2nd Avenue



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