

Wynd 27 & 28
152 units
50k SF Office

Wynwood 29
248 units

Artem
189 units

Wynwood Plaza
266k SF Office
509 units
32k SF Retail

Gateway Wynwood
200k SF Office

DESIGN DISTRICT

MIDTOWN

N Miami Avenue

NW 29th Street

EDGEWATER

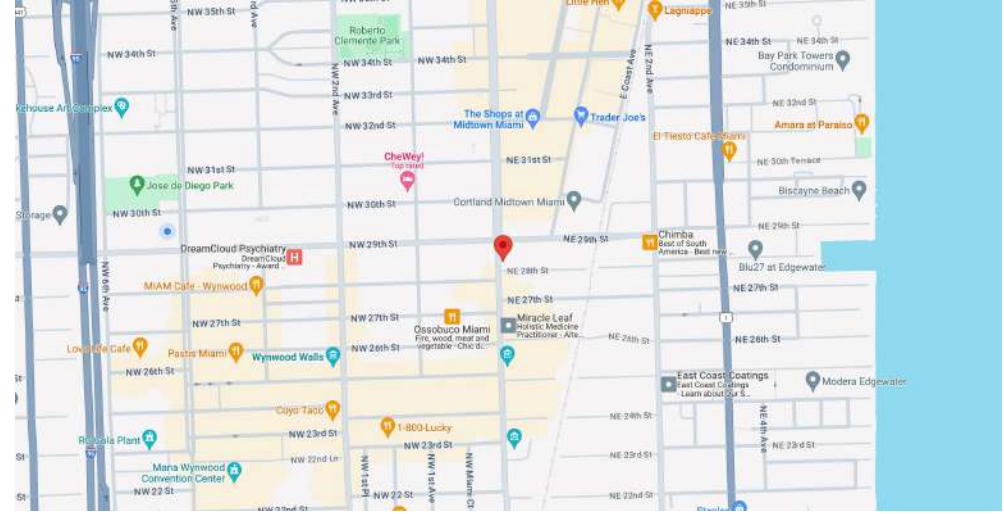
WYNWOOD

FOR LEASE

Wynwood Free-Standing Corner Retail

2811 North Miami Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Building SF:	8,835 SF
Lot SF:	25,131 SF
Outdoor SF:	19,881 SF
Submarket:	Wynwood
Type:	Drive-Thru, Education, Specialty

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 2811 North Miami Avenue in Miami, Florida, which is available as the existing building or as a long-term ground lease. The property features 8,835 SF of building with 19,881 SF of outdoor space for parking or outdoor seating, ideal for a drive-thru (fast food, coffee, bank, pharmacy), education/childcare, or as an entertainment venue (paddle ball court, mini-golf, indoor golf, climbing gym, or arcade). The property is centrally located along North Miami Avenue, at the intersection of Wynwood, Midtown, Edgewater, with close to 15,000 daily car traffic and within walking distance of the planned Wynwood train station between 27th and 28th St. There are over 1,500 apartment units under construction or recently completed in a 4-block radius with some of the largest new mixed-use projects, including Wynwood 29, Artem Green, Wynd 27 & 28, Quarters Wynwood & Diesel Wynwood. Directly adjacent, the Mohawk at Wynwood will be a 12-story mixed-use building with 300 units and 29,500 SF of commercial space as well as the Wynwood Station across 28th St, which features 210 luxury units and 11,000 SF of commercial space.

PROPERTY HIGHLIGHTS

- Free-Standing Corner Building With Space For 20 Parking Spaces And/Or Patio
- Drive-Thru Potential With Existing Curb Cuts On Miami Ave, On 28th Street & North Miami Avenue
- Vibrant Retail District, In Proximity to Wynwood, Edgewater & Midtown's Latest Developments
- Located on N Miami Avenue With 15,000+ Daily Car Traffic

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LOCATION DESCRIPTION



WYNWOOD – MIDTOWN – EDGEWATER – THE DESIGN DISTRICT

THE INTERSECTION OF MIAMI'S URBAN CORE

Wynwood is bordered by I-95 to the west, Edgewater to the east, and Downtown to the south. Since the early 2000s, Wynwood has transformed into a global hub for art, fashion, and innovation. It's known as the "Silicon Valley of the South" with tech companies moving in, while also offering a vibrant art scene, unique restaurants, and a lively nightlife. Wynwood's main avenues are lined with local food spots, hip boutiques, museums, and entertainment options, making it a top choice in Miami's Urban Core.

Midtown Miami, nestled between Edgewater, Wynwood, and the Design District, offers a condensed urban experience with luxury residential towers and a bustling mix of stores, bars, and restaurants. The Shops at Midtown is a prominent shopping destination, surrounded by luxury buildings. Midtown's central location provides easy access to the Miami Design District and Wynwood for art and culture enthusiasts, and it's just a short drive or bike ride from Miami Beach via the Venetian Causeway.

Edgewater is a residential condo neighborhood ideally situated between Downtown, Wynwood, Midtown, and the Design District. It has become a hotspot for developers due to its beautiful views and proximity to key Miami areas. The East Edgewater waterfront area is particularly active, commanding premium prices. Edgewater also boasts Margaret Pace Park, offering a range of outdoor amenities. With easy access to Wynwood, the Miami Design District, South Beach, and the airport, Edgewater combines convenience with a waterfront lifestyle.

The Design District is one of Miami's emerging downtown neighborhoods, between 38th and 46th Street, bordered by I-95 to the west and Biscayne Boulevard to the east. This creative neighborhood and luxury shopping destination seamlessly blend fashion, design, art, and world-class dining. The Design District boasts upscale boutiques, art galleries, showrooms, and trendy eateries, attracting both locals and visitors. Internationally recognized luxury brands have flagship stores here, making it a global fashion destination at the forefront of Miami's creative and cultural scene.

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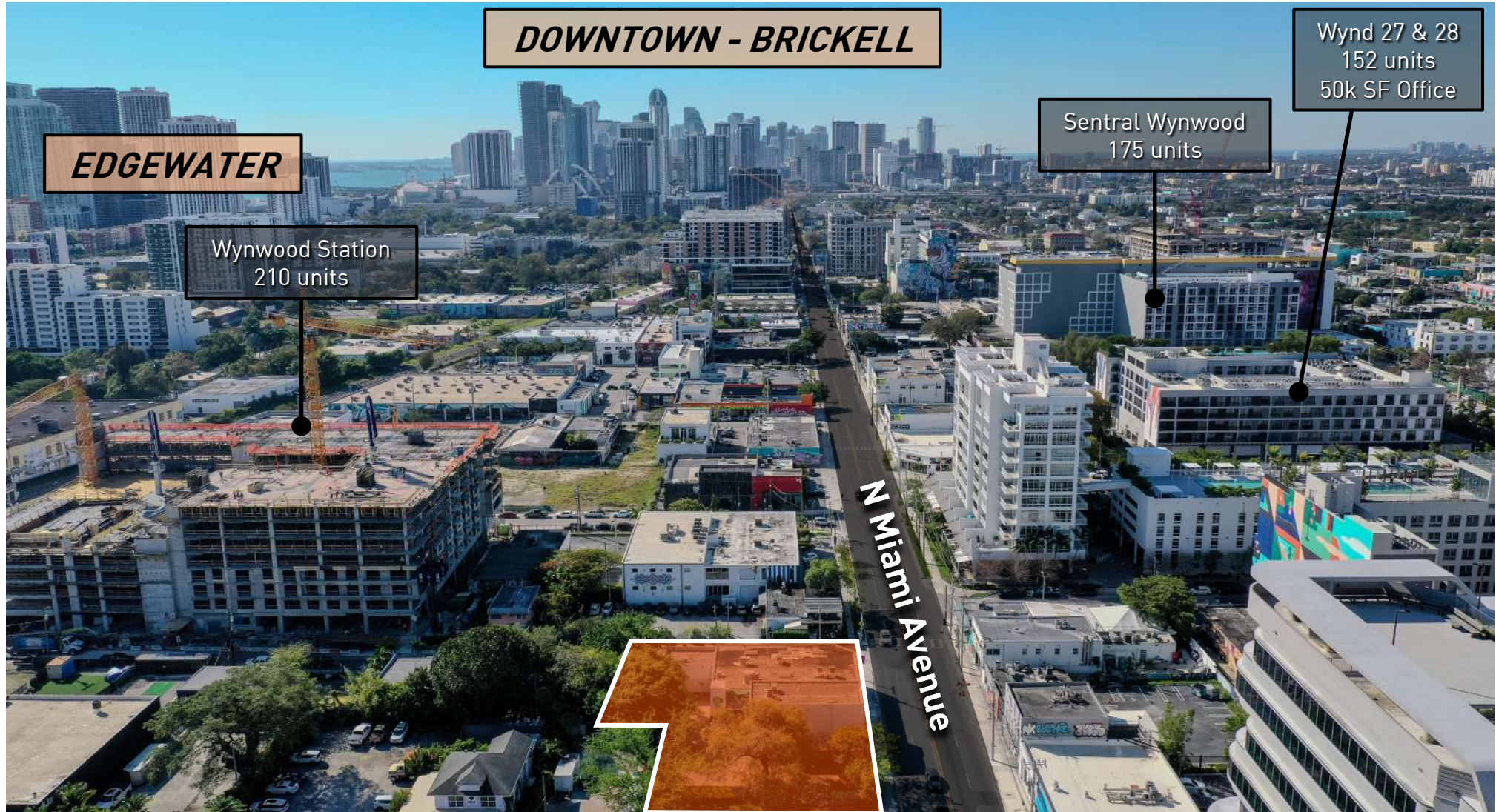
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[View Inventory](#)

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WYNWOOD & DOWNTOWN CONTEXT



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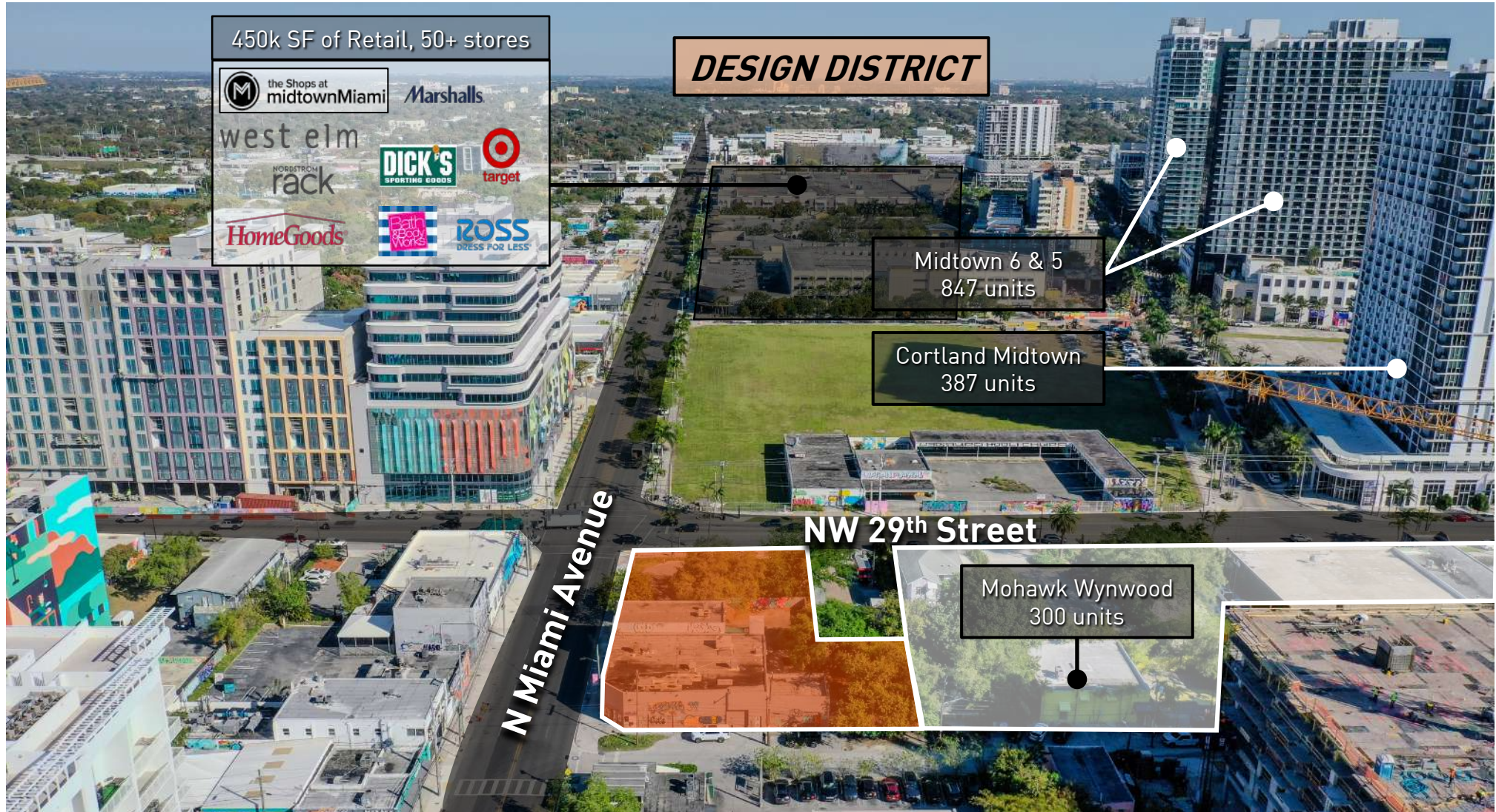
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MIDTOWN CONTEXT



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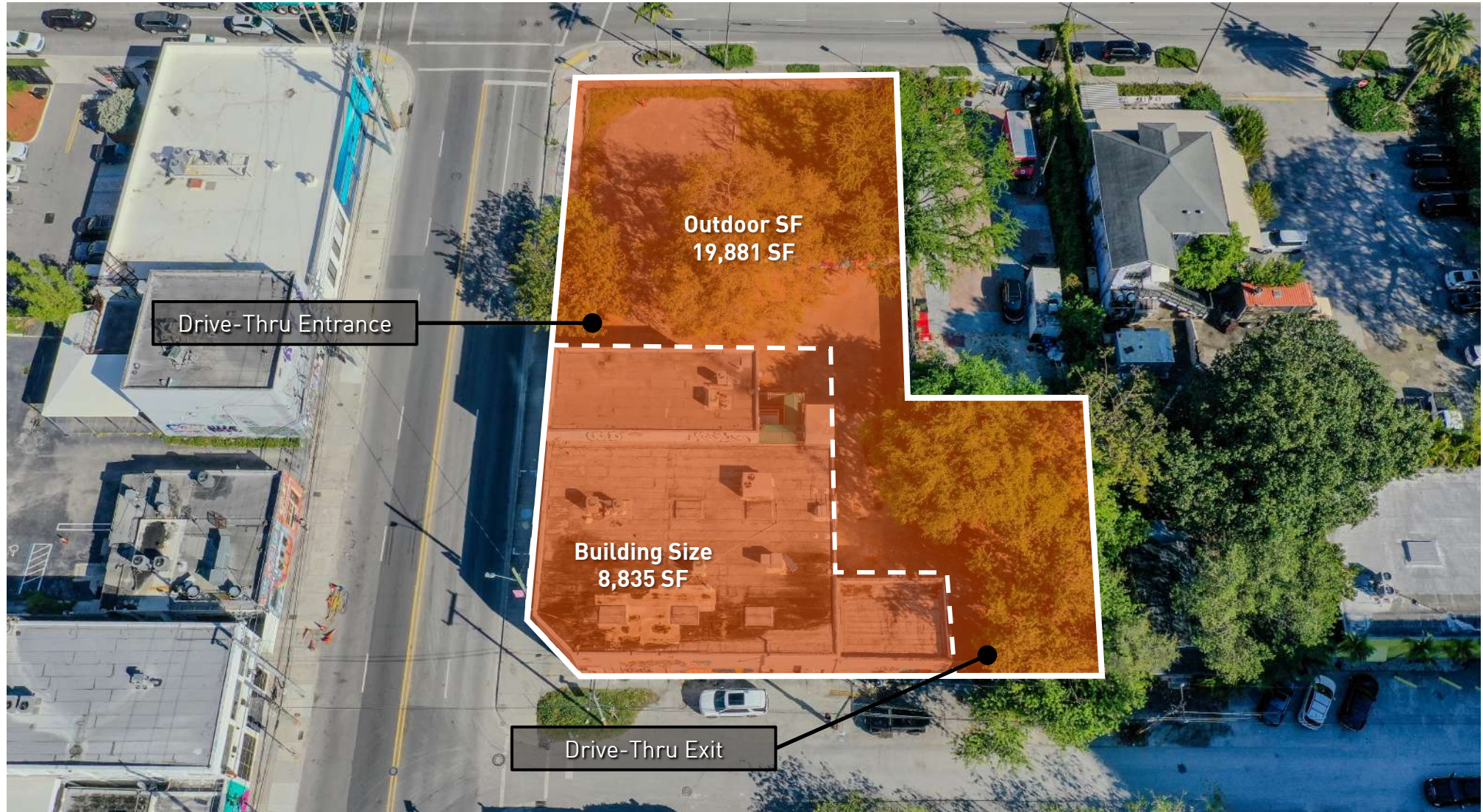
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SITE PLAN



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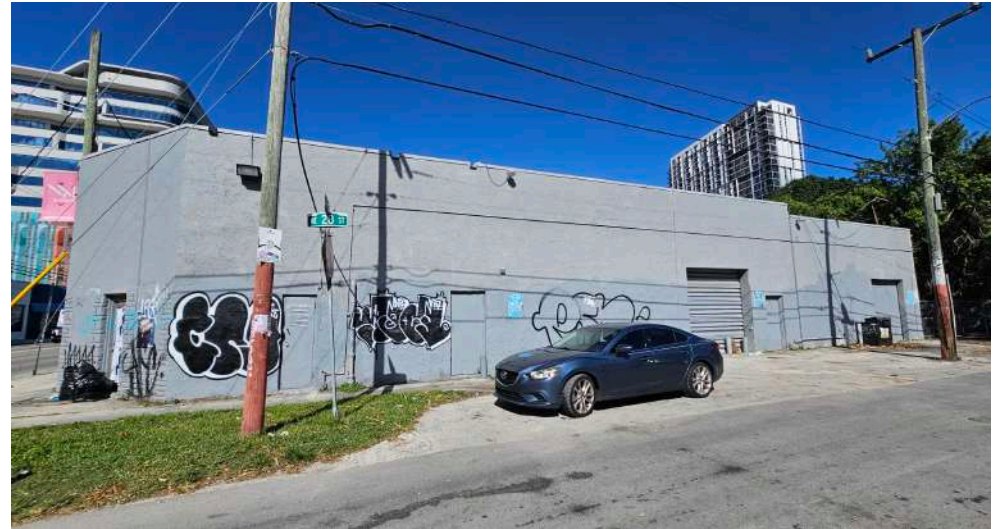
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EXTERIOR PICTURES



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FAST FOOD / DRIVE THRU CONCEPTS



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EDUCATION – CHILDCARE CONCEPTS



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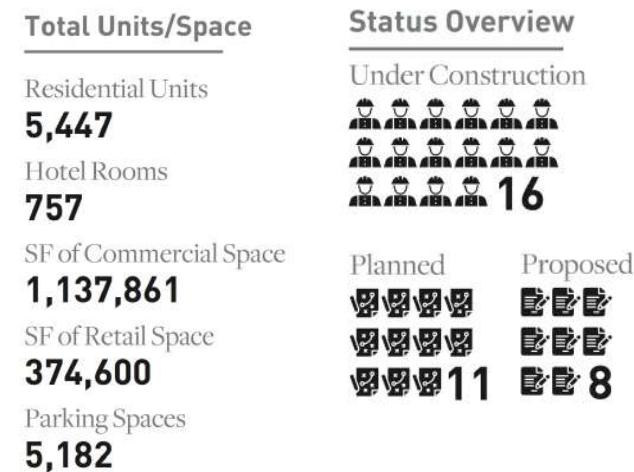
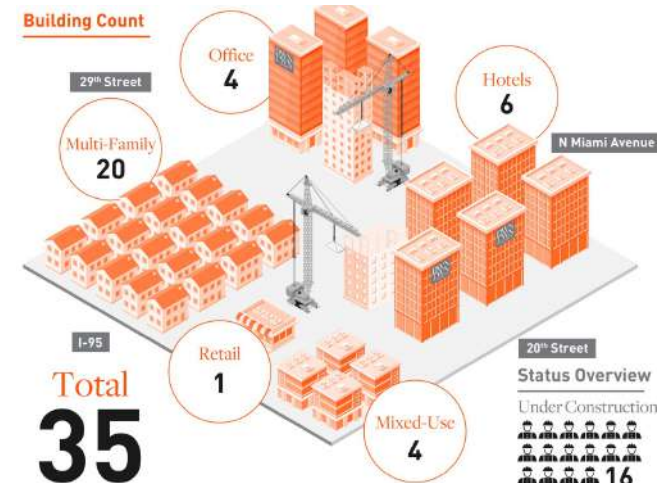
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WYNWOOD RETAIL & DEVELOPMENT CONTEXT MAP



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DEMOGRAPHIC & EMPLOYMENT DATA


Demographic Market Comparison Report

1 mile radius

2801-2811 N Miami Ave, Miami, FL 33127				
Type: Industrial/Service				
County: Miami/Dade				
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	39.75%		6.21%	
Growth 2023 - 2028	2.62%		-1.54%	
Empl	23,531	96.54%	1,333,276	97.07%
Unempl	844	3.46%	40,174	2.93%
2023 Population by Race	42,774		2,651,427	
White	30,380	71.02%	2,101,019	79.24%
Black	10,347	24.19%	461,959	17.42%
Am. Indian & Alaskan	289	0.68%	8,696	0.33%
Asian	801	1.87%	43,746	1.65%
Hawaiian & Pacific Island	39	0.09%	1,349	0.05%
Other	918	2.15%	34,658	1.31%
Household Growth				
Growth 2010 - 2023	39.46%		6.48%	
Growth 2023 - 2028	2.49%		-1.62%	
Renter Occupied	14,765	78.25%	417,792	45.24%
Owner Occupied	4,103	21.75%	505,743	54.76%
2023 Households by Household Income	18,868		923,535	
Income <\$25K	3,625	19.21%	208,819	22.61%
Income \$25K - \$50K	3,482	18.45%	202,173	21.89%
Income \$50K - \$75K	3,722	19.73%	161,806	17.52%
Income \$75K - \$100K	2,623	13.90%	103,635	11.22%
Income \$100K - \$125K	2,132	11.30%	77,637	8.41%
Income \$125K - \$150K	839	4.45%	48,609	5.26%
Income \$150K - \$200K	766	4.06%	52,693	5.71%
Income \$200K+	1,679	8.90%	68,163	7.38%
2023 Med Household Inc	\$64,302		\$57,197	
2023 Median Age	40.10		41.00	

Daytime Employment Report

1 Mile Radius

2801-2811 N Miami Ave, Miami, FL 33127			
Building Type: Industrial	Warehouse Av: -		
RBA: 8,835 SF	Office Avail: -		
Land Area: .58 AC	% Leased: 100%		
Total Available: 0 SF	Rent/SF/Yr: -		
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,640	27,620	8
Retail & Wholesale Trade	806	6,719	8
Hospitality & Food Service	408	4,892	12
Real Estate, Renting, Leasing	309	2,032	7
Finance & Insurance	171	669	4
Information	81	806	10
Scientific & Technology Services	513	2,825	6
Management of Companies	50	164	3
Health Care & Social Assistance	405	1,602	4
Educational Services	80	1,785	22
Public Administration & Sales	15	136	9
Arts, Entertainment, Recreation	123	1,027	8
Utilities & Waste Management	134	662	5
Construction	136	1,156	9
Manufacturing	92	735	8
Agriculture, Mining, Fishing	3	7	2
Other Services	314	2,403	8

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RETAIL SPENDING REPORT

2023 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
Total Specified Consumer Spending	\$485,832	\$1,050,418	\$5,394,771
Total Apparel	\$27,625	\$65,101	\$322,781
Women's Apparel	10,394	24,067	122,404
Men's Apparel	5,958	13,896	68,114
Girl's Apparel	1,910	4,544	21,897
Boy's Apparel	1,445	3,411	16,286
Infant Apparel	1,446	3,373	15,704
Footwear	6,472	15,810	78,375
Total Entertainment & Hobbies	\$67,757	\$149,150	\$761,151
Entertainment	5,953	13,711	72,959
Audio & Visual Equipment/Service	18,274	40,878	199,284
Reading Materials	713	1,345	7,691
Pets, Toys, & Hobbies	10,137	20,705	110,226
Personal Items	32,680	72,511	370,990
Total Food and Alcohol	\$145,320	\$319,820	\$1,606,195
Food At Home	71,463	168,149	840,717
Food Away From Home	63,050	130,233	654,683
Alcoholic Beverages	10,807	21,437	110,795
Total Household	\$78,029	\$163,538	\$870,378
House Maintenance & Repair	8,708	20,419	137,457
Household Equip & Furnishings	32,936	69,691	351,213
Household Operations	25,105	52,059	269,712
Housing Costs	11,280	21,369	111,996

2023 Annual Spending (000s)	1 Mile	2 Mile	5 Mile
Total Transportation/Maint.	\$111,637	\$239,402	\$1,227,955
Vehicle Purchases	44,319	94,079	499,361
Gasoline	33,817	76,042	374,883
Vehicle Expenses	3,504	7,807	42,668
Transportation	15,183	29,896	151,713
Automotive Repair & Maintenance	14,814	31,578	159,331
Total Health Care	\$21,177	\$47,396	\$258,000
Medical Services	12,389	26,359	144,526
Prescription Drugs	6,113	14,949	81,843
Medical Supplies	2,675	6,087	31,631
Total Education/Day Care	\$34,288	\$66,012	\$348,310
Education	21,708	42,529	223,109
Fees & Admissions	12,580	23,483	125,201

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