



The Coral Way Building

Exciting Restaurant Opportunity
1801 SW 22nd St, Miami, FL 33145



Key Details

- - 6,400 Sq. Ft. of space – Spacious layout suitable for various restaurant concepts.
- - 15 daytime parking spaces
- - Access to 95% of parking (~50 spaces) at night
- - 24/7 valet service covered by the restaurant



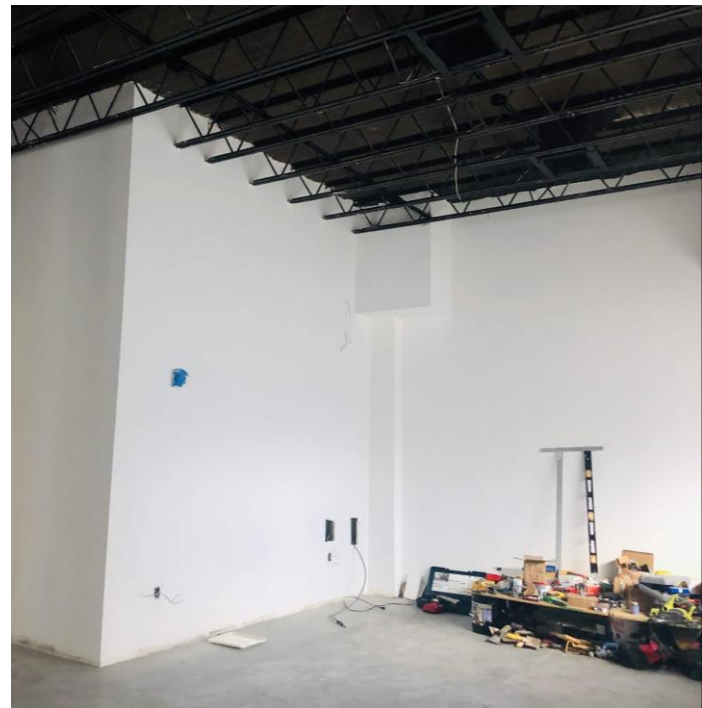
Lease & Financial Highlights

- - \$35 per sq. ft. (NNN)
- - 2.5% of gross sales + base rent
- - \$50,000 deposit
- - Minimum lease: 5 years
- - 1-year rent abatement for 10-year lease agreements



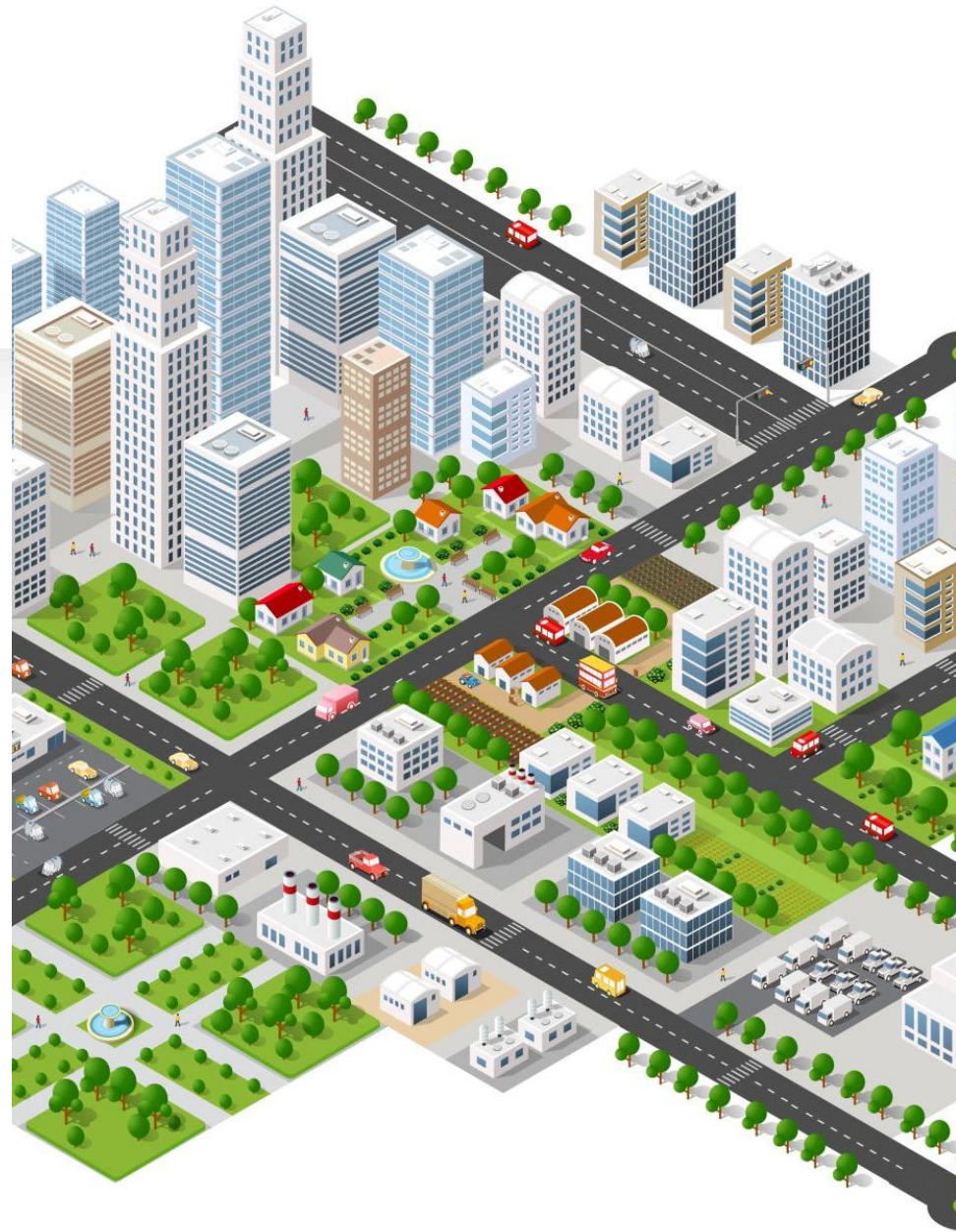
Ownership & Management Terms

- - Landlord approval required for restaurant sale
- - All fixed improvements remain with the landlord post-lease



Location Advantages

- - High Traffic Volume: SW 8th Street is one of the most traveled corridors in Miami-Dade County.
- - Dense Population: Over 1,422 people per square mile within a 5-mile radius.



Contact Us

- Don't miss this opportunity to bring your restaurant vision to life!
- Contact us today to schedule a visit.
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