



Edgewater
Collective

PRIME RETAIL OPPORTUNITY

1900 & 2000 BISCAYNE BOULEVARD
MIAMI, FL 33137



Located in one of Miami's most exciting and sought-after emerging neighborhoods, **Edgewater Collective** offers more than approximately 22,000 SF of prime, ground floor retail space anchored below 1,300 luxury apartments spanning across three high-rise towers. Ranging from approximately 1,200 - 6,600 SF of retail, these new to market spaces offer excellent signage opportunities, on-site parking and street-level access with tremendous exposure along bustling Biscayne Boulevard.

Opportunities vary in delivery timelines with dates ranging between 2024 through 2026.





PRIME RETAIL OPPORTUNITY





EDGEWATER & THE SURROUNDING NEIGHBORHOODS

Over the past few years, Edgewater and the surrounding areas have truly emerged as a highly sought after location for South Florida's wider migration-driven boom. Overall, the Edgewater neighborhood located within the Biscayne Corridor Submarket is a very promising area for new retailers due to an extremely limited new supply of retail space combined with incredible demand. Edgewater's influx of new residents include a prominent amount of young, educated individuals with higher household incomes. Currently one of Miami's most desirable neighborhoods, Edgewater offers stunning city and Biscayne Bay-front views combined with the convenience of being within close proximity to major roadways, mass transit and the Miami International Airport. The Edgewater neighborhood is projected to continue the trend of positive growth as other areas like Brickell become oversaturated.

Throughout Miami-Dade, over 11,750 residential units were absorbed in 2021 alone and recorded as the most significant increase in the county's history. Edgewater and the surrounding neighborhoods are credited with capturing more than 60% of demand totaling more than 7,000 units. The current active development pipeline expects 13,454 new residential units to be delivered between 2022-2026.



EDGEWATER & SURROUNDING AREAS RESIDENT LIFESTYLES

Edgewater Collective contains a unique opportunity due to the size and location of the development. The development spans over one full City block, allowing retailers to open in “the heart” of the new Edgewater neighborhood. This not only provides dedicated traffic from the development, but a destination that will draw from neighboring projects. The proximity to NE 2nd Avenue and Biscayne Boulevard provides unique access to multiple neighborhoods.

Large work from home demographic,

including a strong mix of entrepreneurs, tech, finance, legal, and business professionals.

Average demographic profile is affluent young

30-40 year-old singles, couples and small families with an average household size of two.

Condo owners include mature wealthy international buyers,

local working professionals and second home buyers, both foreign and domestic.

Outside of existing locals, many residents are new to

market, relocating from the Northeast, Midwest and California due to Miami’s favorable quality of life, weather, business, and tax climates.

Residents are willing to pay a premium for convenience,

access and great experiences – especially as it relates to health and wellness, personal grooming, shopping, restaurants and nightlife, pet care and neighborhood services.



EDGEWATER & SURROUNDING AREAS RETAIL MAP



EDGEWATER

- Amara at Paraiso
- Barre Code
- The Daily Creative
- CitiBank
- Diced Edgewater
- Hilton Miami
- JetSet Pilates
- LuLu's Nitrogen Ice Cream
- Mercato Miami
- Miami Marriott
- Miami Strong Gym
- OXXO Cleaners
- Pura Vida
- Smoothie King
- Staples
- Starbucks
- Walgreens

DESIGN DISTRICT

- Ahana Yoga
- CITY Furniture
- Design Within Reach
- Flight Club
- Gelati Ice Cream
- Luminaire
- MC Kitchen
- Michael's Genuine
- Minotti
- Ornare
- Orange Theory Fitness
- OTL Miami
- Poliform
- Pura Vida Miami
- Rimowa
- Sephora
- Sweet Blends Juice Bar
- Swan & Bar Bevy
- Tesla
- UFC Gym
- Yoso Boba Tea

MIDTOWN

- Anatomy
- AC by Marriot Hotel
- Barre Code
- Bath & Body Works
- Barry's Bootcamp
- BoneFly
- Buro Midtown
- Carrot Express
- Carters
- Chase Bank
- Chipotle
- Dick's Sporting Goods
- European Wax Center
- FedEx/Kinkos
- Five Guys
- F45 Training
- Foot Locker
- HomeGoods/Marshalls
- Hampton Inn & Suites
- Hyde Hotel
- Little Hen Tea Room
- Massage Envy
- Men's Warehouse
- Negroni
- Nordstrom Rack
- Pasion Del Cielo Coffee
- Party City
- PetSmart
- Pure Barre
- Pure Power Cycle Center
- Sally's Beauty Supply
- [SolidCore]
- SugarCane Raw Bar & Grill
- Starbucks
- Tap 42
- Target
- T-Mobile
- Trader Joes
- USPS
- West Elm
- Woofgang Bakery
- Venetian Nail Spa
- Verizon
- Xfinity
- Yoga Joint

WYNWOOD

- 1-800-Lucky Food Hall
- Arlo Hotel
- Bakan
- Bottled Blonde
- Chase Bank
- Core Fitness
- Coyo Taco
- Dasher & Crank
- Doma
- Dr. Smood
- Freehold Miami
- Knockout Wynwood
- KYU
- Mana Convention Center
- MAPS
- Mister01 Pizza
- The Moxy Hotel
- Pastis
- Ray-Ban
- Oasis Wynwood
- Salt & Straw
- Salty Donut
- Scotch & Soda
- SOL Yoga
- SweetGreen
- Wynwood Block
- Wynwood Brewing Company
- Wynwood Studio
- Wynwood Walls
- Wynwood Yoga
- Uchi
- Zak the Baker

BISCAYNE CORRIDOR

- Aldi
- AT&T Store
- Bank of America
- Braman Miami
- Chase Bank
- Ferrari of Miami
- GNC
- Metro by T-Mobile
- Mt. Sinai Medical Center
- Publix
- Rice Mediterranean Kitchen
- Subway
- Wells Fargo
- Whole Foods



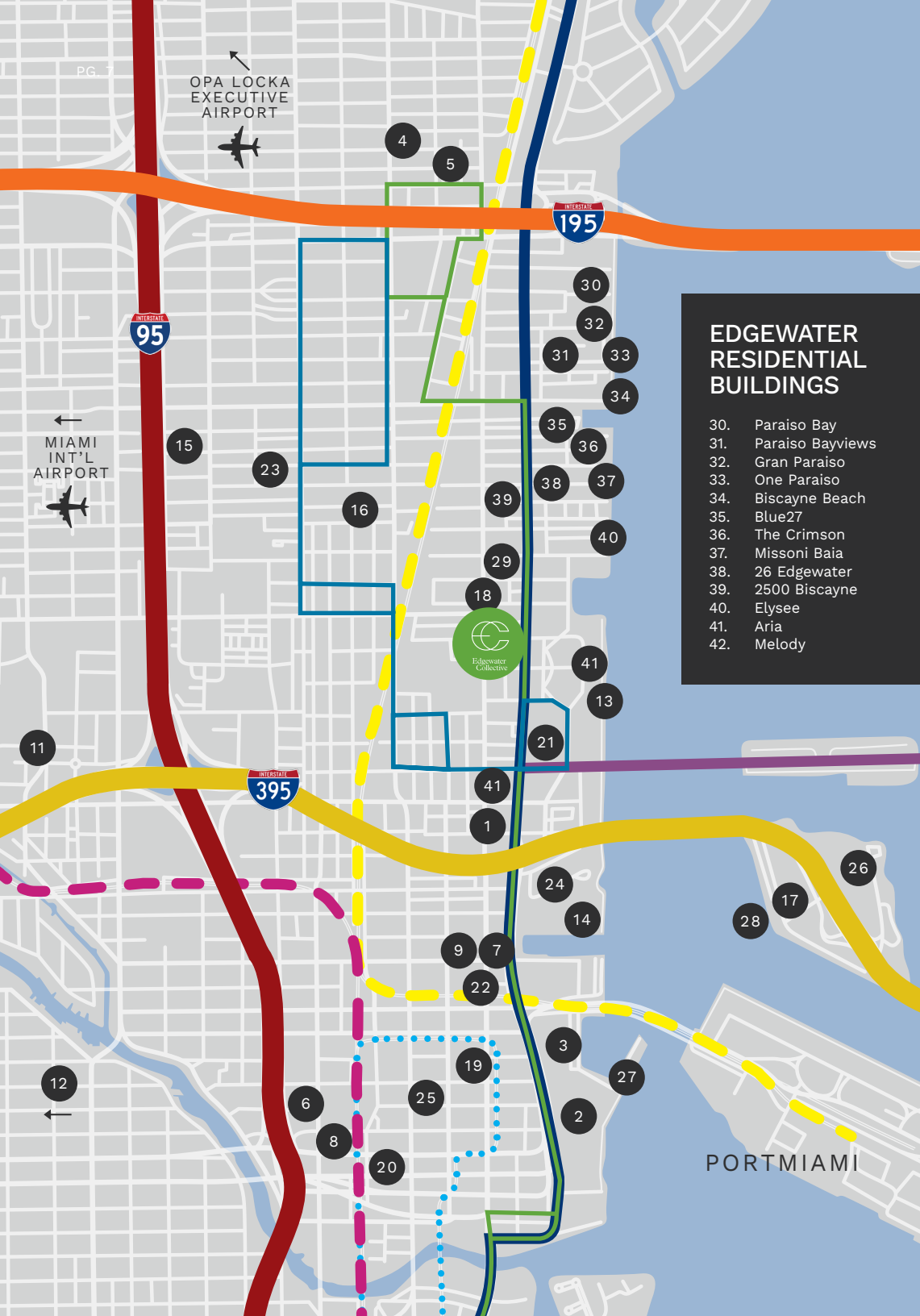
EDGEWATER & SURROUNDING AREAS TRANSIT MAP

POINTS OF INTEREST

1. Adrienne Arsht Center for the Performing Arts
2. Bayfront Park
3. Bayside Marketplace
4. De la Cruz Collection & Art Museum
5. Design & Architecture Senior High School
6. Downtown Miami Charter School
7. Freedom Tower
8. HistoryMiami Museum
9. Institute of Contemporary Art Museum
10. iPrep Academy & Miami-Dade Public School Board
11. Jackson Hospital/University of Miami Health District
12. LoanDepot Park
13. Margaret Pace Park & Dog Park
14. Maurice A. Ferre Park
15. Margulies Collection at the WAREHOUSE
16. Miami Arts Charter School
17. Miami Children's Museum
18. Miami Culinary Institute
19. Miami Dade College Wolfson Campus
20. Miami-Dade Courthouse District
21. Miami International University of Art & Design
22. Museum of Art & Design
23. Museum of Graffiti
24. Museum Park
25. New World School of the Arts
26. Parrot Jungle Island
27. SkyView Observation Wheel
28. Yacht Haven Grande Marina
29. Young Arts

EDGEWATER RESIDENTIAL BUILDINGS

30. Paraiso Bay
31. Paraiso Bayviews
32. Gran Paraiso
33. One Paraiso
34. Biscayne Beach
35. Blue27
36. The Crimson
37. Missoni Baia
38. 26 Edgewater
39. 2500 Biscayne
40. Elysee
41. Aria
42. Melody

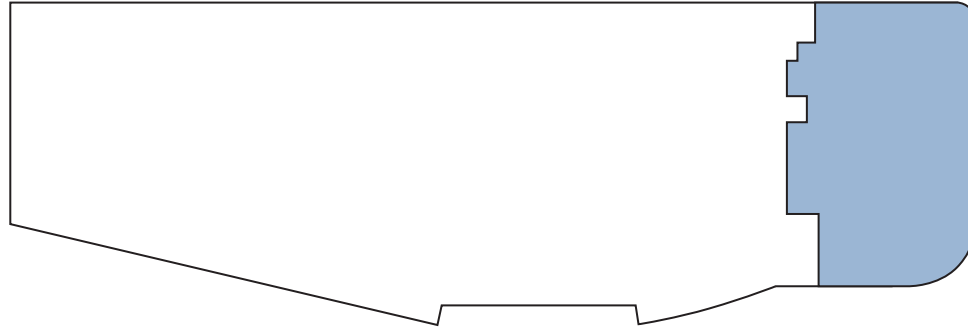


- I-95
- 195
- 395
- BISCAYNE BOULEVARD
- VENETIAN CAUSEWAY
- BRIGHTLINE HIGHSPEED RAIL
- METRO RAIL
- MIAMI TROLLEY (WYNWOOD)
- MIAMI TROLLEY (BISCAYNE)
- METRO MOVER



2000 BISCAYNE

RETAIL SPACE #1
5,000 RSF



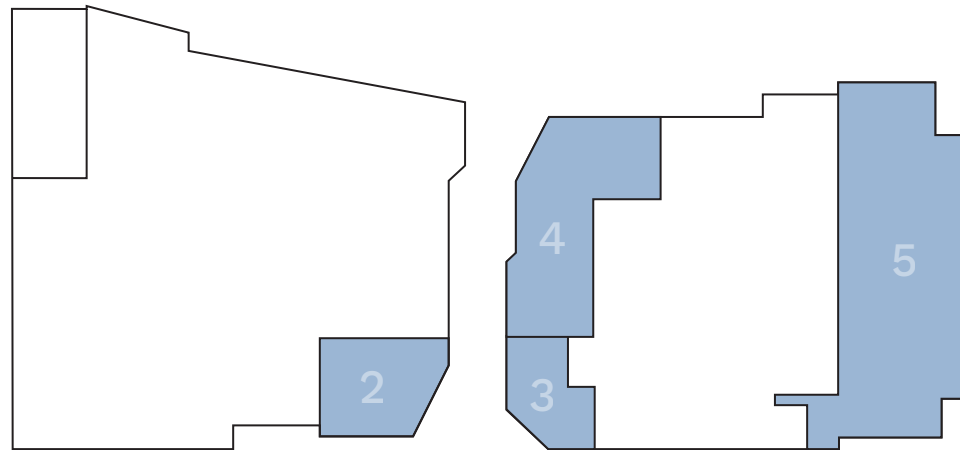
1900 BISCAYNE

RETAIL SPACE #2
1,678 RSF

RETAIL SPACE #3
1,116 RSF

RETAIL SPACE #4
2,541 RSF

RETAIL SPACE #5
6,501 RSF





2000
BISCAYNE
RETAIL SPACE OPPORTUNITY





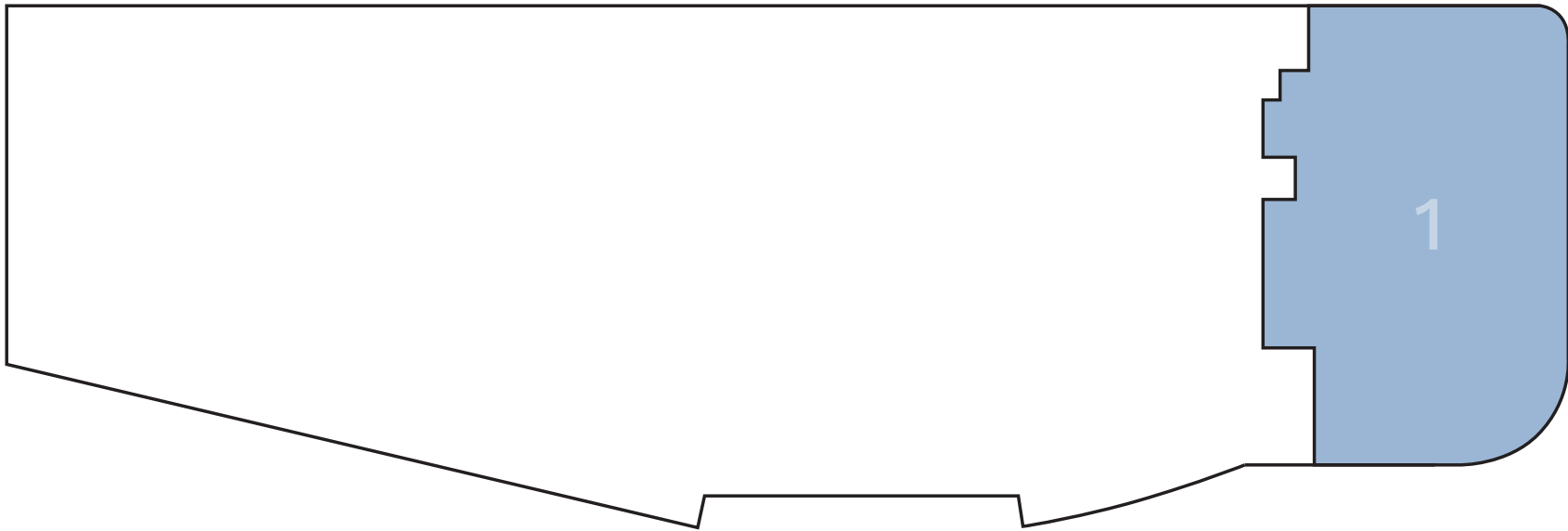
2000 BISCAYNE





2000 BISCAYNE

RETAIL SPACE #1
5,000 RSF



2000 BISCAYNE

RETAIL SPACE #1

5,000 RSF

SPACE DETAILS

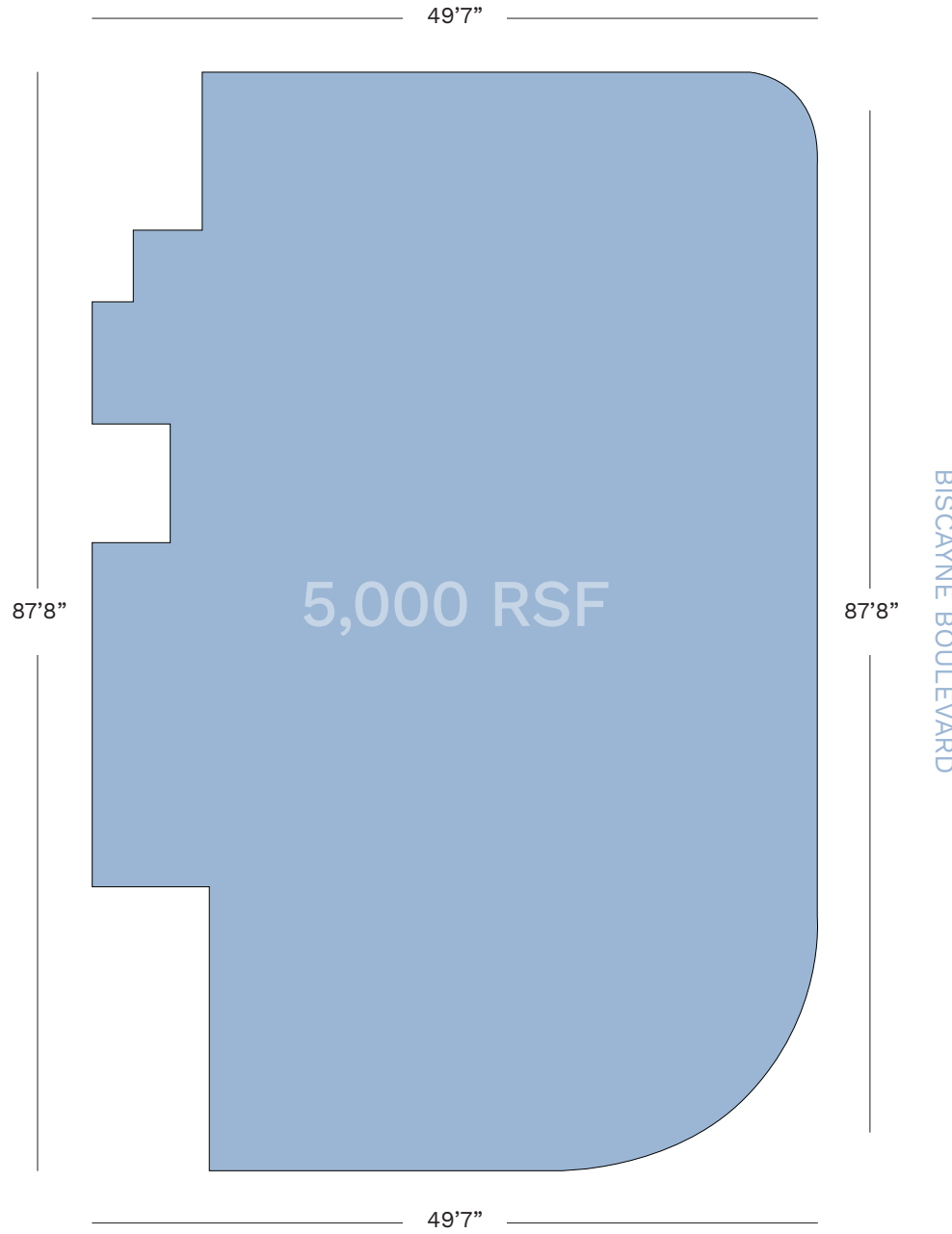
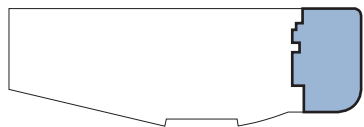
Street-level access with over 237' of combined expansive frontage along Biscayne Boulevard, NE 19th and NE 20th Streets

16'11" Ceiling heights (no drop)

Excellent signage opportunities

On-site, covered parking and bicycle rack access

Current leasing rates and terms available upon request



1900 BISCAYNE

RETAIL SPACE OPPORTUNITIES







1900 BISCAYNE

RETAIL SPACE #2

1,678 RSF

RETAIL SPACE #3

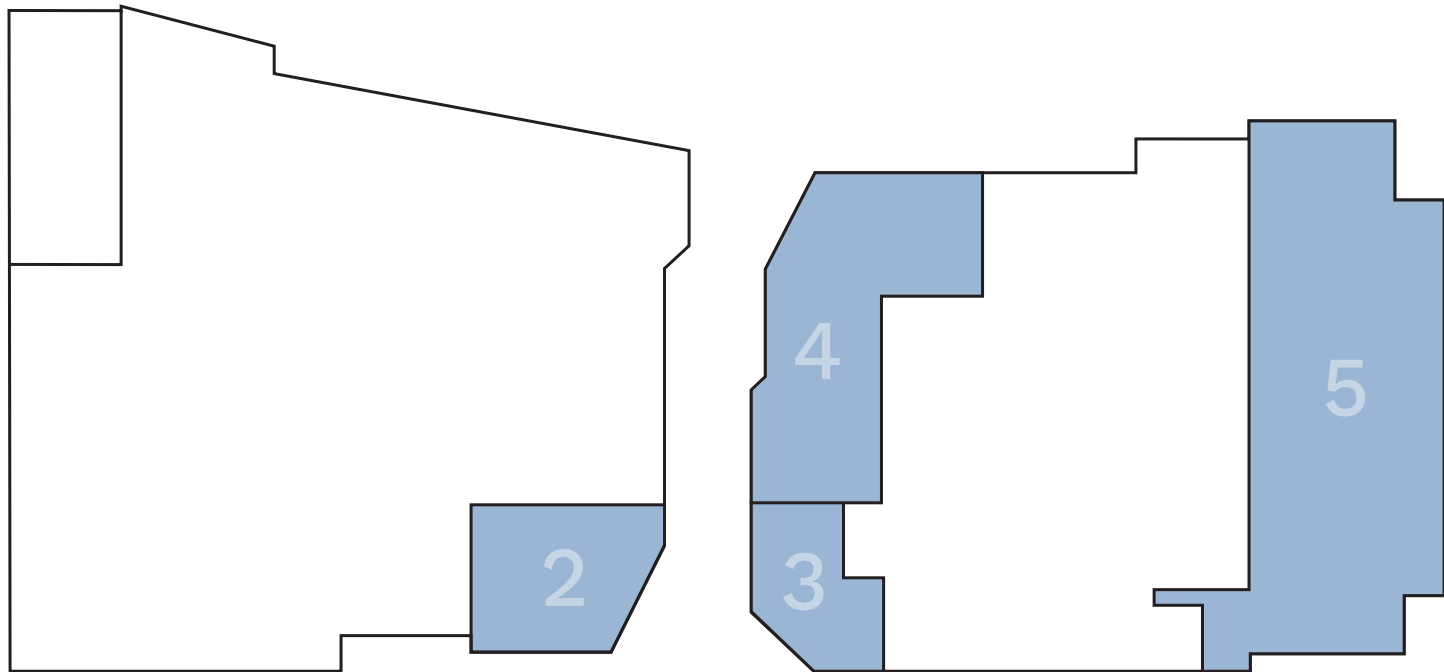
1,116 RSF

RETAIL SPACE #4

2,541 RSF

RETAIL SPACE #5

6,501 RSF



1900 BISCAYNE

RETAIL SPACE #2

1,678 RSF

SPACE DETAILS

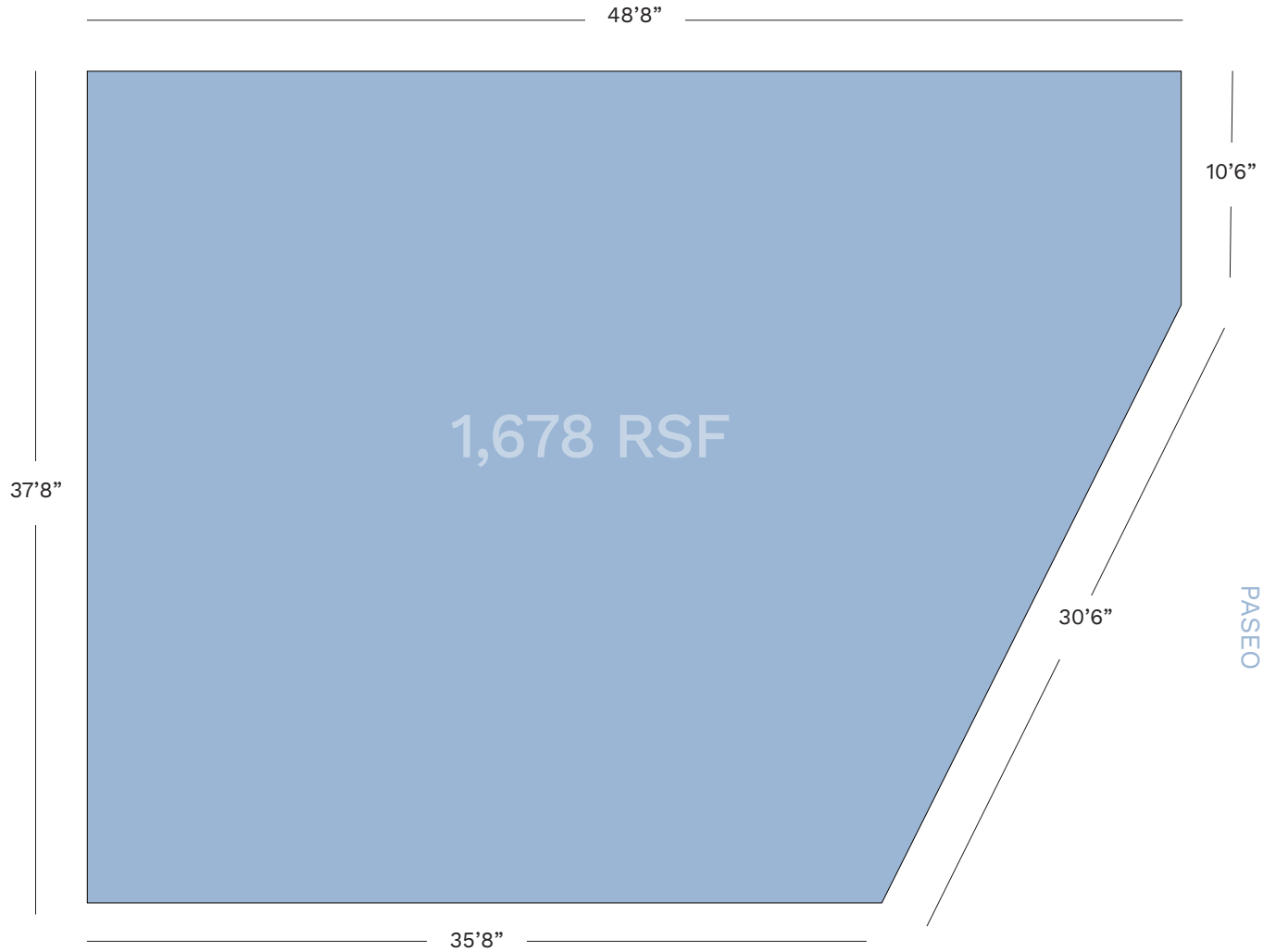
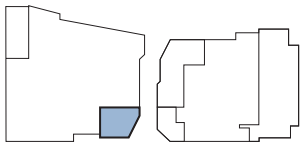
Street-level access with over 76' of combined expansive frontage along NE 19th Street and the Paseo corridor

15' Ceiling heights (no drop)

Excellent signage opportunities

On-site, covered parking and bicycle rack access

Current leasing rates and terms available upon request



NE 19TH STREET



1900 BISCAYNE

RETAIL SPACE #3

1,116 RSF

SPACE DETAILS

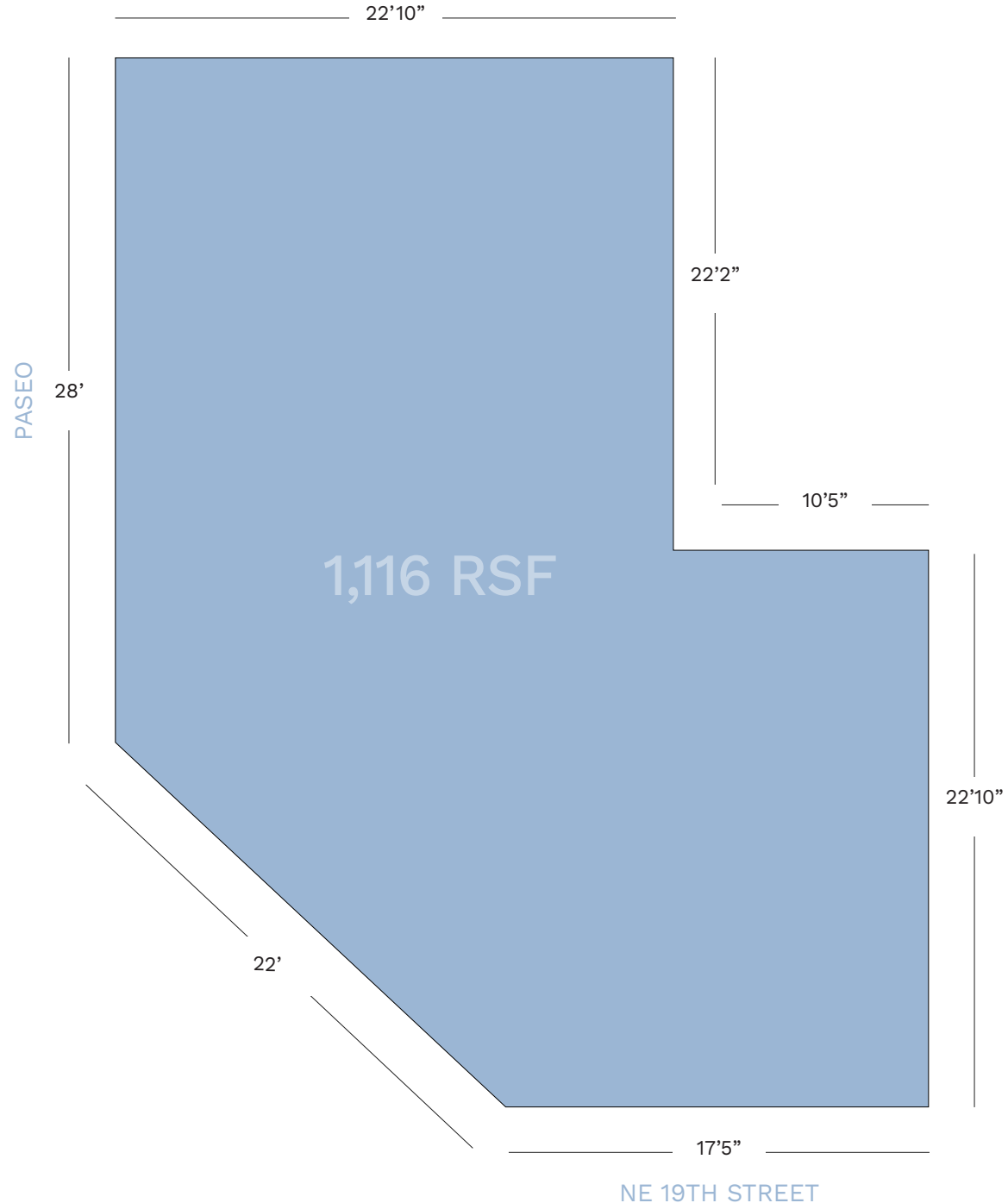
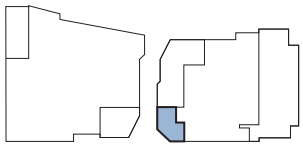
Street-level access with over 67' of combined expansive frontage along NE 19th Street and the Paseo corridor

15' Ceiling heights (no drop)

Excellent signage opportunities

On-site, covered parking and bicycle rack access

Current leasing rates and terms available upon request



1900 BISCAYNE

RETAIL SPACE #4 2,541 RSF

SPACE DETAILS

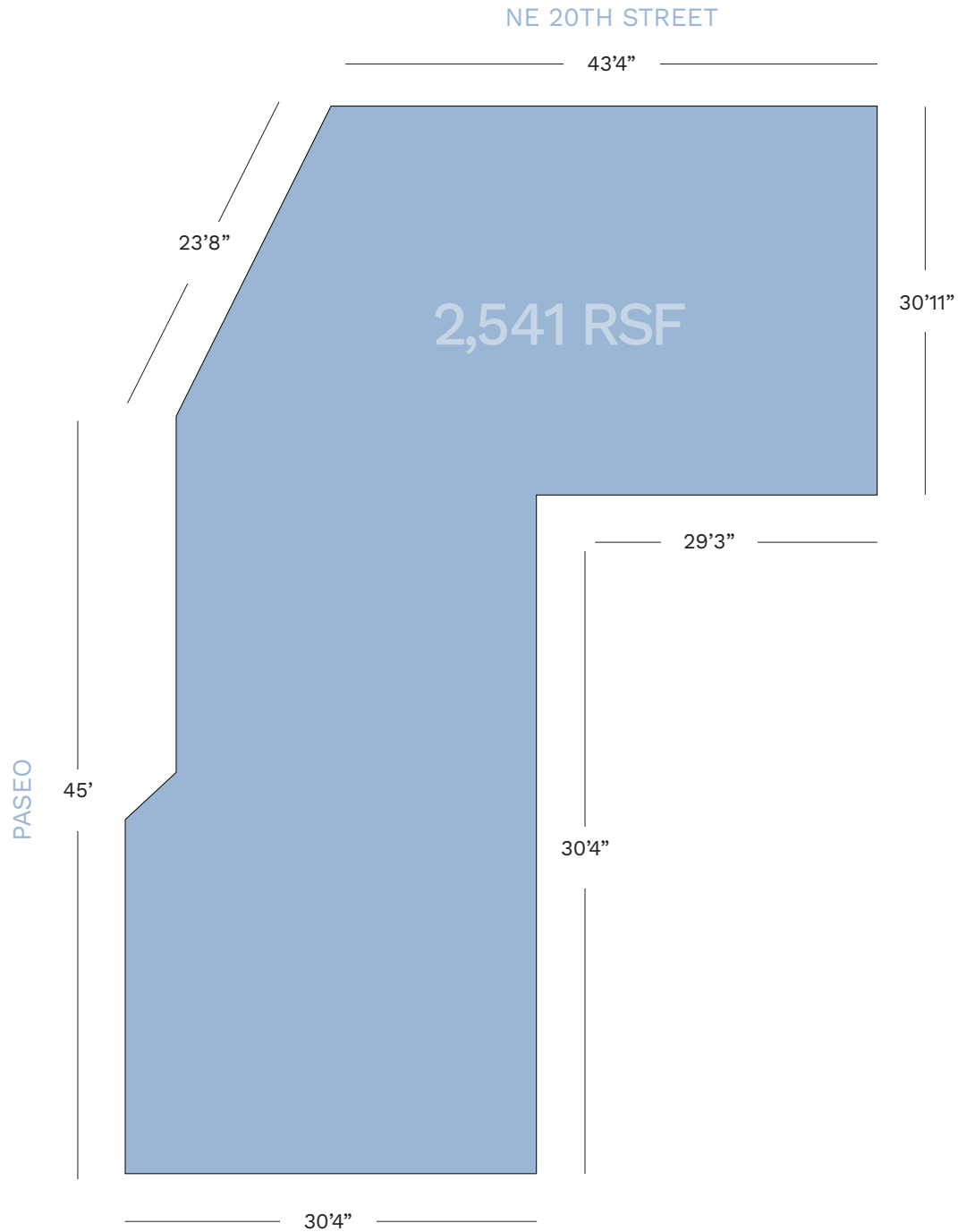
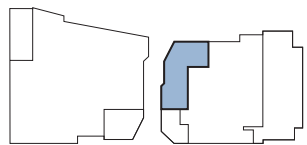
Street-level access with over 112' of combined expansive frontage along NE 20th Street and the Paseo corridor

XX' Ceiling heights (no drop)

Excellent signage opportunities

On-site, covered parking and bicycle rack access

Current leasing rates and terms available upon request



1900 BISCAYNE

RETAIL SPACE #5 6,501 RSF

SPACE DETAILS

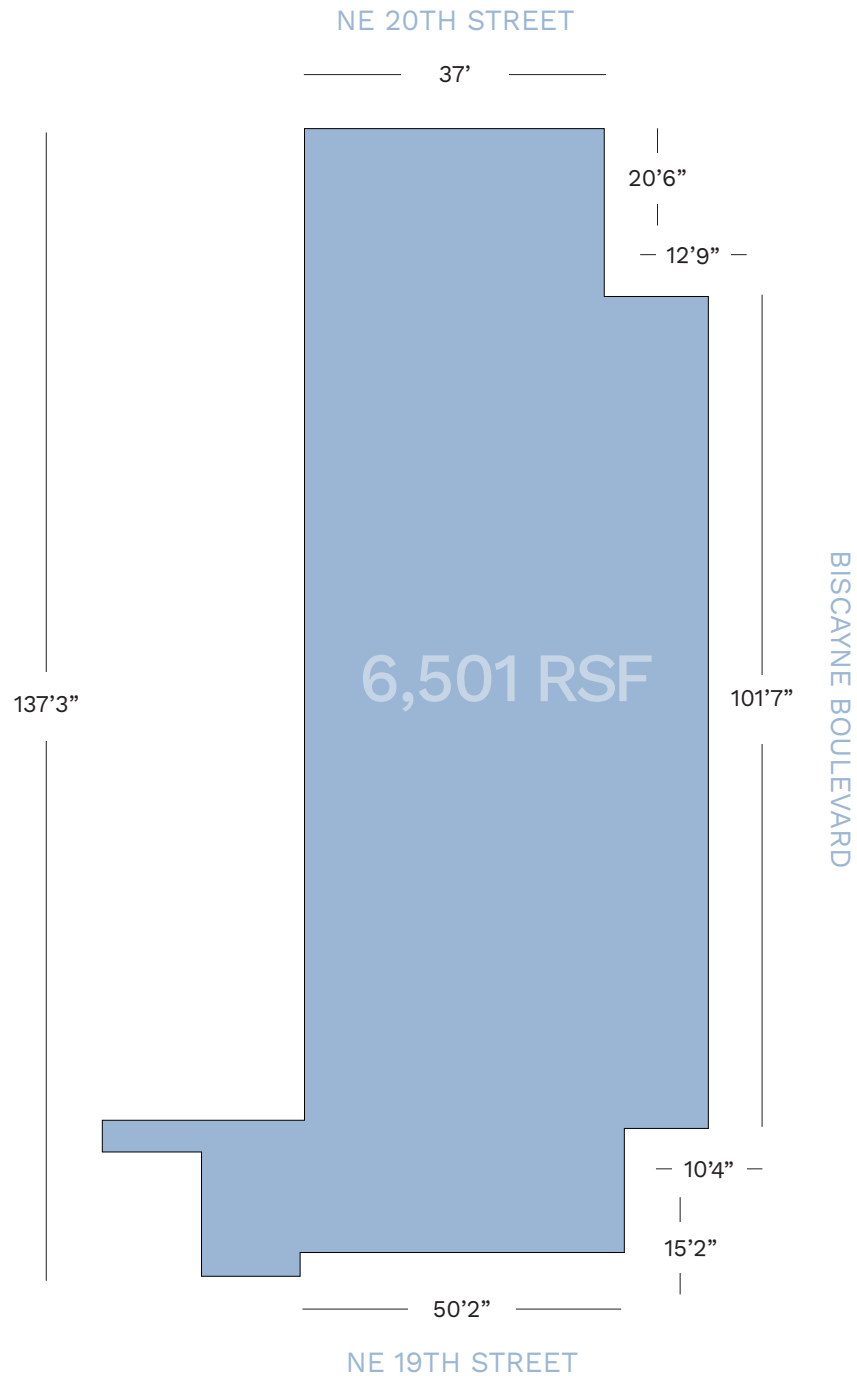
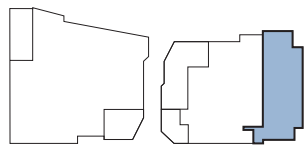
Street-level access with over 237' of combined expansive frontage along Biscayne Boulevard, NE 19th and NE 20th Streets

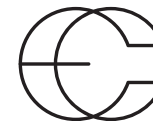
17'2" Ceiling heights (no drop)

Excellent signage opportunities

On-site, covered parking and bicycle rack access

Current leasing rates and terms available upon request





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CONTACT US TODAY FOR ADDITIONAL LEASING DETAILS.

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