



FOR LEASE

**3520 NW 17TH AVENUE
MIAMI, FL 33142**

**ALLAPATTAH FREESTANDING
RETAIL/ OFFICE BUILDING**

STL
COMMERCIAL

OVERVIEW

Located on a hard corner just off 36th Street, one of Allapattah's main corridors connecting Wynwood to Allapattah, this prime property offers unparalleled visibility and accessibility. With 173 feet of frontage on 17th Avenue, another major thoroughfare with an average daily traffic count of 19,500 vehicles, this location is ideal for businesses seeking maximum exposure.

Positioned in one of Miami's fastest-growing submarkets, 3520 NW 17 Ave provides a unique opportunity to establish or expand your presence in a vibrant and rapidly developing area. Whether you're launching a retail store, expanding your office footprint, or relocating to better serve your clientele, this property is designed to meet your business needs.

Don't miss out on this incredible opportunity to lease a space tailored for success. Schedule a tour today to see how 3520 NW 17 Ave can help bring your vision to life.

SITE SUMMARY

SIZE: 5,800 SF

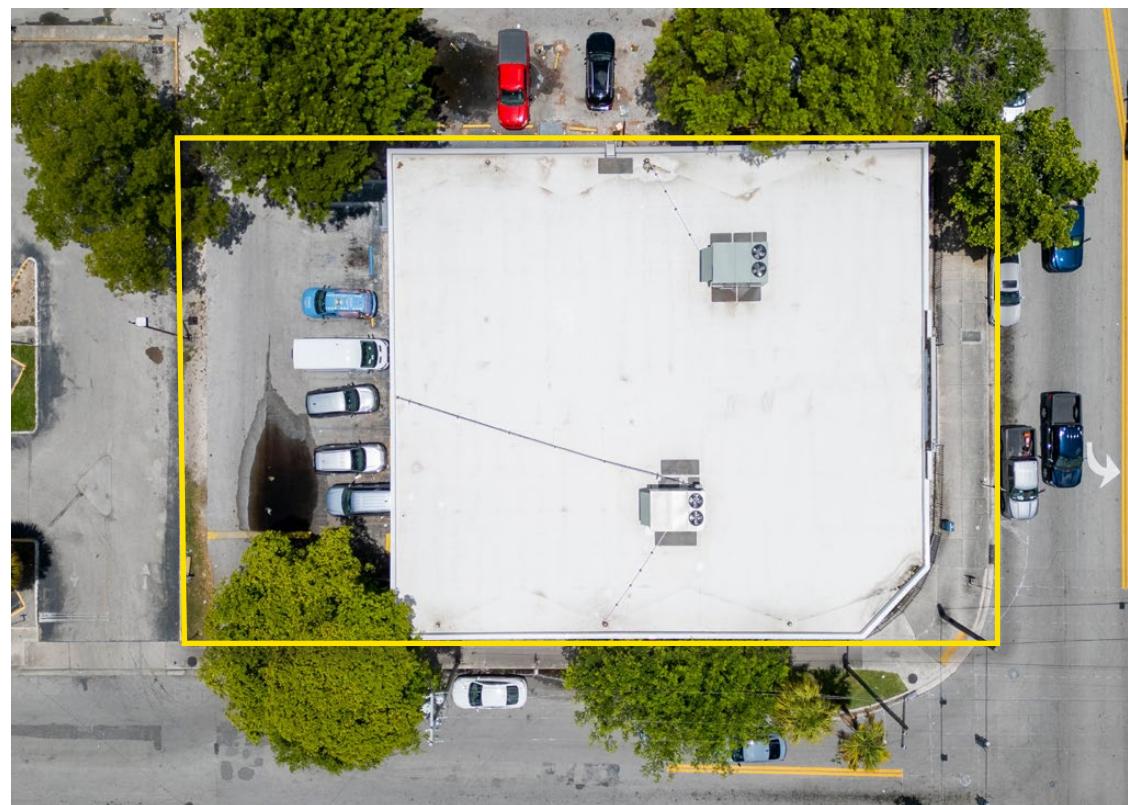
ZONING: T6-8-0

ALLOWED USES: Retail, Office, Work/ Live, Showroom, etc.

ASKING PRICE: \$14,500 + NNN

HIGHLIGHTS

- JUST OFF 36 ST ON 17TH AVENUE CORRIDOR
- LOCATED NEAR MAJOR NEIGHBORHOODS
- VARIETY OF USES ALLOWED
- HIGHLY ACCESSIBLE
- AMPLE PARKING
- NEWLY RENOVATED

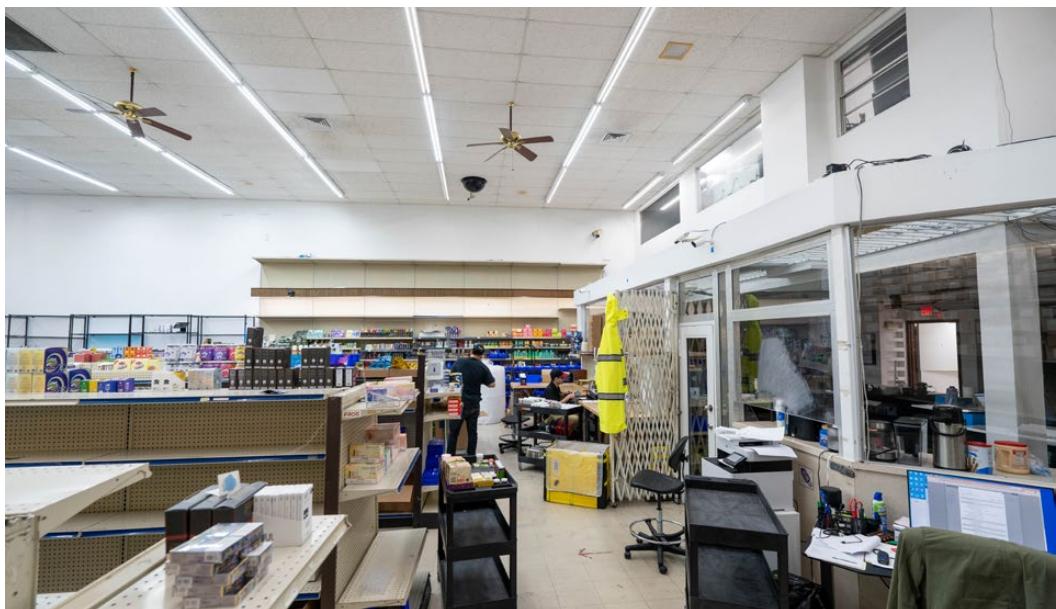


3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS

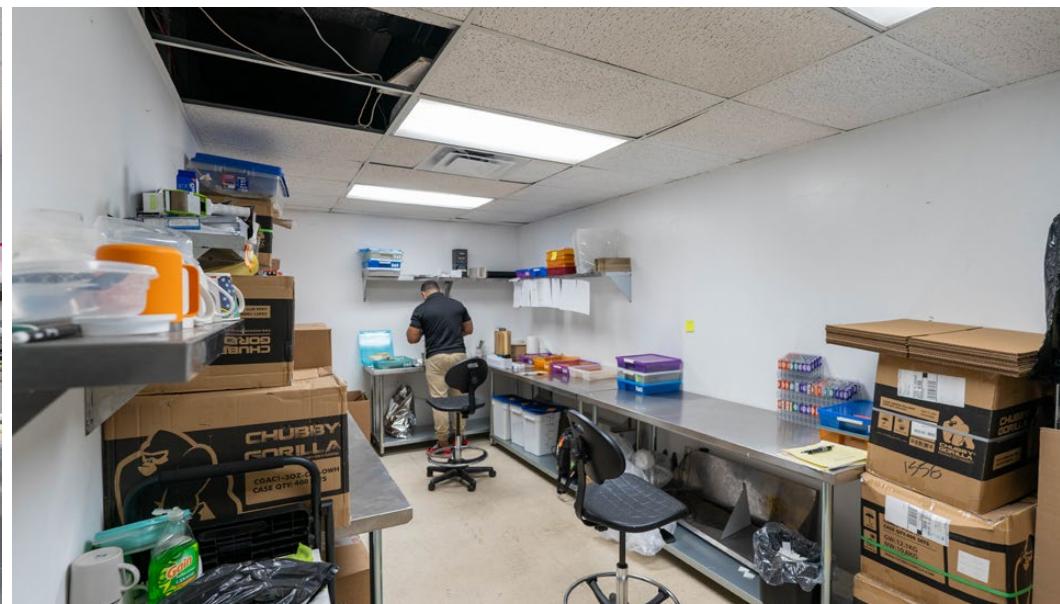


3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BUILDING PHOTOS

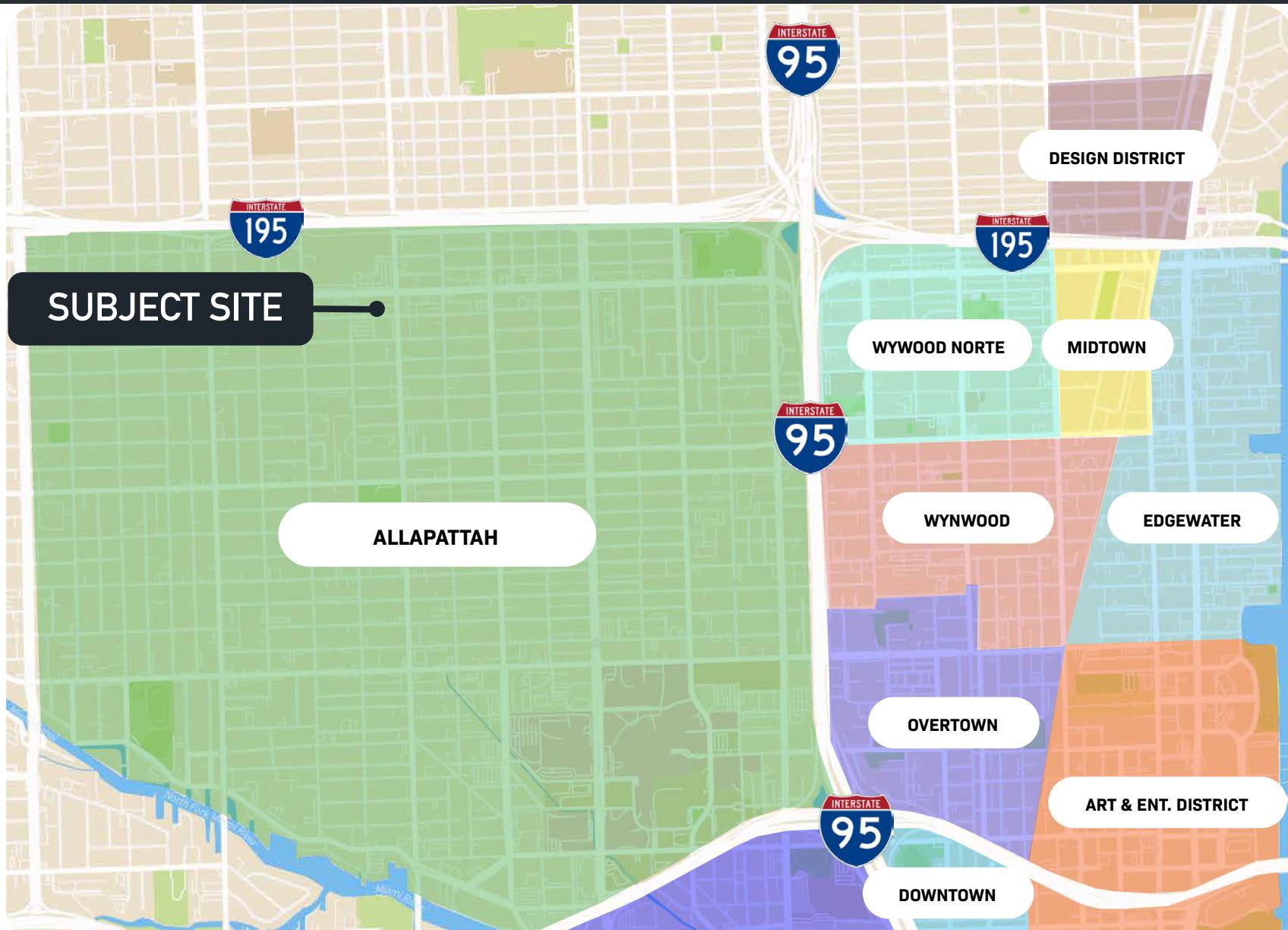


3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL IMAGE



3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EAST VIEW



3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

WEST VIEW

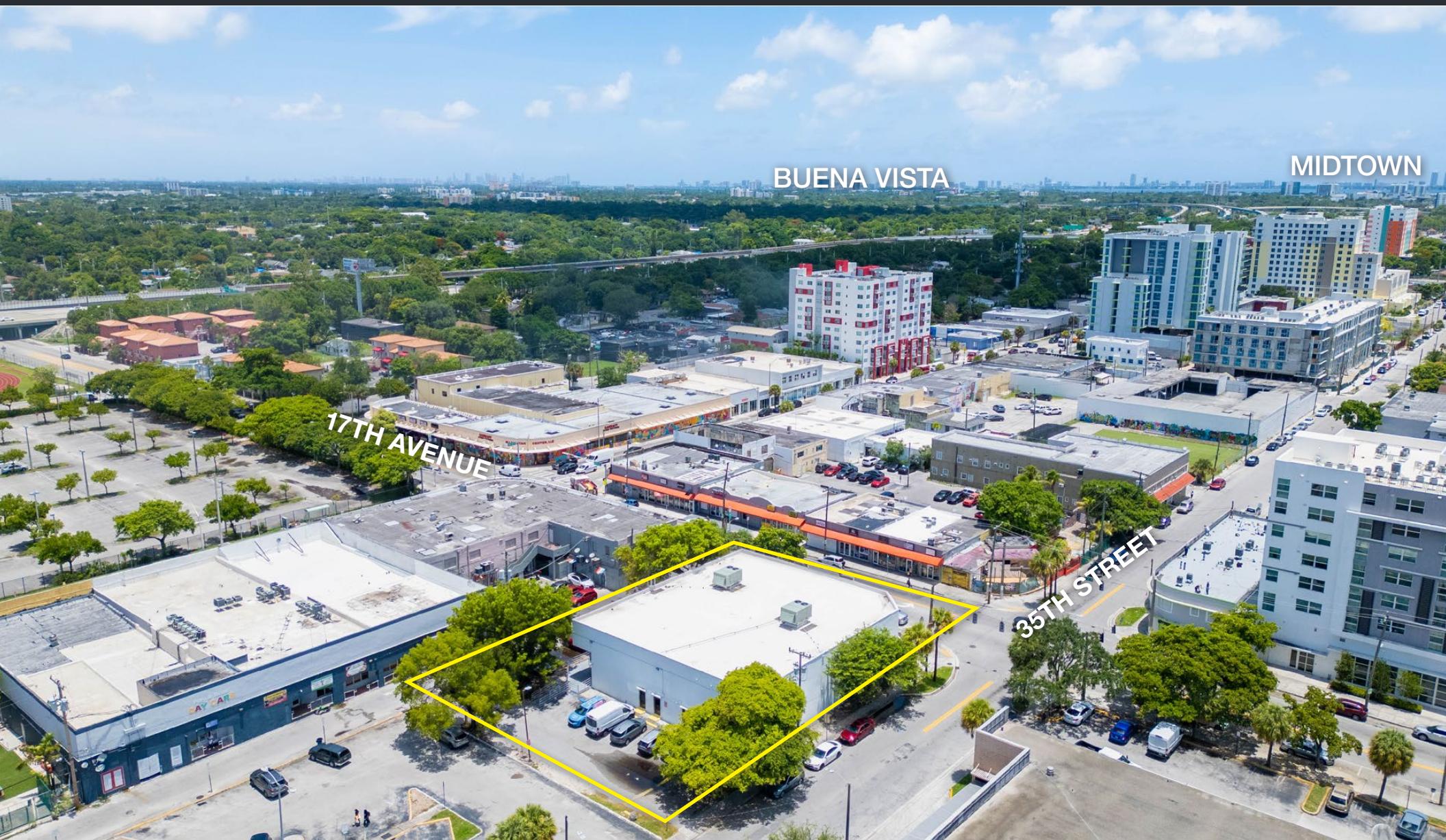


3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

NORTHEAST VIEW



3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

\$75M DULCE VIDA MIXED-USE DEVELOPMENT



3520 NW 17TH AVENUE - MIAMI, FL 33142

JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



JOSHUA JIMENEZ
COMMERCIAL ADVISOR
JOSH@STL-ADVISORS.COM
305.753.4200