

PRIME CORNER RETAIL FOR LEASE
2336 BISCAYNE BLVD | MIAMI, FL 33137



PROPERTY OVERVIEW

Highlights

- 1,600 square foot second generation restaurant with existing infrastructure in place
- Exceptional visibility along Biscayne Boulevard with significant pedestrian and vehicle traffic
- Strong daytime population within an established trade area featuring a mix of residential and retail
- Prominent signage opportunity available
- Strong co-tenancy with nearby retailers including Maman, Pura Vida, Publix, Whole Foods, Rice Mediterranean Kitchen, Jimmy John's, Papa John's, and Palo Quemao

10-Min Drive Time Demographics

136,284

POPULATION
COUNT

62,254

HOUSEHOLD
COUNT

\$118,003

AVG. HOUSEHOLD
INCOME

195,532

DAYTIME
POPULATION



*Conceptual rendering

SITE PLAN



AREA RETAIL MAP



WHOLE
FOODS
MARKET

MODANI

STUDIO
ARTFUL COFFEE

RICE

Mount Sinai
MEDICAL CENTER

2336
BISCAYNE BLVD

MD NOW
URGENT CARE

GRANIER
European Bakery & Café

Braman BMW



MANA
COFFEE, BAKERY, KITCHEN

at&t

Publix.

PIZZA
PAPA JOHN'S

JIMMY JOHN'S
Since 1983
GOURMET SANDWICHES

BANK OF AMERICA

raccoon
coffee & kitchen

PALO QUEMAO
COCINA COLOMBIANA

JETSET
MODERN PILATES

ups

THE DAILY
CREATIVE FOOD CO.

SMOOTHIE KING

PURA VIDA
miami
ALL DAY CAFE

CASADONNA



FOR MORE INFORMATION, PLEASE CONTACT:

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Signage

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