



**PRIME WYNWOOD RETAIL FLEX PROPERTY**

**113-119 NW 24th Street, Miami, FL**

**FOR LEASE**



# PROPERTY OVERVIEW

113-119 NW 24 Street presents a rare opportunity to lease a combined ±6,450 SF of retail, food & beverage, and warehouse/flex space in the heart of Wynwood's entertainment district.

The property offers two distinct leasable areas that can be delivered individually or combined, allowing for a single-tenant compound or multi-tenant configuration. 113 NW 24 Street features ±2,000 SF of retail/F&B space across two structures with strong frontage and outdoor activation potential, while 119 NW 24 Street includes a ±4,450 SF warehouse/flex building with 16' clear heights, roll-up access, and gated parking.

**PREMISES MAY BE LEASED SEPARATELY OR AS A SINGLE COMBINED OFFERING. RARE OPPORTUNITY TO SECURE ONE OR BOTH SPACES IN THE HEART OF WYNWOOD.**

## AVAILABLE AREAS

ADDRESS	113-119 NW 24 Street, Miami, FL
SUBMARKET	Wynwood
TOTAL LAND AREA	14,500 SF
TOTAL LEASABLE AREA	±6,415 SF
113 LEASABLE AREA	± 2000 SF
119 LEASABLE AREA	±4,450 SF
ZONING	Retail, Food & Beverage, Creative Office, Showroom, Light Industrial
CONFIGURATION	Single tenant compound or multi-tenant

## ADDITIONAL FEATURES

- Ability to lease individually or as a full ±6,450 SF compound
- Rare retail + warehouse hybrid opportunity in Wynwood
- Strong F&B and experiential activation potential
- Outdoor seating / event capability on-site
- Located in core Wynwood entertainment corridor
- Walking distance to top restaurants, galleries, and nightlife
- Flexible for flagship users, operators, or creative tenants



**PRICING - LEASE RATE**

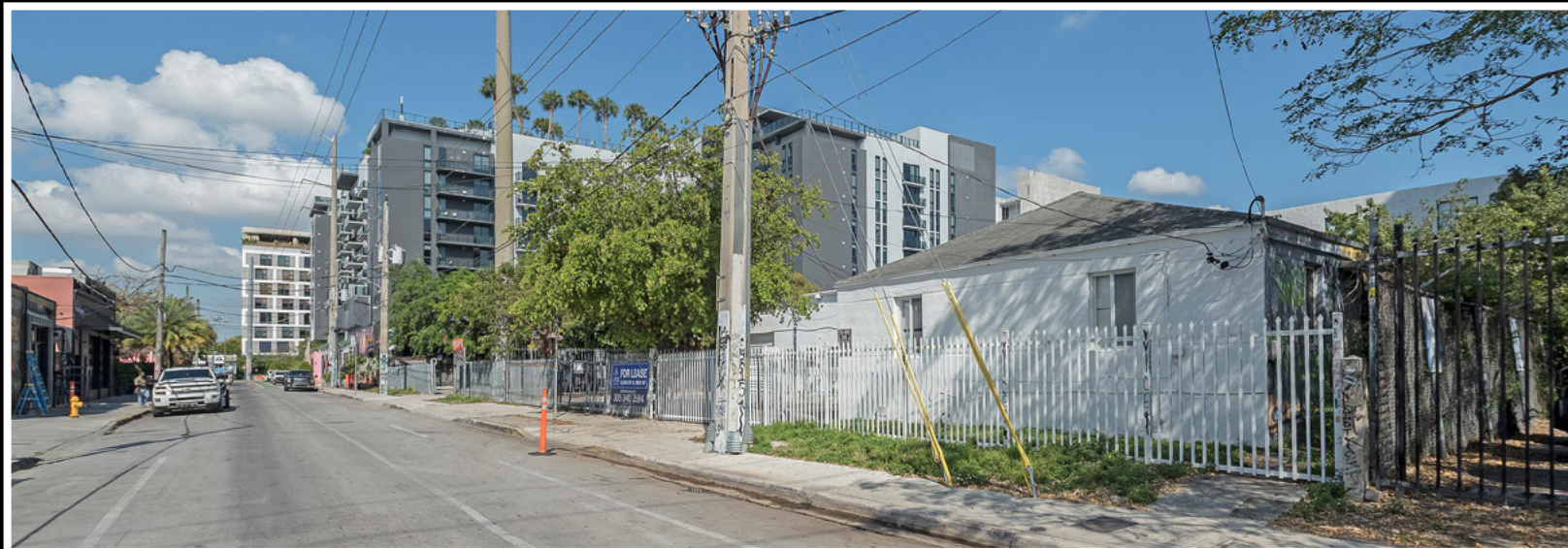
**\$70.00 PSF NNN**

# 113 NW 24TH - LEASEABLE AREA



## PROPERTY FEATURES

<b>LEASABLE SF</b>	±2,000 SF (across two structures)
<b>USE TYPE</b>	Retail / Food & Beverage / Experiential
<b>ACCESS</b>	Storefront / walk-up access
<b>PARKING</b>	Ability to utilize surrounding land
<b>OUTDOOR USE</b>	Strong outdoor activation potential (seating / events)
<b>BUILDING CONFIGURATION</b>	Two retail/F&B structures

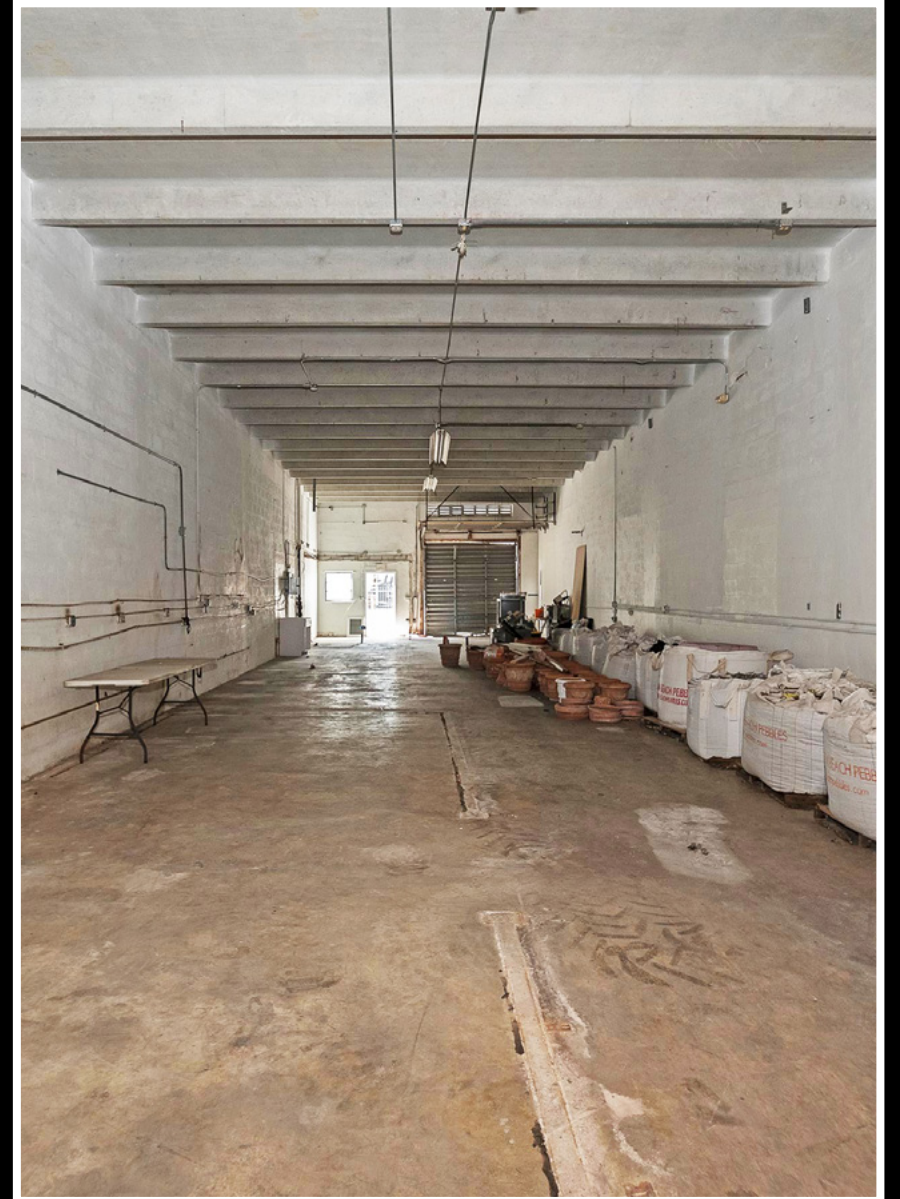


# 119 NW 24TH - LEASEABLE AREA



## PROPERTY FEATURES

<b>TOTAL LEASABLE AREA</b>	±4,450 SF
<b>USE TYPE</b>	Warehouse / Flex / Creative
<b>UNIT #1</b>	2,225 SF
<b>UNIT #2</b>	2,225 SF
<b>BAY DOORS</b>	Two (2) bay doors (one bay door / unit)
<b>CEILING HEIGHT</b>	±16' Clear
<b>ACCESS</b>	Roll-up door + pedestrian access
<b>PARKING</b>	Gated on-site parking
<b>BUILDING TYPE</b>	Single warehouse/flex structure
<b>POTENTIAL USES</b>	Showroom, studio, warehouse, hybrid users



# LOCATION SUMMARY



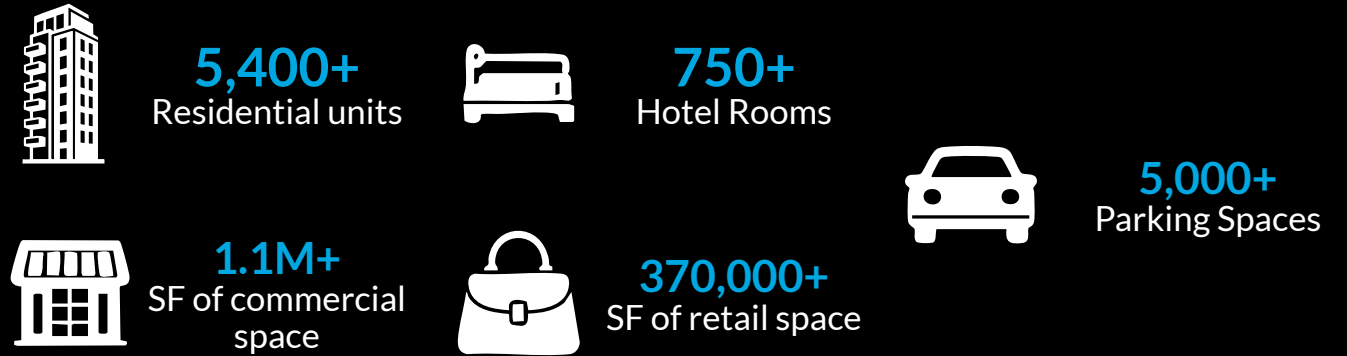
Positioned on NW 24th Street just off NW 2nd Avenue, the subject property is located in the heart of Wynwood's entertainment district, one of the most active retail, dining, and nightlife corridors in Miami. Benefiting from immediate proximity to the neighborhood's primary pedestrian artery, the property offers exceptional visibility, accessibility, and consistent foot traffic driven by both locals and tourism.

The offering includes 113 and 119 NW 24 Street, presenting a rare opportunity to accommodate both traditional and experiential users within a single footprint. 113 NW 24 Street is ideally suited for retail and food & beverage operators seeking indoor/outdoor activation and strong street presence, while 119 NW 24 Street provides functional warehouse/flex space perfect for creative users, showroom concepts, or operators requiring a blend of operational capacity and customer-facing presence. Together, the properties can support a single flagship concept or multiple complementary tenants.

# WYNWOOD RETAIL & DEVELOPMENT CONTEXT



## DEVELOPMENT SNAPSHOT



## MAJOR TENANTS & ATTRACTIONS

### HOSPITALITY & FOOD / BEVERAGE

- Pastis
- Uchi
- KYU
- Coyo Taco
- Doya
- Le Chick
- Bakan
- R House
- 1-800-Lucky
- Freehold Miami

### ENTERTAINMENT & EXPERIENTIAL

- Oasis Wynwood
- Wynwood Marketplace
- Centro Wynwood
- Dirty Rabbit
- El Patio Wynwood

### RETAIL, ARTS & CULTURE

- Wynwood Walls
- Museum of Graffiti
- Goldman Global Arts
- Numerous Galleries & Pop-Up Retailers

## LOCATION HIGHLIGHTS

- ✓ Located in the heart of Wynwood's entertainment district
- ✓ Walking distance to top restaurants, bars, galleries & nightlife
- ✓ Surrounded by dense retail, hospitality & creative tenants
- ✓ Benefitting from continued residential & mixed-use development
- ✓ One of Miami's most active and high-demand submarkets



WYNWOOD WALLS



WYNWOOD MARKETPLACE



1-800-LUCKY

113-119 NW 24 ST, OFFERS TENANTS A RARE OPPORTUNITY TO ESTABLISH A PRESENCE IN THE CORE OF WYNWOOD, SURROUNDED BY CONTINUED GROWTH, CULTURE, AND CONSUMER TRAFFIC.



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