FOR LEASE

DWN TWN
REALTY ADVISORS
25.77°N -80.19°W

Central Miami Commissary Kitchen

643 NW 20th St, Miami, FL 33127

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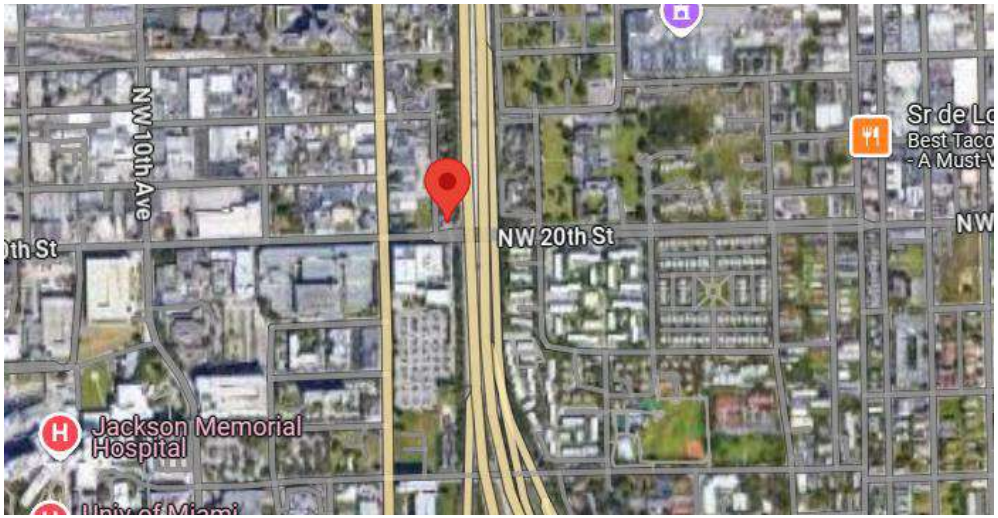
EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate/Month:	Space 3: $9,000 Space 2: $9,000 Space 1: $12,000
Format:	Modified Gross
Available SF:	1,560 SF
Lot SF:	6,226 SF
Submarket:	Allapattah

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 643 NW 20th St, Miami, FL 33127. This turnkey commissary kitchen offers a fully equipped and entitled 1,560 SF freestanding building on a 6,225 SF lot, providing a seamless transition for restaurant operators or investors. Strategically located along I-95, the property boasts exceptional visibility and exposure, drawing traffic from Wynwood, the Health District, and Downtown Miami.

Permitted for restaurant use with outdoor seating, the property's prime corner location and proximity to major institutions enhance its appeal. With ample parking and a position in the rapidly evolving Allapattah submarket, 643 NW 20th St represents a rare opportunity for investors seeking a high-demand asset in one of Miami's most dynamic neighborhoods.

LEASING HIGHLIGHTS

- Turnkey Commissary Kitchen
- Fully equipped and entitled
- 1,560 SF Freestanding Building On 6,225 SF Lot
- Restaurant permitted with outdoor seating

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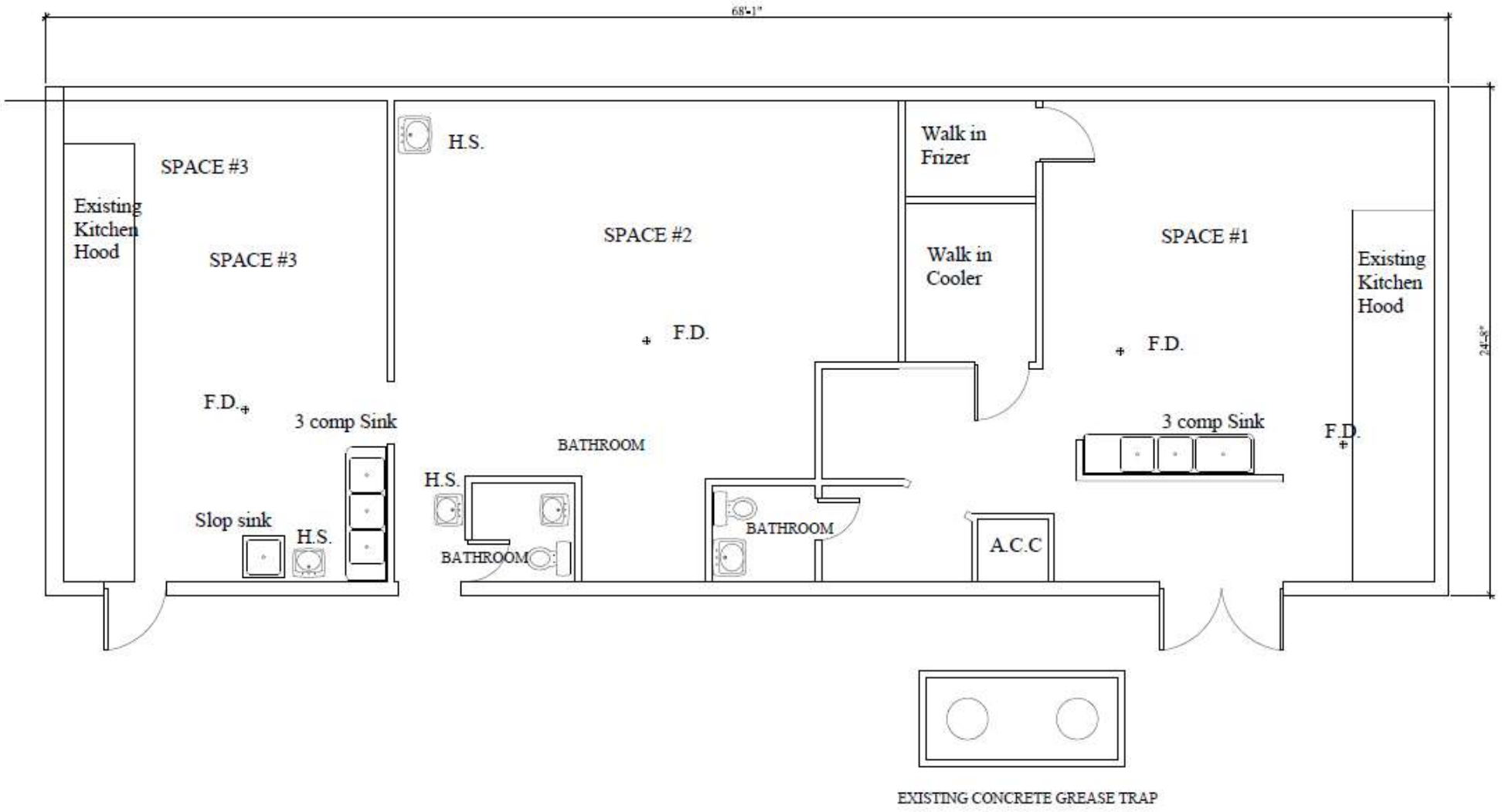
FLOORPLAN



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TRADE AREA OVERVIEW

LOCATION OVERVIEW

The Urban Core of Miami has transformed into one of the city's most vibrant and sought-after areas, known for its diverse neighborhoods, thriving arts scene, and significant commercial growth. This area, encompassing Wynwood, the Design District, Brickell, Edgewater, and Allapattah, has experienced a surge of new developments, attracting both residents and businesses seeking a dynamic urban lifestyle. With its blend of trendy retail spaces, upscale dining, and residential projects, the Urban Core has become a focal point for Miami's continued evolution.

643 NW 20th St is strategically positioned to capitalize on this growth, situated just minutes from Wynwood's bustling art galleries and trendy restaurants, as well as the Health District's world-class medical facilities. The property's proximity to major thoroughfares, including I-95, ensures seamless connectivity to key neighborhoods, making it an ideal location for a restaurant or retail operation aiming to attract a diverse and affluent customer base. The surrounding Allapattah neighborhood, known for its emerging arts and cultural scene, further enhances the property's appeal, presenting a unique opportunity in one of Miami's fastest-growing submarkets.

As the Urban Core continues to expand, 643 NW 20th St stands out for its accessibility and visibility. The location offers a blend of convenience and high traffic exposure, drawing from the residential and professional populations of nearby areas. With major institutions, creative businesses, and affluent residents within a short drive, this property is well-positioned to benefit from the ongoing growth and investment in Miami's Urban Core.

Drive Times to Key Neighborhoods:
Wynwood: ~5 minutes
Design District: ~7 minutes
Allapattah: ~3 minutes
Edgewater: ~10 minutes
Brickell: ~12 minutes
Coral Gables: ~15 minutes
Health District: ~4 minutes

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AERIALS

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INTERIOR PHOTOS

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OUTSIDE LOT

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NEIGHBORHOOD AERIAL CONTEXT MAP

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