

AVENUE



BARTACO

282-292 NW 25th STREET
MIAMI, FL 33127

PRIME RETAIL | RESTAURANT

FOR LEASE



AVENUEREP.COM





PREMISES

282-292 NW 25th ST

BUILDING : 4,641 RSF

LAND : 9,209 SF

DELIVERY: TBD

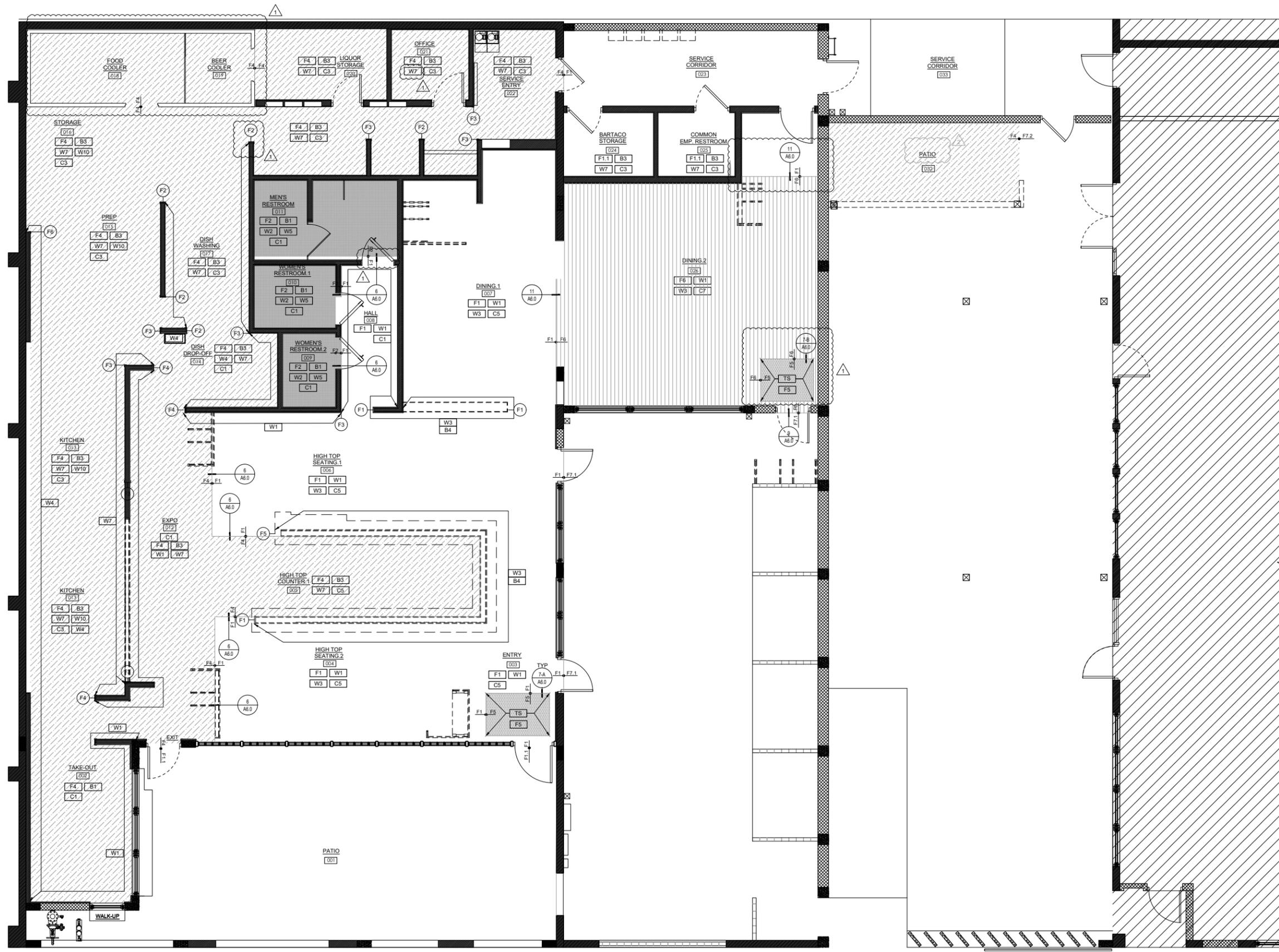
RENT: UPON REQUEST

PROPERTY INFORMATION

- PRIME CORNER LOCATION IN WYNWOOD ON NW 25TH STREET, SURROUNDED BY TOP-PERFORMING RESTAURANTS, RETAIL, HOTELS, AND NEW DEVELOPMENTS.
- 4,641 RSF FULLY BUILT-OUT RESTAURANT SPACE WITH EFFICIENT DINING LAYOUT, HIGH-TOP SEATING, BAR COUNTER, AND INDOOR/OUTDOOR FLOW.
- 9,209 SF LAND AREA, OFFERING OUTDOOR DINING AND PATIO AREAS IDEAL FOR HIGH-TRAFFIC, EXPERIENCE-DRIVEN CONCEPTS.
- TURNKEY SECOND-GENERATION RESTAURANT WITH EXISTING KITCHEN, COOLERS, DISHWASHING ROOM, TAKEOUT AREA, STORAGE, RESTROOMS, AND SERVICE CORRIDORS ALREADY IN PLACE
- LOCATED IN MIAMI'S HIGHEST-FOOT-TRAFFIC ARTS DISTRICT, BENEFITING FROM 6M+ ANNUAL VISITORS, 500+ SURROUNDING BUSINESSES, AND A 97 WALK SCORE.
- STRONG VISIBILITY AND SIGNAGE OPPORTUNITY WITH CONSISTENT DAY-AND-NIGHT ACTIVATION DRIVEN BY TOURISM, RESIDENTIAL DENSITY, AND WYNWOOD'S MAJOR EVENT CALENDAR.

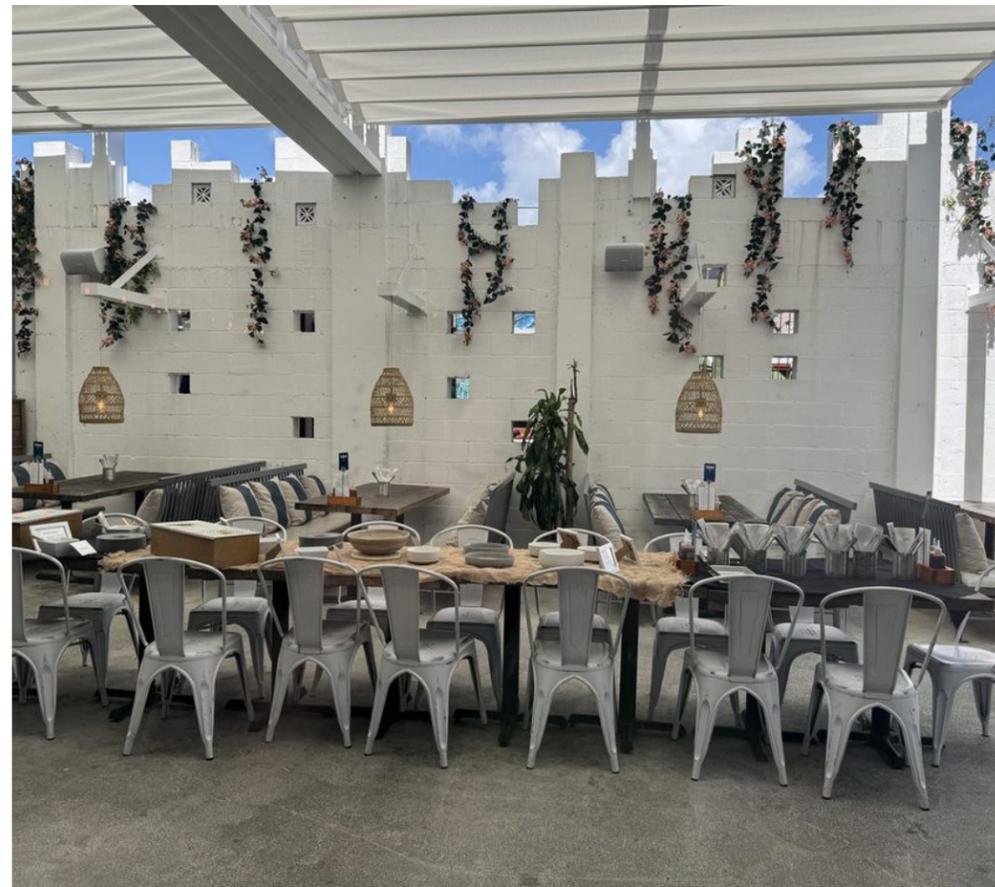
AERIAL VIEW





FLOOR PLAN

4,641 SF



INTERIOR PICTURES

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1 Billion+

In Real Estate Investment Over The Past Decade

4 million+

Instagram posts tagged #Wynwood

27,700

Residents In Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units Delivered Or Underway

6,300

Residents In Wynwood's Core

36.8

Median Age, Reflecting A Young, Working-Age Population

500+

businesses in Wynwood, including hospitality, retail, tech, and creative.

< 5 miles

From Brickell, Design District, Downtown, and Miami Beach



Designated "Clean Street Team"



70+ Street Kiosks with Interactive Maps



Walk Score ≈ 97
Bike Score ≈ 80



1,400+ Non-Street Parking Spaces

DEMOGRAPHICS

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



MIAMI SPICE - August-September
Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



WYNWOOD LIFE - February
A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



III POINTS MUSIC FESTIVAL - October
One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



MIAMI MUSIC WEEK - March
An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HALLOWYN - October
Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



HOLI FESTIVAL OF COLORS - March
Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



ART BASEL / ART WEEK - December
Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



WYNWOOD PRIDE - June
A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events

Wynwood + Edgewater + Midtown

 Residential
 Hotel
 Office
 Retail

Wynwood Plaza
 by L&L & Oak Row
 509 Units
 212,962 SF of Office

Gateway at
 Wynwood
 200,000 SF Office

Yard 8
 387 Units

AMLI Midtown
 700 Units

The Nema
 by Crescent
 Heights
 588 Units
 Whole Foods

The Dorsey
 by Related
 306 Units

Wynwood
 Walk
 100,000 SF
 Retail

Bottle Blonde
 Yoyoso
 Puttshack

The
 Collective

W
 House
 182
 Units

Artem Wynwood
 by Lennar
 189 Units

W House
 182 Units

Bakan

W28 by Kushner
 & Block Capital
 150 Units

Cynergi
 100 Units

Mohawk Wynwood
 by Rilea Group
 225 Units

The Rider
 by Rilea
 127 Units

Midtown 29
 by AMLI
 309 Units

New Multifamily
 by Trilogy

Suviche

Wynwood
 Station
 by Fifield
 210 Units

NE 27 St

New Multifamily
 by Trilogy

NE 27 St

Wynwood
 Bldg
 Junior +
 Hatter
 Miam Cafe

NW 3 Ave

Nómád
 + Casa Tua
 329 Units

W27 by Kushner
 & Block Capital
 150 Units

Beaker & Gray

Habana
 Cafe
 Mr
 Baguette

David the
 Agency

Doma

NE 26 St

289 Units

Outform
 Fridababy

The
 Print
 Shop

Waveslabs
 Fintual

NE 25 St

New Multifamily
 by Trilogy

NE 26 St

2600 Biscayne
 Oak Row & LNDMRK
 400 Units

Billionaire
 Boys
 Club

Wynwood Walls

Moxy Hotel
 120 Rooms

KYU

Warby
 Parker

Joey's

Wood Tavern
 Miami Mojito Co.
 Pitusa

SanaSkincare

Veza Sur
 Brewery

Society Wynwood
 220 Units

Dirty Rabbit

AMLI
 334 Units

LVWRK
 236 Units

ShopGLD

Cerveceria
 La Tropical

NE 24 St

SoHo
 Pool House

25 Mirage
 171 Units

Omni New York
 100 Units

NE 25 St

Wynwood 25
 289 Units

Annex
 60K SF
 Office
 Founders
 Fund
 Openstore

NW 24 St

Aviator Nation
 Illesteva
 DJI Drones
 Joe & The Juice
 Nomad Tribe

Butcher Shop

Gramps

1-800 Lucky

Salty Donut
 Pez Loco
 Bristol Republic

Ono Poke

Spotify HQ
 The Oasis

Paradox Museum

Strata Wynwood
 257 Units
 80,000 SF Office

Wynwood22
 by Melo Group

Trilogy
 247 Units

NE 24 St

NE 24 St

NE 24 St

Panther Coffee
 Coyo Taco

NW 23 St

Ario Hotel
 217 Rooms

NW 1 PI

NW 1 Ct

NW 1 Ave

NW Miami Ct

NE 23 St

NE 23 St

NE 23 St

Wynwood
6,045
 Residential Units
1.6M
 SF of Office
337
 Hotel Rooms

Edgewater + Midtown
12,000
 Residential Units
3M
 SF of Office
1,000
 Hotel Rooms



EXCLUSIVE LISTING AGENTS:

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