



MADDUX
AND COMPANY

305-264-9661

FLAGLER STREET RETAIL FOR LEASE

**1102-1104 W Flagler
Street Miami, FL**

Two Suites Available:

1102 W Flagler – 1,300 SF
1104 W Flagler – 800 SF

1102-1104 W Flagler Street - leasing opportunity along one of Miami's most active and established commercial corridors. Strategically positioned just minutes from Downtown Miami and Brickell, the property offers exceptional street visibility, consistent pedestrian and vehicular traffic, and direct frontage on highly trafficked W Flagler Street. Surrounded by dense residential neighborhoods and thriving local businesses, this location provides tenants with immediate market presence and long-term positioning within a dynamic urban trade area.

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MADDUX AND COMPANY

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PROPERTY DESCRIPTION

LITTLE HAVANA RETAIL SPACE

High-visibility frontage on W Flagler Street.

Available Spaces:

1,300 SF offered at \$32 per SF (Modified Gross)

800 SF offered at \$32 per SF (Modified Gross)

***Spaces are individually metered for power and water.*

LEASE OPPORTUNITY

Prime retail/office opportunity on highly trafficked W Flagler Street in the heart of Miami. 1102-1104 W Flagler Street offers exceptional street exposure, strong pedestrian activity, and outstanding accessibility just minutes from Downtown Miami, Brickell, and major expressways.

This property features prominent storefront visibility with large display windows, direct sidewalk access, and excellent signage potential along one of Miami's most established commercial corridors.

Surrounded by established businesses, residential neighborhoods, and constant daily traffic, this location provides built-in customer flow and convenient access to public transportation.

Property Highlights:

- High-visibility frontage on W Flagler Street
- Excellent pedestrian and vehicle traffic
- Prominent signage opportunity
- Minutes to Downtown Miami & Brickell
- Easy access to major roadways and public transit
- Ideal for business owners looking to establish themselves in a central Miami location.



LITTLE HAVANA

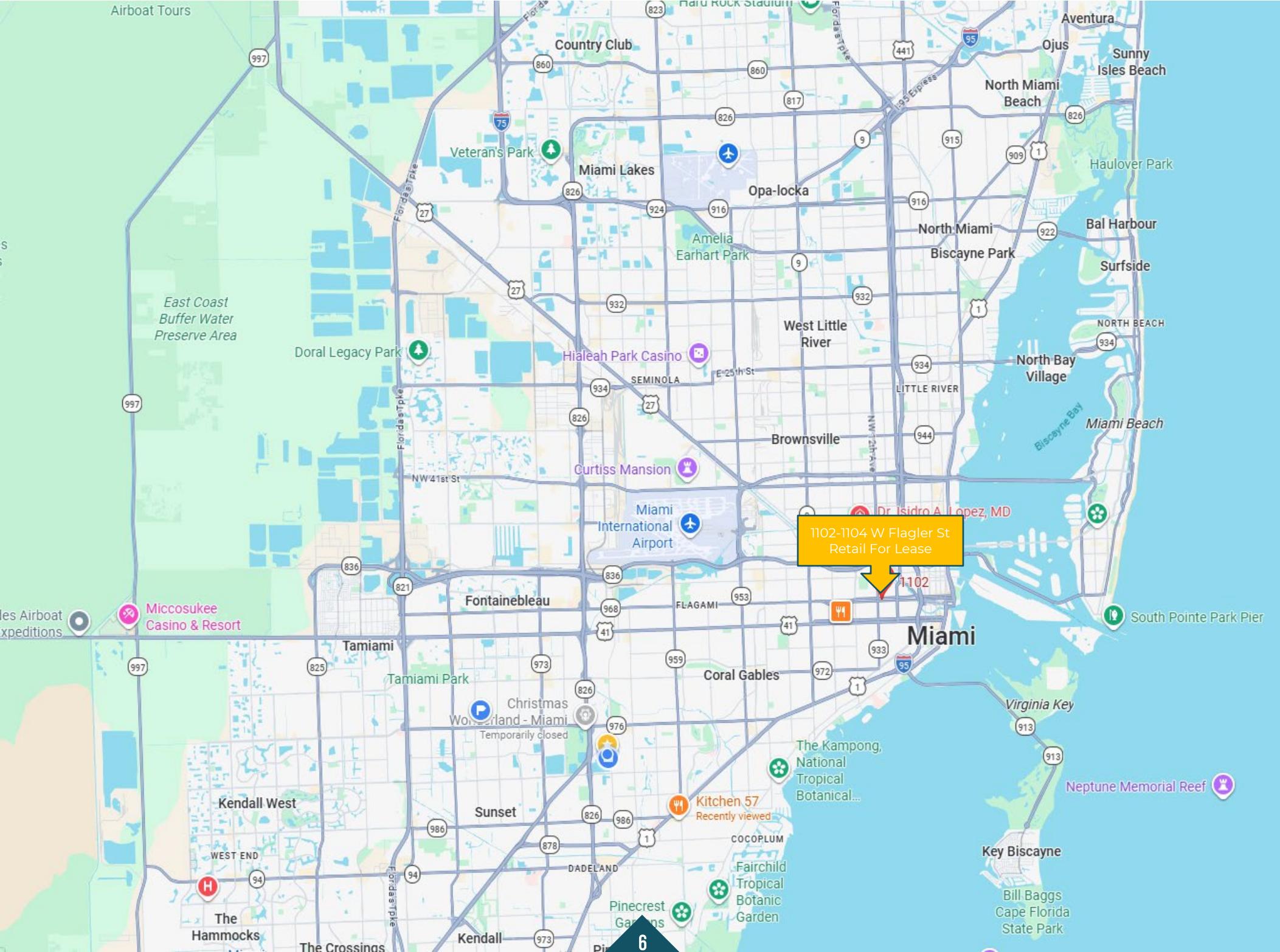
BRICKELL

RIVERSIDE

1102-1104 W Flagler St
Retail For Lease



WYNWOOD



MIAMI FLORIDA



MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



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