



PRIME BISCAYNE BLVD RETAIL SPACE FOR LEASE

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GROUP

FORTUNE | CHRISTIE'S
INTERNATIONAL REAL ESTATE

OUTSTANDING EXPOSURE AND VISIBILITY ON BISCAYNE BLVD CORRIDOR





UNIQUE OPPORTUNITY

To lease prime retail space in a free standing commercial building in the heart of Edgewater fronting busy Biscayne Blvd. This 8,672 SF second story open floor layout space plus +/- 2,000 SF Mezzanine with dedicated ground floor elevator entrance features amazing and unique 24-foot high ceilings, 2 x 400-amp electrical panels and 19 dedicated covered parking spaces.

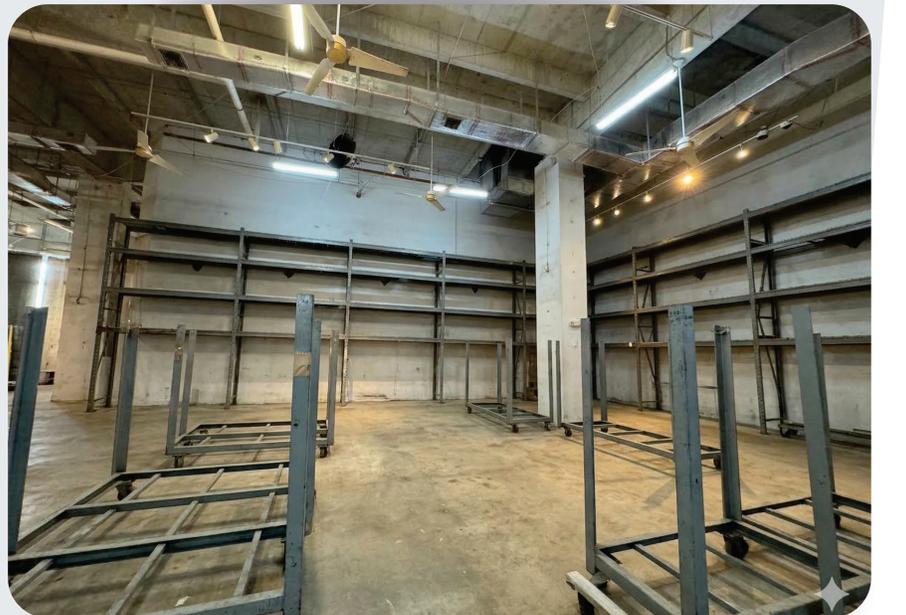
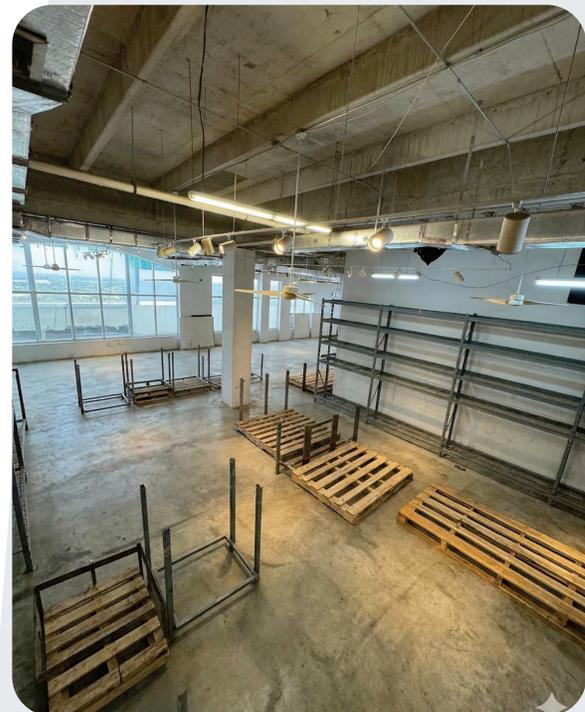
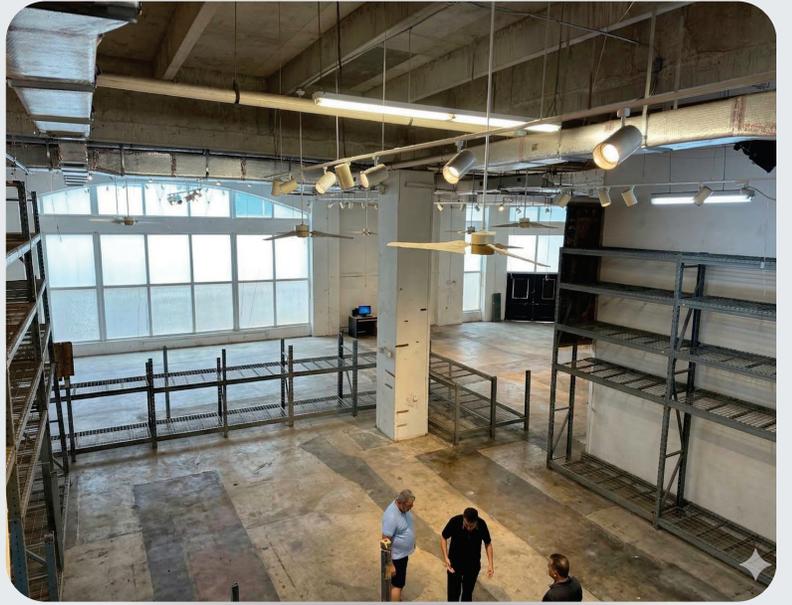
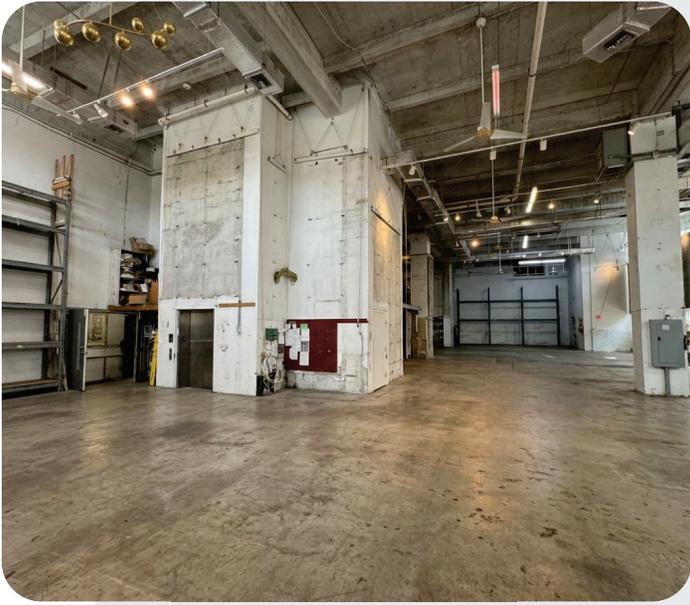


The building offers exceptional high exposure and visibility on Biscayne Blvd with amazing signage opportunities and the flexibility of dividing the 8,672 SF open space into two separate units if desired (of Approx 2,600 SF and 6,100 SF each with separate entry and access points if needed). Ideally located just half a block from Whole Foods in a bustling area with high-end retail, including City Bikes on the ground floor. Ideal and perfect for Retail, Showroom, Office, Co-Working, Creative Space Use or Restaurant (2x existing grease traps in place) seeking a PRIME Biscayne Boulevard address with unmatched exposure in the vibrant, thriving and dense central Miami neighborhood of Edgewater and within walking distance to Midtown, Wynwood, Design District and the Arts & Entertainment District

OFFERING SUMMARY

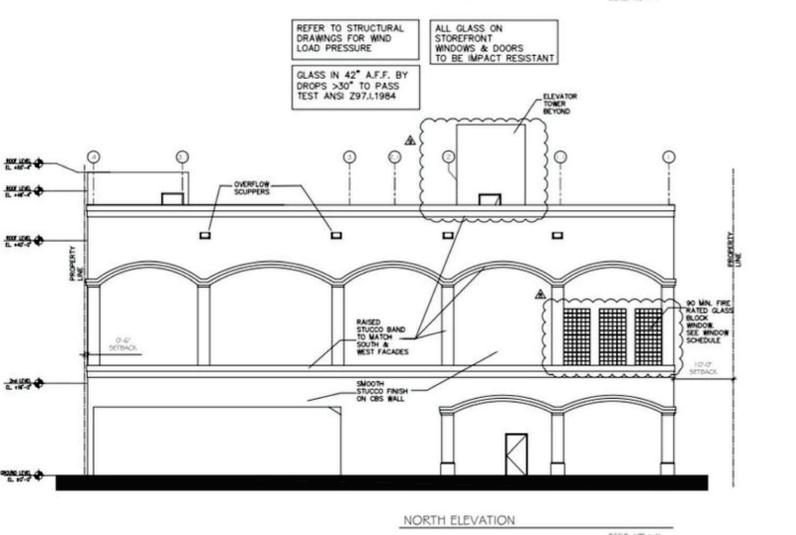
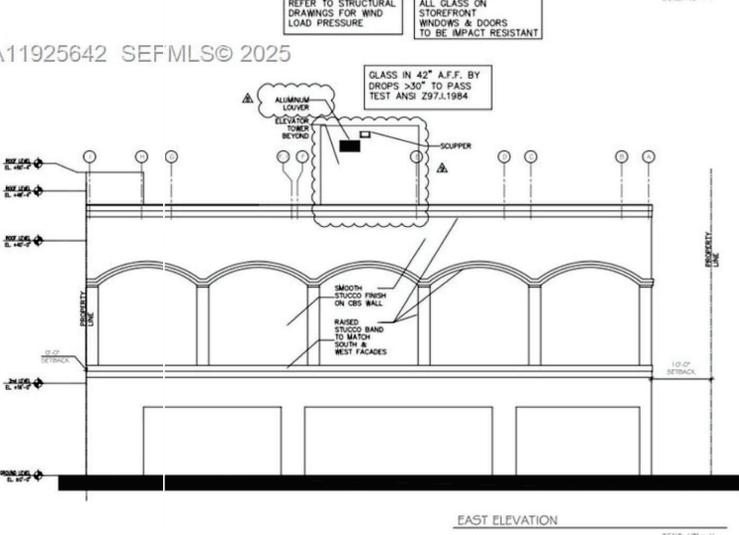
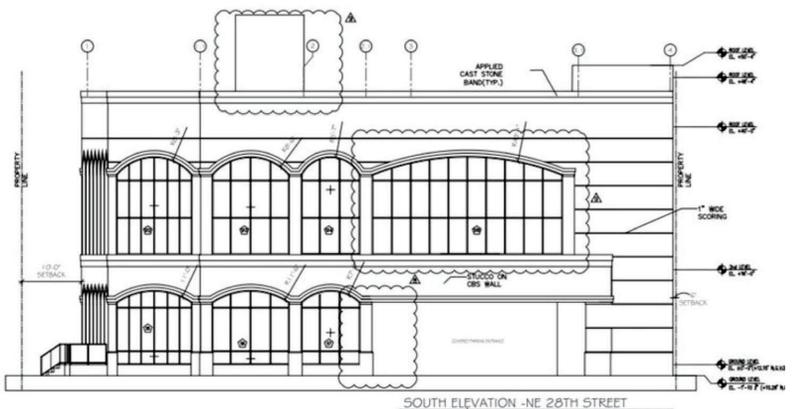
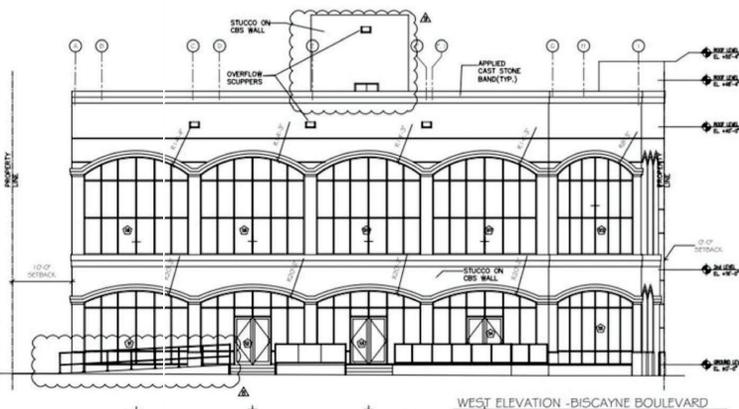
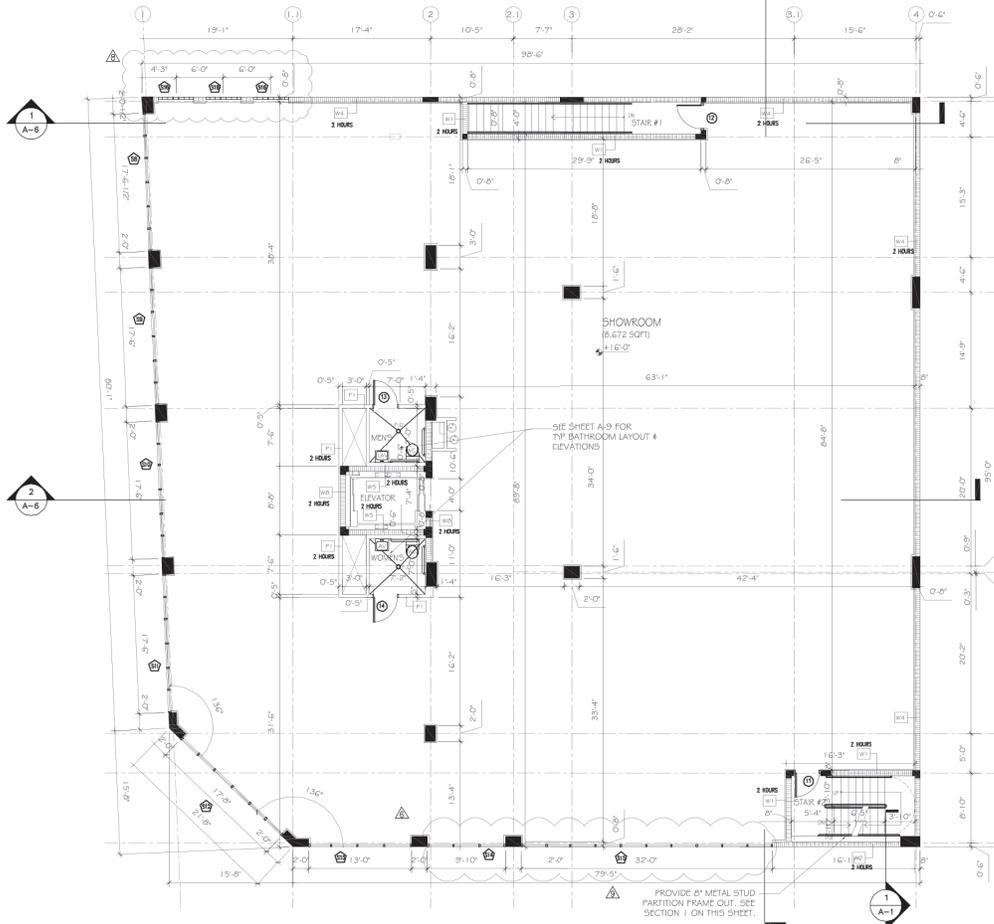
2801 Biscayne Blvd
MIAMI, FL 33137-4611

| | |
|-------------------------------|--|
| Lease Type CAM | NNN - CAM Approx \$10 SF |
| Total Space Available: | 8,672 SF plus +/- 2,000 SF Mezzanine |
| Market: | Miami, Florida - Biscayne Corridor Submarket |
| Daily Traffic: | 38.6K |
| Lease Term Negotiable: | Yes |
| Year Built: | 2009 |
| Ceiling Height | 24 FT |
| Elevator | 1 Private Elevator |
| Parking: | 19 Assigned Parkings |
| Tenancy | City Bike |
| Stories | 2 - Unit Located on the 2 nd level |
| Property Type | Retail, Office, Creative-Use, Restaurant |
| Zoning: | T6-36a-O, 6405 CEN HIGH DNSTY BORDERS CB |
| Submarket Cluster | Edgewater, Wynwood, MidTown, Design District, Arts & Entertainment District |
| Rates: | \$45.00 SF CAM |





FLOORPLAN



A11925642 SEFMLSC© 2025



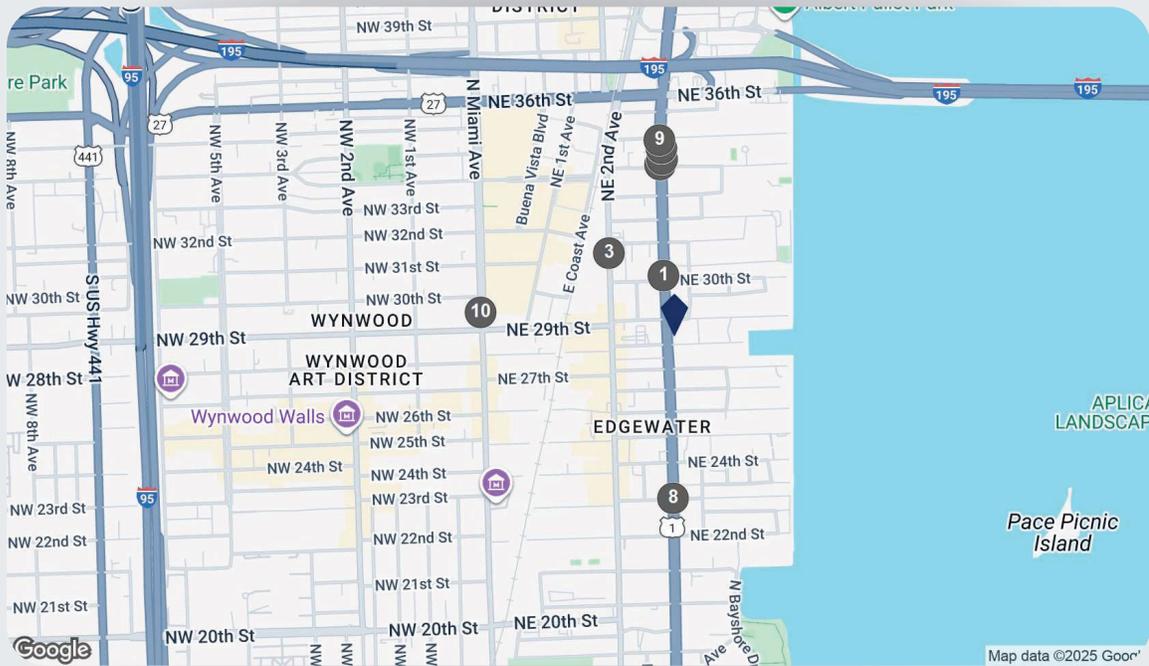
**BRAND NEW DIGITAL
LED BILLBOARD
INCLUDED IN LEASE**

**NEW 5' X 15' FT STATE OF
THE ART LED SCREEN**



TRAFFIC COUNT

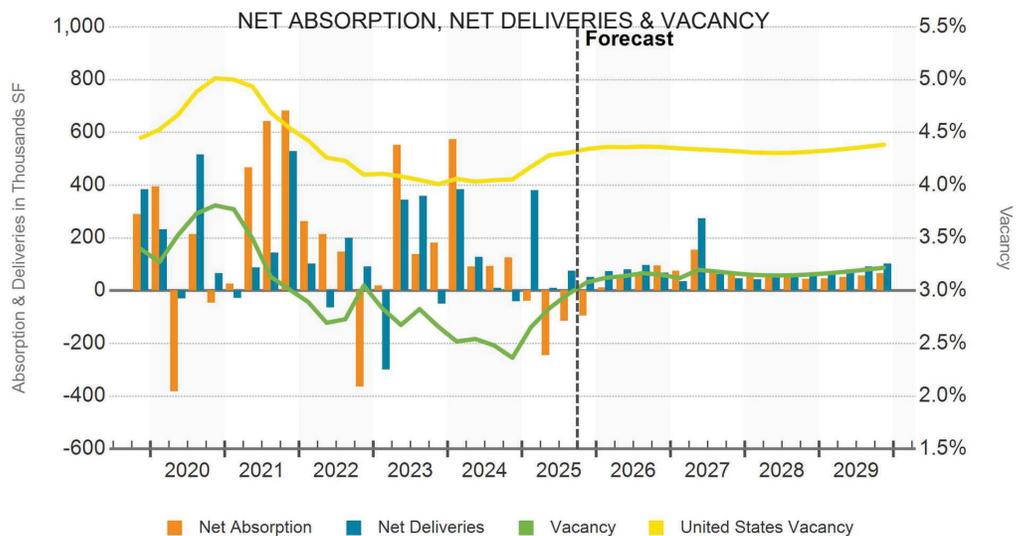
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COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|------------------------|--------------------------|----------------|------------|-------------------|
| 1 Biscayne Blvd | NE 30th St - N | 38,559 | 2025 | 0.09 mi |
| 2 NE 2nd Ave | NE 31st St - N | 7,605 | 2023 | 0.18 mi |
| 3 Northeast 2nd Avenue | NE 31st St - N | 7,605 | 2025 | 0.18 mi |
| 4 Biscayne Boulevard | NE 33rd St - S | 42,994 | 2025 | 0.30 mi |
| 5 US 1 | NE 34th St - N | 7,084 | 2025 | 0.32 mi |
| 6 Biscayne Boulevard | NE 34th St - N | 44,533 | 2024 | 0.34 mi |
| 7 US 1 | Biscayne Blvd | 44,044 | 2025 | 0.34 mi |
| 8 Biscayne Boulevard | NE 22nd St - S | 36,964 | 2025 | 0.35 mi |
| 9 Biscayne Blvd | NE 34th St - S | 34,836 | 2025 | 0.35 mi |
| 10 NW 29th St | NW 1st Ave - W | 9,717 | 2025 | 0.38 mi |

Miami Market Summary



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DEMOGRAPHICS

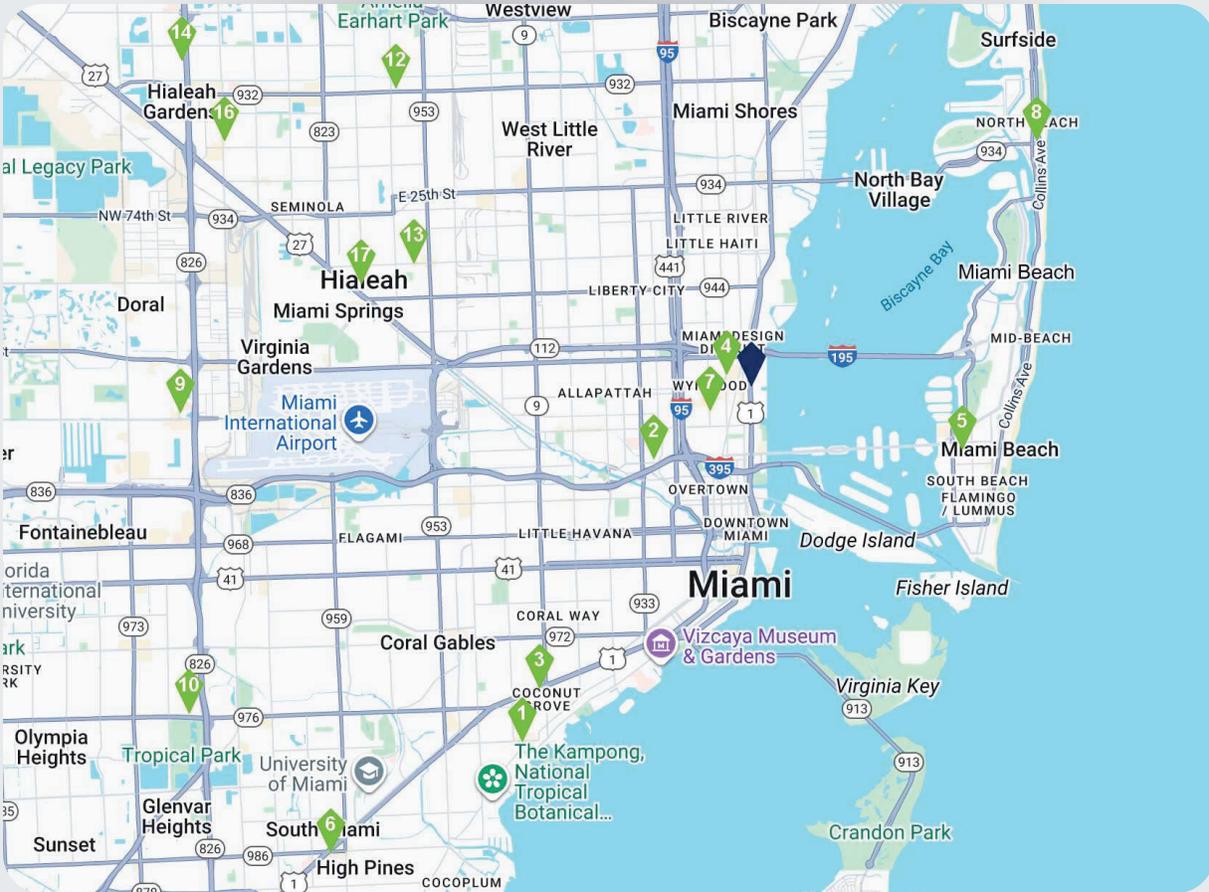
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| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| Population | 40,273 | 259,369 | 539,762 | | |
| Population 5 Yr Growth | 2.9% 37 40 36% | 0.1% 38 41 27% | -0.4% 40 43 29% | 1,298,048 -1.1% | 562,325 8.6% 41 |
| Median Age 5 Yr | / 13% / 54% 36% | / 20% / 60% 27% | / 18% / 61% 29% | 42 43 28% / 18% | 43 28% / 20% / |
| Forecast White / Black / Hispanic 5 Yr Forecast | / 13% / 55% | / 20% / 60% | / 18% / 61% | / 64% 28% / 18% | 61% 28% / 20% / |
| Employment Buying | 26,652 \$1.5B | 206,406 \$6B | 358,124 \$12.2B | / 64% 878,982 | 61% 299,438 |
| Power 5 Yr Growth | | | | \$27.5B -1.4% | \$15.8B 12.1% |
| College Graduates | | | | 32.0% | 39.4% |
| Household | | | | | |
| Households 5 Yr Growth | 20,693 | 114,938 | 231,381 | 508,345 | 238,654 |
| Median Household Income | 2.8% | 0% | -0.3% | -1.0% | 9.0% |
| 5 Yr Forecast Average | \$72,769 | \$52,487 | \$52,732 | \$54,064 | \$66,031 |
| Household Income 5 Yr | \$72,648 | \$52,846 | \$52,741 | \$53,851 | \$67,923 |
| Forecast % High Income (>\$75K) | \$103,215 | \$81,639 | \$81,753 | \$82,152 | \$97,972 |
| | \$102,422 | \$82,077 | \$82,136 | \$82,413 | \$100,392 |
| | 49% | 37% | 36% | 37% | 45% |
| Housing | | | | | |
| Median Home Value | \$467,774 | \$444,859 | \$443,047 | \$402,153 | \$602,050 |
| Median Year Built | 2006 | 1997 | 1976 | 1972 | 1975 |
| Owner / Renter Occupied | 22% / 78% | 22% / 78% | 31% / 69% | 40% / 60% | 30% / 70% |

PEER PROPERTIES SUMMARY

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TENANTS

Oriental Rugs Co.

Available Space



ORIENTAL RUG
COMPANY

City Bikes
Bike Shop



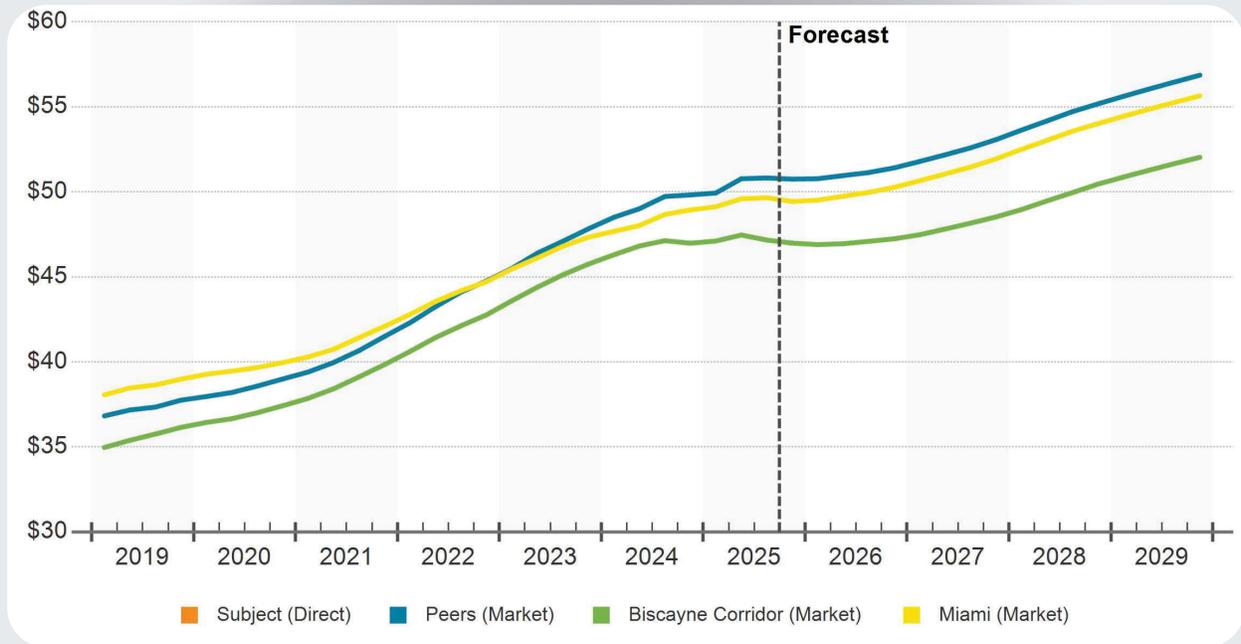
Peer Properties Summary

2801 Biscayne Blvd - Biscayne Landmark

| Property Name / Address | Yr Blt/Renov | Distance | Location Score | Bldg SF | Anchor | Availability | | | NNN Rent Per SF |
|--|--------------|----------|----------------|---------|--|--------------|---------|-------|------------------|
| | | | | | | Spcs | Avail % | Vac % | |
| 1 The Courtyards at Gr... 3444 Main Hwy ★★★★★ | 1925/- | 6.3 mi | 69 | 34,895 | - | 1 | 2.4% | 2.4% | \$120.00 |
| 2 1051 NW 14th St ★★★★★ | 1994/- | 1.8 mi | 70 | 19,682 | - | 0 | 0% | 0% | \$64 - 79 (Est.) |
| 3 Grove Station Shops 2720 S Dixie Hwy ★★★★★ | 1994/- | 5.5 mi | 82 | 18,962 | - | 0 | 0% | 0% | \$63 - 77 (Est.) |
| 4 North Block 3101 N Miami Ave ★★★★★ | 2007/- | 0.40 mi | 90 | 28,866 | - | 0 | 0% | 0% | \$62 - 76 (Est.) |
| 5 Ten Hundred Lincoln 1000-1014 Lincoln Mall ★★★★★ | 1930/- | 3.3 mi | 80 | 24,000 | - | 6 | 44.1% | 12.4% | \$58 - 71 (Est.) |
| Biscayne Landmark 2801 Biscayne Blvd ★★★★★ | 2009/- | 0.00 mi | 85 | 18,000 | - | 0 | 0% | 0% | \$53 - 65 (Est.) |
| 6 5885 SW 73rd St ★★★★★ | 1977/- | 9.3 mi | 82 | 9,871 | - | 0 | 0% | 0% | \$51 - 62 (Est.) |
| 7 2219-2229 NW 2nd Ave ★★★★★ | 1941/2021 | 0.71 mi | 85 | 19,420 | - | 0 | 0% | 0% | \$49 - 60 (Est.) |
| 8 225-251 71st St ★★★★★ | 1952/- | 5.6 mi | 48 | 10,764 | - | 0 | 0% | 0% | \$60.00 |
| 9 Universal Plaza 2533-2677 NW 79th Ave ★★★★★ | 1997/- | 8.5 mi | 39 | 29,614 | - | 2 | 8.8% | 8.8% | \$41 - 50 (Est.) |
| 10 7855-7875 Bird Rd ★★★★★ | 1973/- | 9.6 mi | 49 | 15,000 | - | 0 | 0% | 0% | \$40 - 49 (Est.) |
| 11 15400 Biscayne Blvd ★★★★★ | 2005/- | 8.1 mi | 18 | 23,373 | - | 0 | 0% | 0% | \$37 - 46 (Est.) |
| 12 437-495 E 49th St ★★★★★ | 1985/- | 6.9 mi | 30 | 17,180 | - | 0 | 0% | 0% | \$35 - 42 (Est.) |
| 13 Florida Shopping Cen... 600-650 E 9th St ★★★★★ | 1972/- | 5.3 mi | 58 | 32,745 | Ed & Fer Corpor... La Copa Super... | 2 | 4.0% | 4.0% | \$40.30 |
| 14 2050 W 56th St ★★★★★ | 1988/2011 | 9.7 mi | 82 | 28,818 | - | 2 | 6.4% | 0.7% | \$40.00 |

RENT ANALYTICS

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NNN RENT PER SQUARE FOOT

| | Subject | | Peers | | Biscayne Corridor | | Miami | |
|------|-------------|-------------|--------------------|-------------|--------------------|-------------|--------------------|-------------|
| | Direct Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) |
| 2019 | - | - | \$37.74 | 3.5% | \$36.14 | 4.6% | \$38.98 | 3.6% |
| 2020 | - | - | \$38.99 | 3.3% | \$37.42 | 3.5% | \$39.96 | 2.5% |
| 2021 | - | - | \$41.50 | 6.4% | \$39.84 | 6.5% | \$42.09 | 5.4% |
| 2022 | - | - | \$44.76 | 7.9% | \$42.76 | 7.3% | \$44.71 | 6.2% |
| 2023 | - | - | \$47.82 | 6.9% | \$45.75 | 7% | \$47.33 | 5.9% |
| 2024 | - | - | \$49.82 | 4.2% | \$46.98 | 2.7% | \$48.93 | 3.4% |
| YTD | - | - | \$50.75 | 1.9% | \$46.98 | 0% | \$49.43 | 1% |
| 2026 | Forecast > | | \$51.41 | 3.2% | \$46.90 | -0.2% | \$50.26 | 2.7% |
| 2027 | Forecast > | | \$53.07 | 3.2% | \$47.48 | 1.2% | \$51.94 | 3.3% |
| 2028 | Forecast > | | \$55.17 | 4% | \$48.96 | 3.1% | \$54.01 | 4% |
| 2029 | Forecast > | | \$56.86 | 3.1% | \$50.87 | 3.9% | \$55.65 | 3% |

No. Peers

17

NNN Market Rent/SF

\$50.75

AvailabilityRate

4.7%

VacancyRate

2.2%

CONFIDENTIAL & PRIVATE OFFERING

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CONTACT US



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