



EXISTING

**FOR LEASE**

**DWN  
TWN**  
REALTY ADVISORS  
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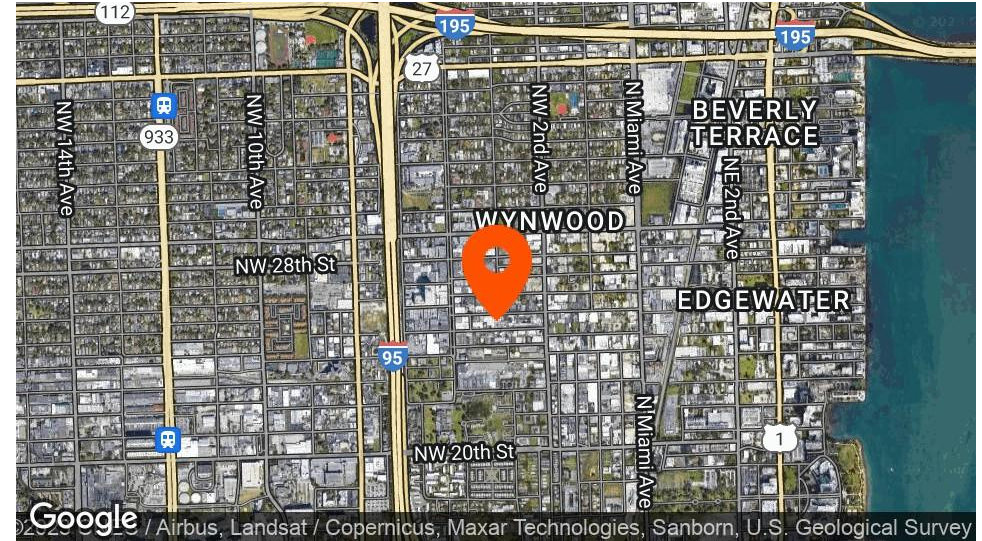
**CORE WYNWOOD F+B**

345 NW 24th Street, Miami, FL 33127

# CORE WYNWOOD F+B

345 NW 24th Street, Miami

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$300,000/YR NNN
Building Size:	1,808 SF
Outdoor Walled Patio	3,067 SF
Total Venue	4,875 SF
NNN Cam Budget	\$50,000
Proposed Use	F+B Venue
Current Use	Assembly First Gen W/ Grease Trap

### PROPERTY OVERVIEW

DWNTWN Retail Advisors has been retained to lease this free standing building in the core of Wynwood's premium Food and Entertainment area. Surrounded by institutions and a vibrant dining and entertainment scene this free-standing building is ideally suited for an F+B venue. This building features a small interior building and a large outdoor gated and walled interior patio. This location is not a 2nd generation food and beverage venue and must be renovated to retail and food and beverage use and code standards. Total usable SF in the venue 4,875 SF with 1,808 SF interior and 3,067 SF private gated and walled in exterior. The ideal tenant is a qualified and experienced restaurant operator.

### PROPERTY HIGHLIGHTS

- Free Standing F+B Venue
- Outdoor Walled Off Private Interior Seating
- Core Wynwood Location
- Adjacent to KYU, Dogfish Brewery, UCCI, and others
- Premium Food and Entertainment Wynwood Location

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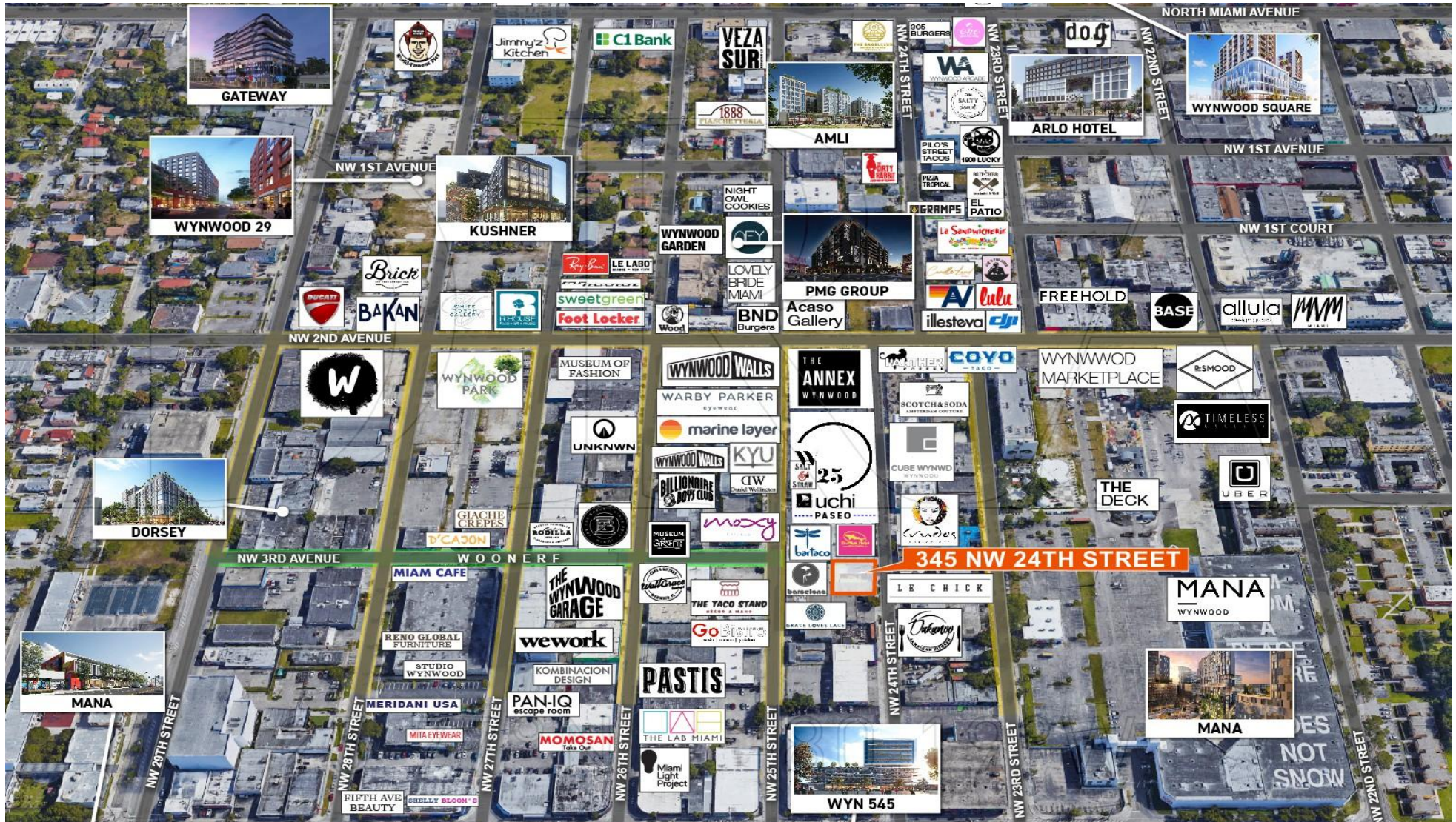
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## RETAIL CONTEXT MAP



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## EXISTING + CONCEPTUAL EXTERIOR



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## INTERIOR EXISTING



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# CORE WYNWOOD F+B

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## CONCEPTUAL MOODBOARD



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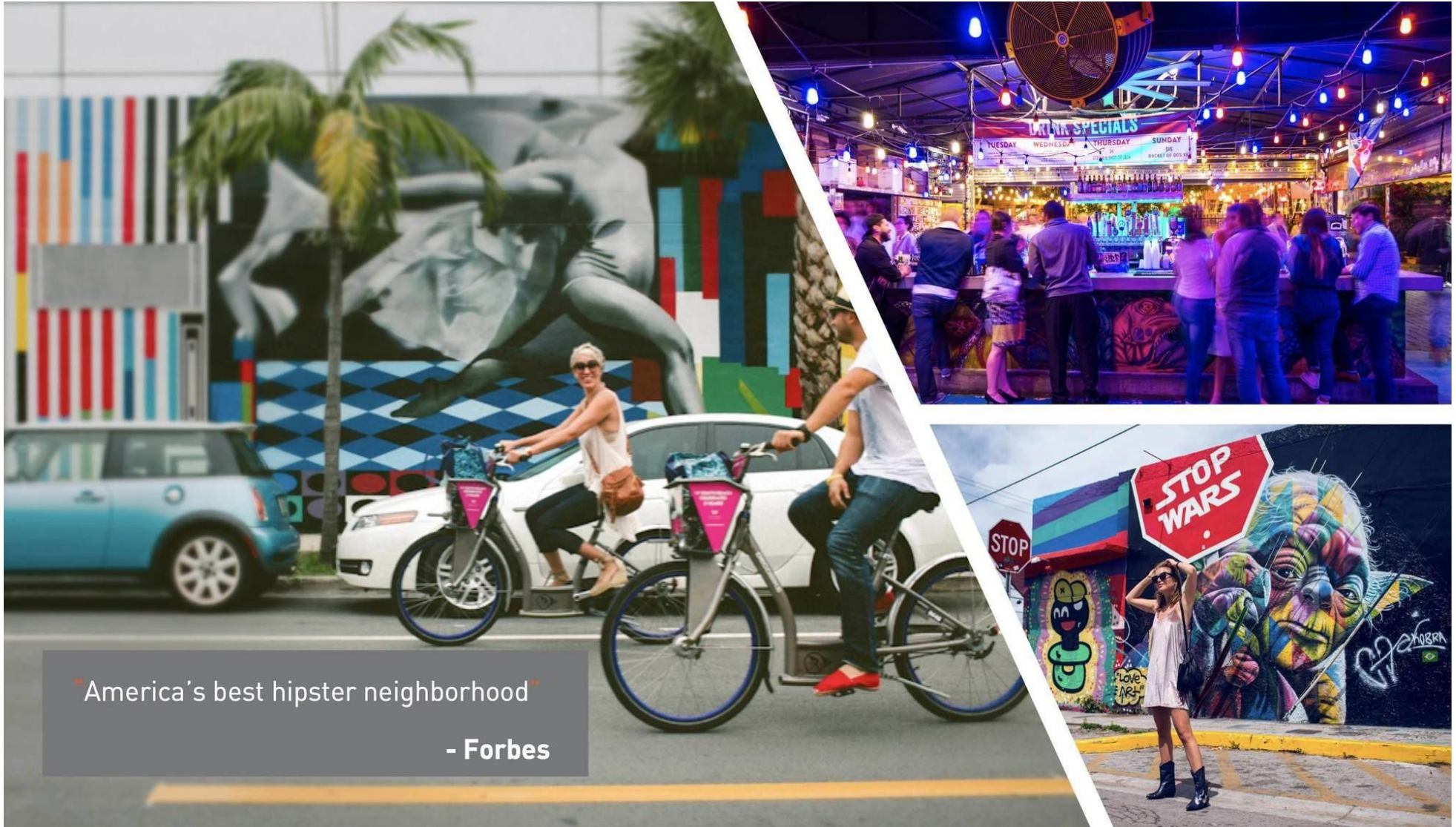
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## THE NEIGHBORHOOD



"America's best hipster neighborhood"

- Forbes

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