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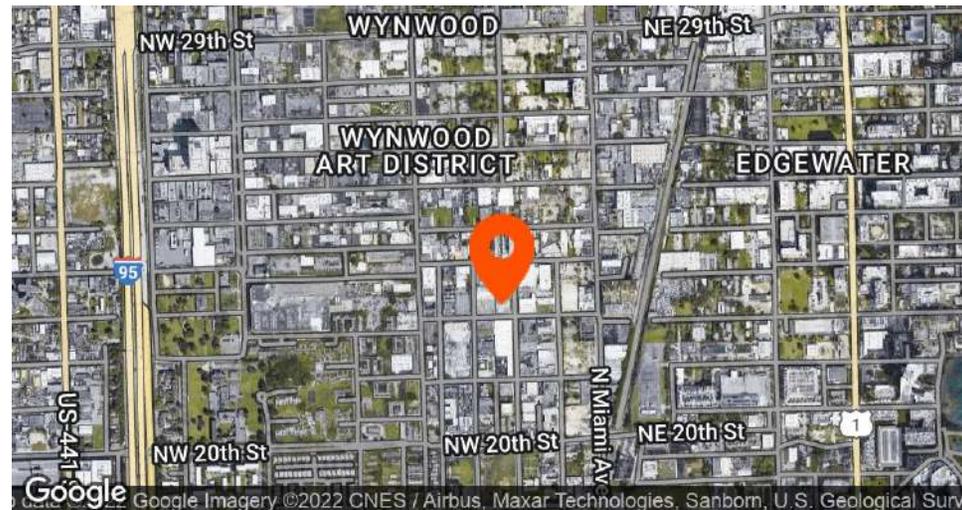
**DWN
TWN**
REALTY ADVISORS
23.77°N -80.19°W

The Wynhouse Retail
2200 NW 1st Avenue, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Type:	Retail
Lease Rate:	\$65 NNN/yr
NNN Budget:	\$20 Estimate
Location:	Core Wynwood
Total Retail Space:	26,487 SF
Available SF:	1,016 SF - 3,547 SF
Number of Units:	10

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive retail leasing opportunity at Fisher Brother's new project in Wynwood, The Wynhouse. This retail space at this new construction totals 26,487 SF and is divisible. Centrally located at the corner of 1st Avenue and 22nd Street in Wynwood, top brands in the vicinity include Le Chick, Uchi, 1-800-Lucky, Freehold, Astra, BOHO Hunter, MVM Miami, Panther Coffee, and many more. With a high concentration of bars, eateries, and food halls, Wynwood has a vibrant arts and culture scene, which makes it a top retail destination in Miami. Notably, there are 750 hotel rooms to be delivered in the coming years which will bring immense traffic and traveler spending to Wynwood.

PROPERTY HIGHLIGHTS

- Mixed-Use Project With 308 Apartments
- High Visibility In The Center Of Wynwood
- Vibrant Retail District

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APPROVED BUILDING RENDER



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ADDITIONAL RENDERINGS



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RETAIL FLOOR PLANS



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AERIAL OVERLAY



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RETAIL CONCEPTS



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F&B CONCEPTS



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SHOWROOM CONCEPTS



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WYNWOOD RETAIL CONTEXT MAP



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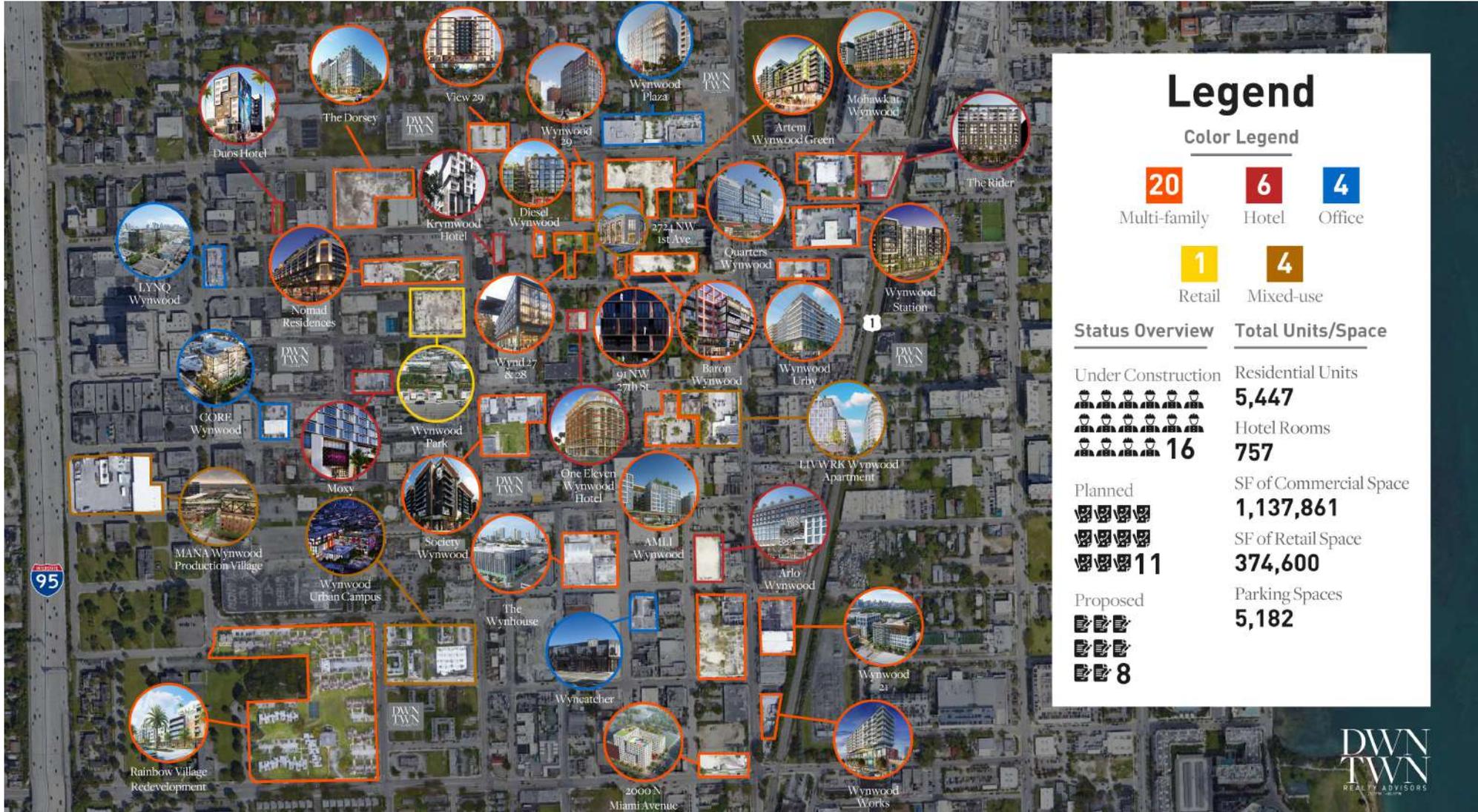
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WYNWOOD DEVELOPMENT CONTEXT



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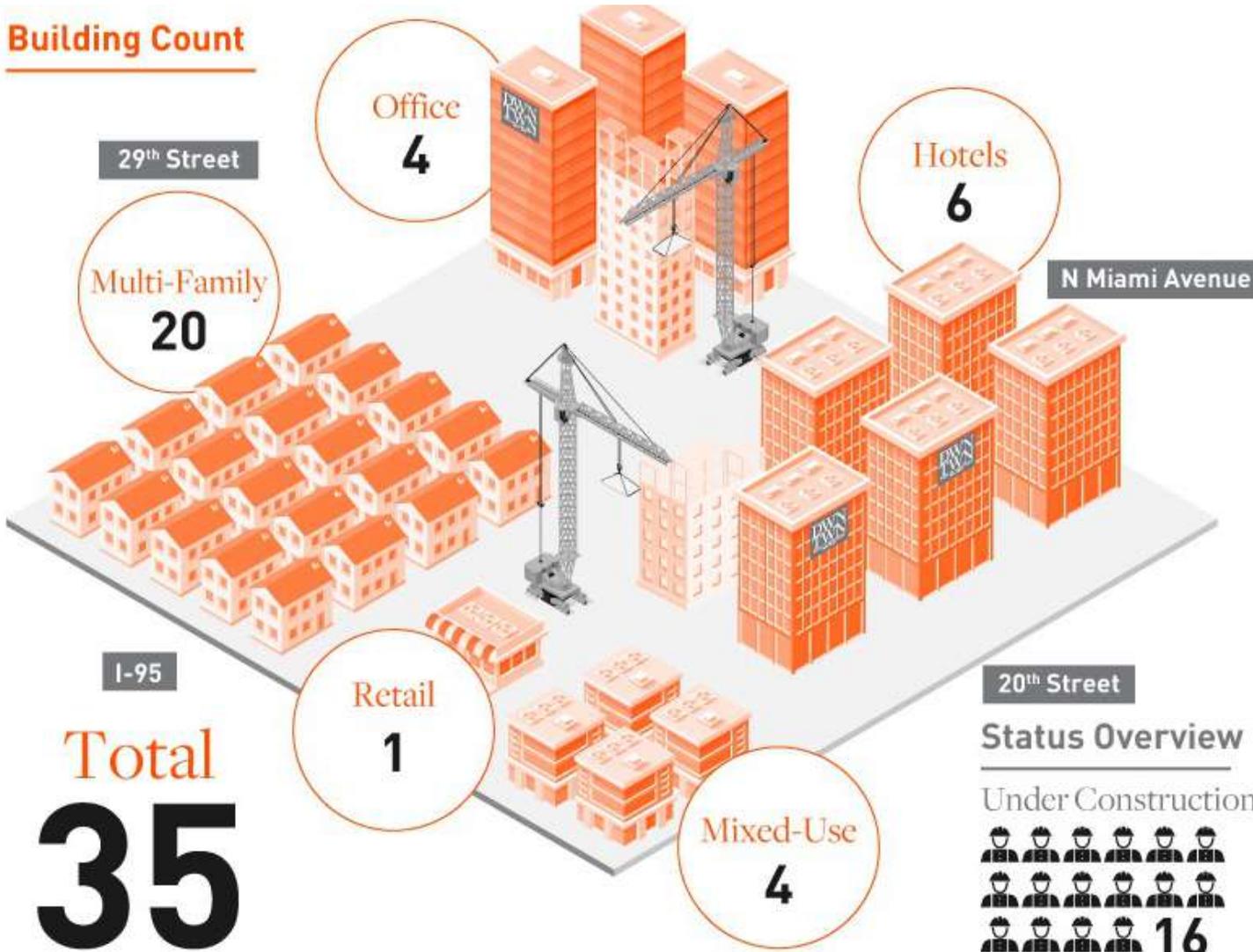
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WYNWOOD DEVELOPMENT INFOGRAPHIC

Building Count



Total Units/Space

Residential Units
5,447

Hotel Rooms
757

SF of Commercial Space
1,137,861

SF of Retail Space
374,600

Parking Spaces
5,182

Status Overview

Under Construction

16

Planned

11

Proposed

8

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