



# PRIME BISCAYNE BLVD RETAIL SPACE FOR LEASE

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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

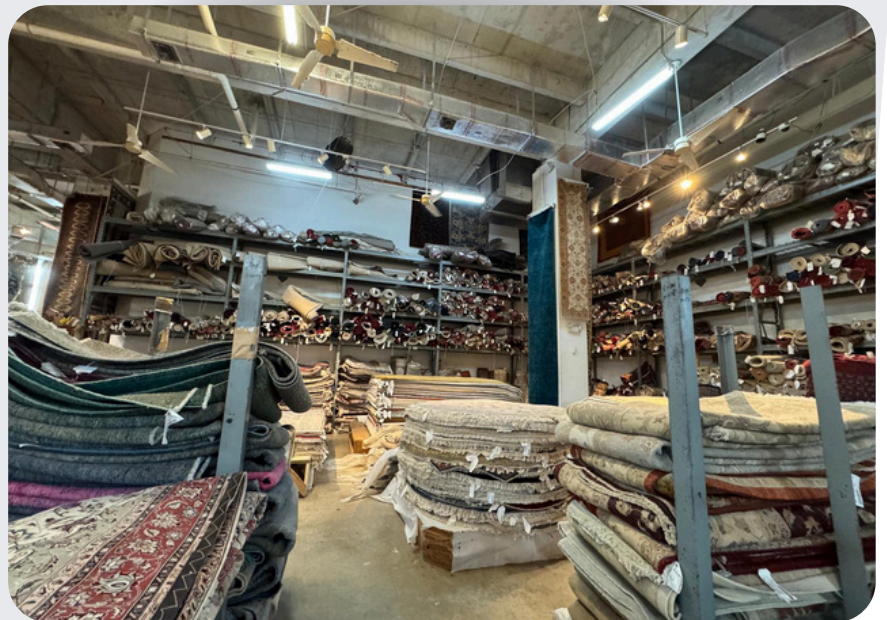
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# OFFERING SUMMARY

2801 Biscayne Blvd  
MIAMI, FL 33137-4611

Lease Type I 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 <sup>nd</sup> 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:	<b>\$45.00 SF   CAM</b>



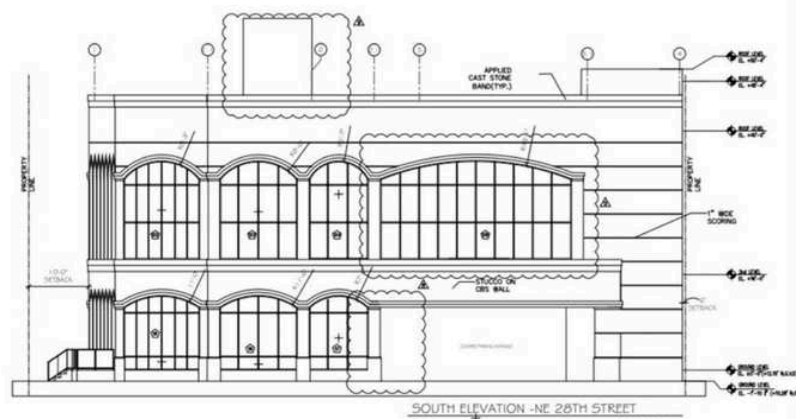
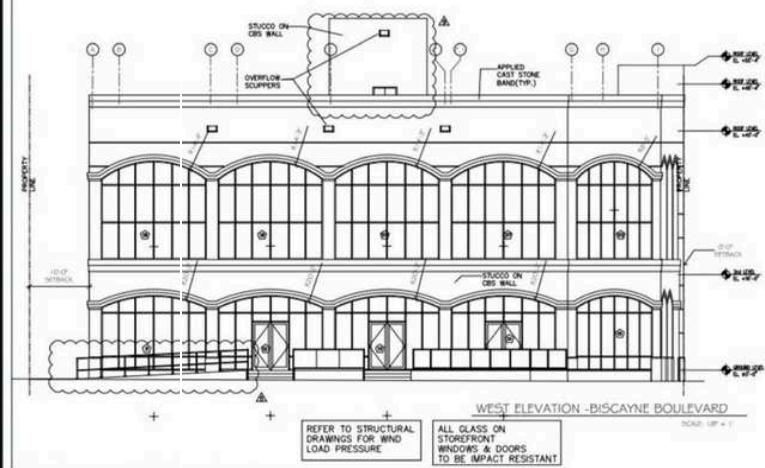
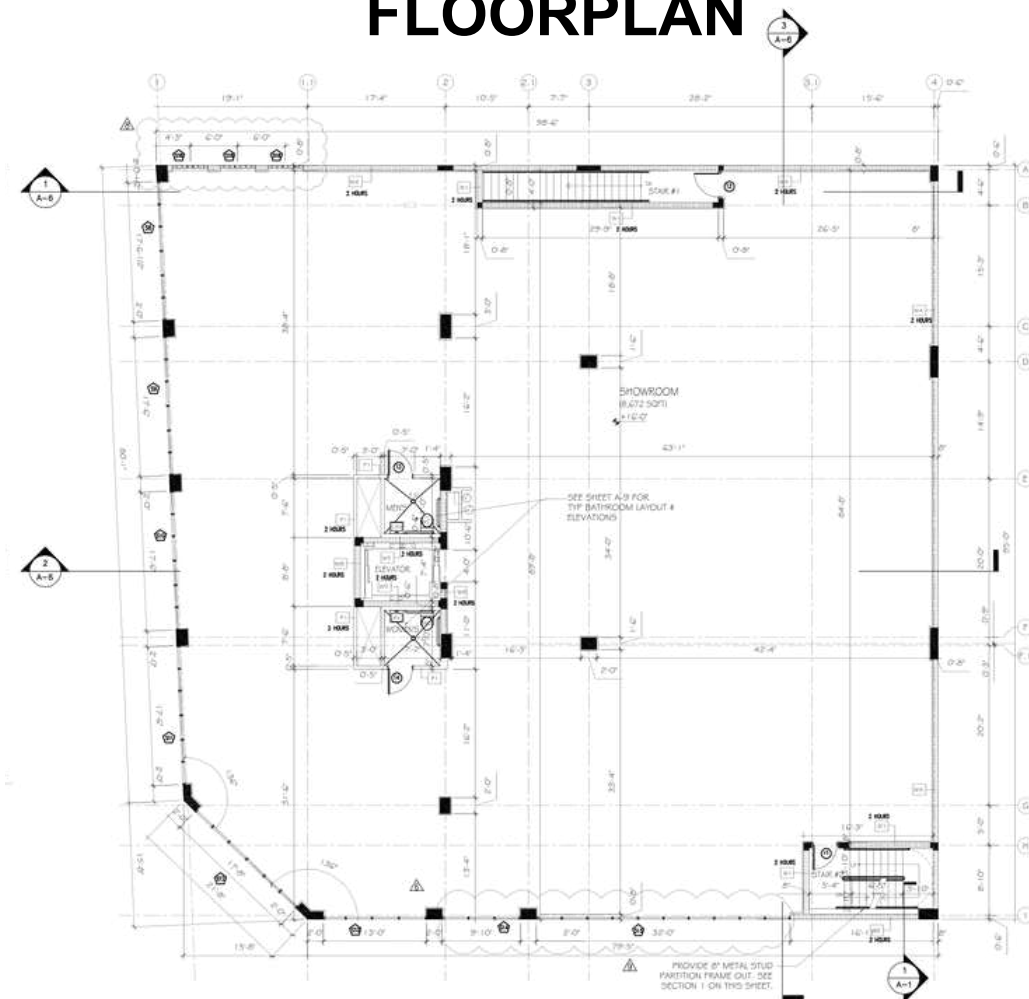




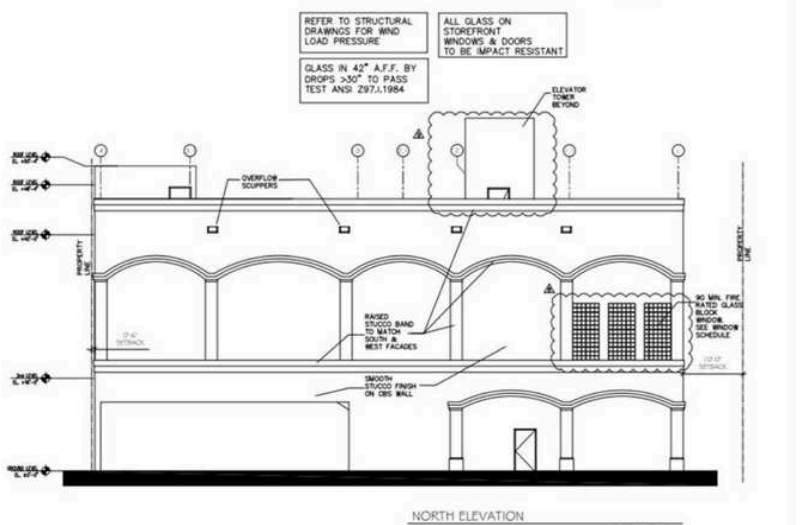
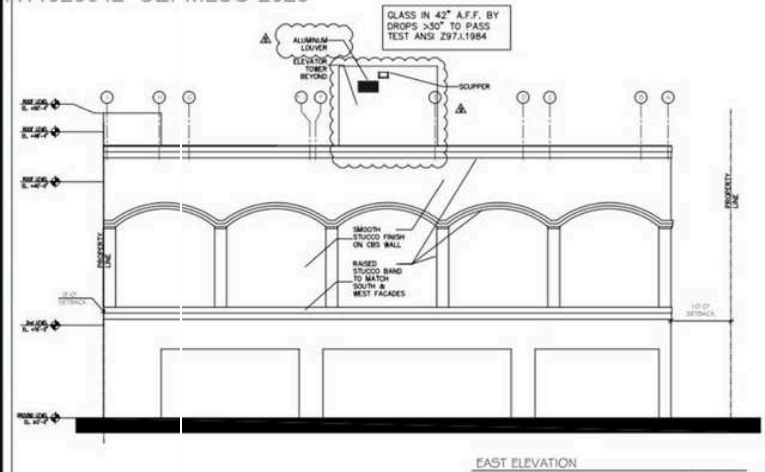




# FLOORPLAN



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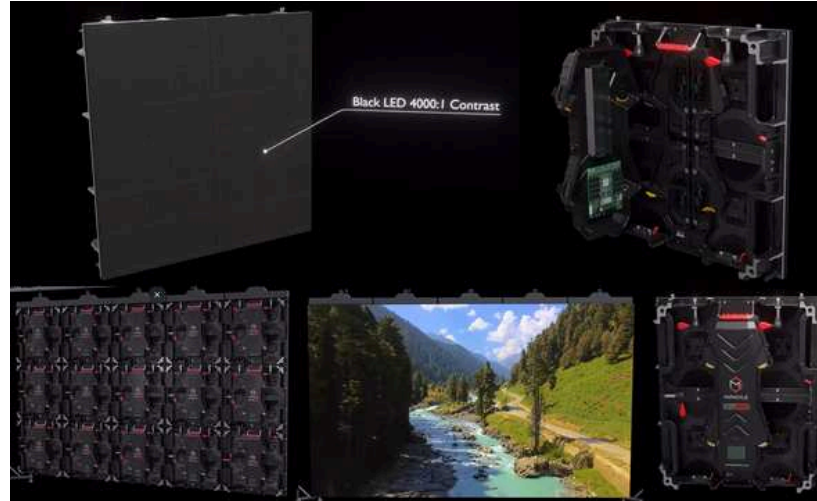


**AMAZING SIGNAGE EXPOSURE**



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

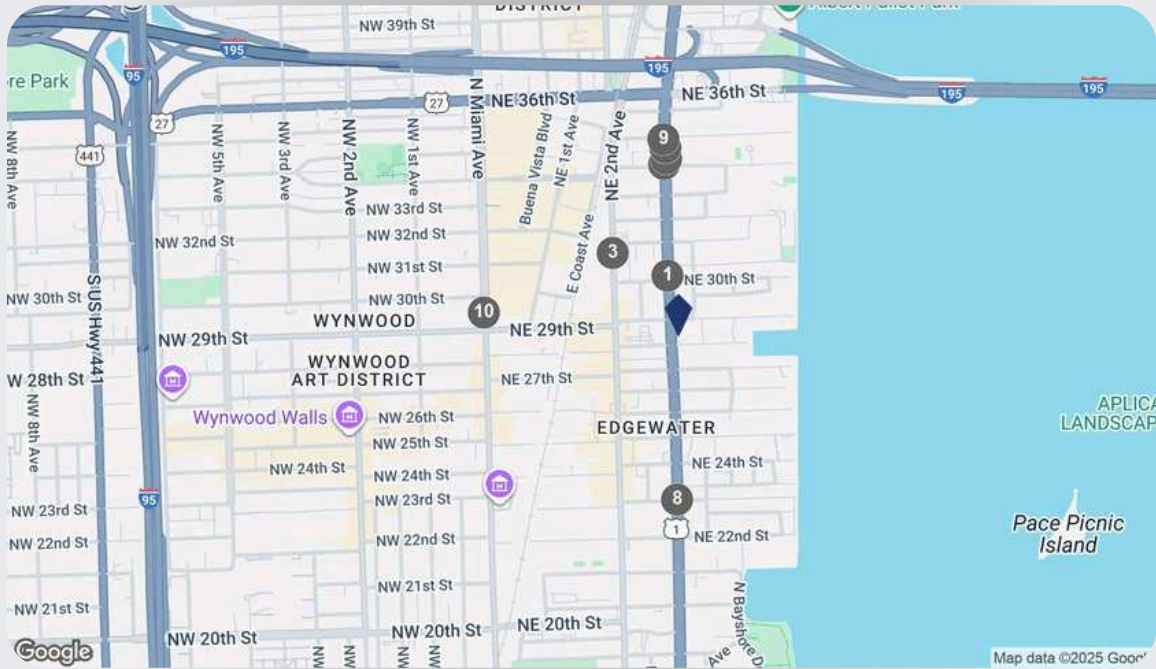
**NEW 5' X 15' FT STATE OF  
THE ART LED SCREEN**





# TRAFFIC COUNT

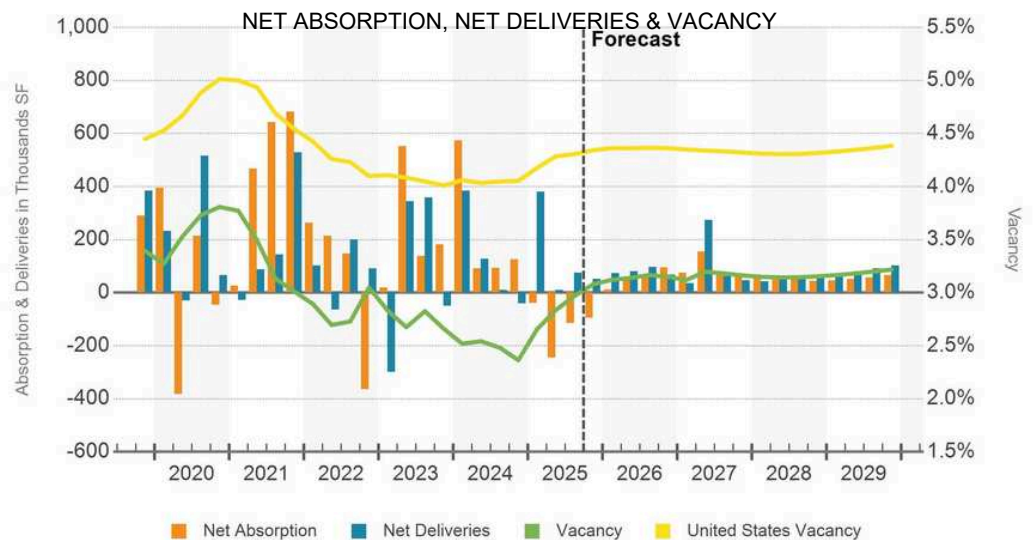
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## COUNTS BY STREETS

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





# DEMOGRAPHICS

2801 Biscayne Blvd  
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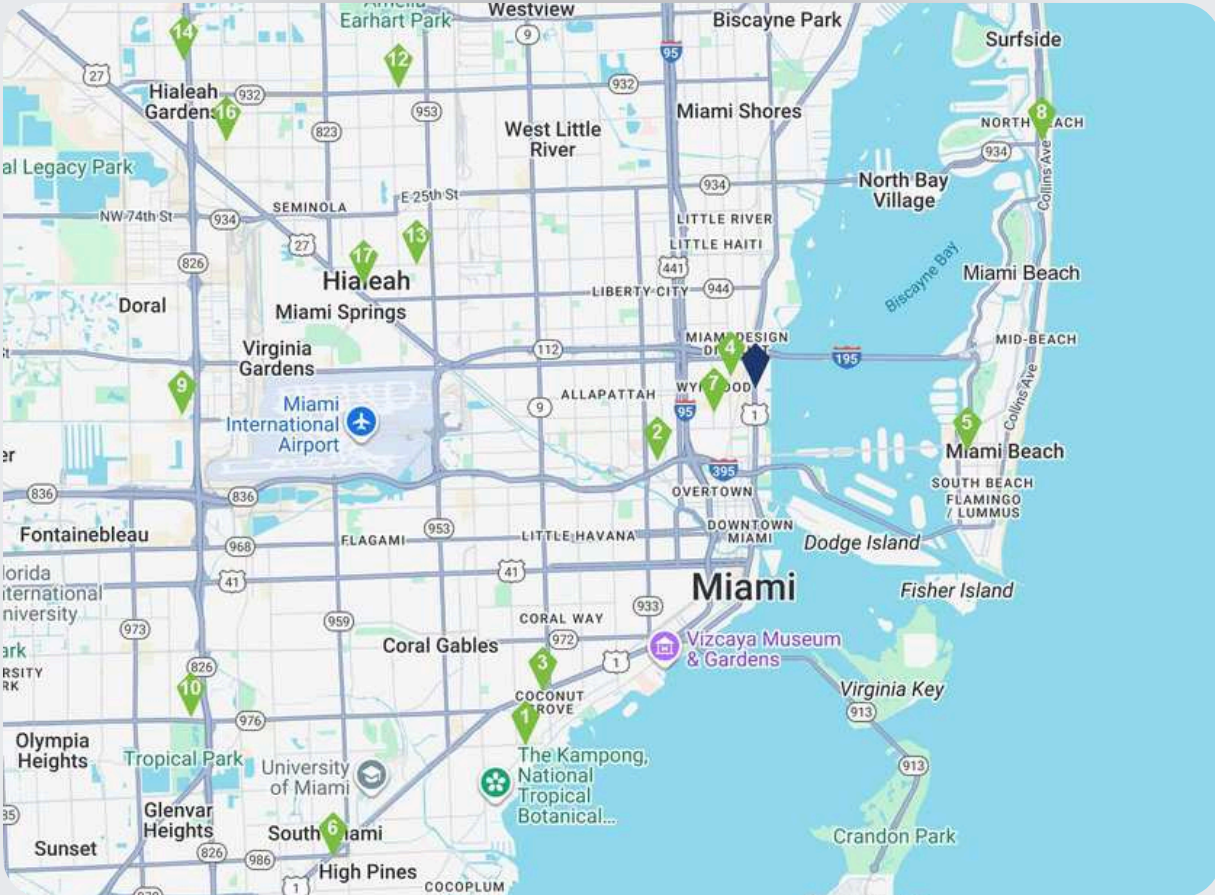


Population	1 Mile 40,273	3 Miles 259,369	5 Miles 539,762	10 Miles	10 Min. Drive
Population 5 Yr Growth	2.9% 37 40 36%	0.1% 38 41 27%	-0.4% 40 43 29%	1,298,048 -1.1%	562,325 8.6% 41
Median Age 5 Yr	/ 13% / 54% 36%	/ 20% / 60% 27%	/ 18% / 61% 29%	42 43 28% / 18%	43 28% / 20% /
Forecast White / Black /	/ 13% / 55%	/ 20% / 60%	/ 18% / 61%	/ 64% 28% / 18%	61% 28% / 20% /
Hispanic 5 Yr Forecast	26,652 \$1.5B	206,406 \$6B	358,124 \$12.2B	/ 64% 878,982	61% 299,438
Employment Buying	2.6% 51.9%	0.7% 35.9%	-0.2% 34.7%	\$27.5B -1.4%	\$15.8B 12.1%
Power 5 Yr Growth				32.0%	39.4%
College Graduates					
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	\$103,215	\$81,639	\$81,753	\$82,152	\$97,972
(>\$75K)	\$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

2801 Biscayne Blvd  
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## TENANTS

Oriental Rugs Co.

*\*Available Space\**

City Bikes  
Bike Shop



ORIENTAL RUG  
COMPANY





# Peer Properties Summary

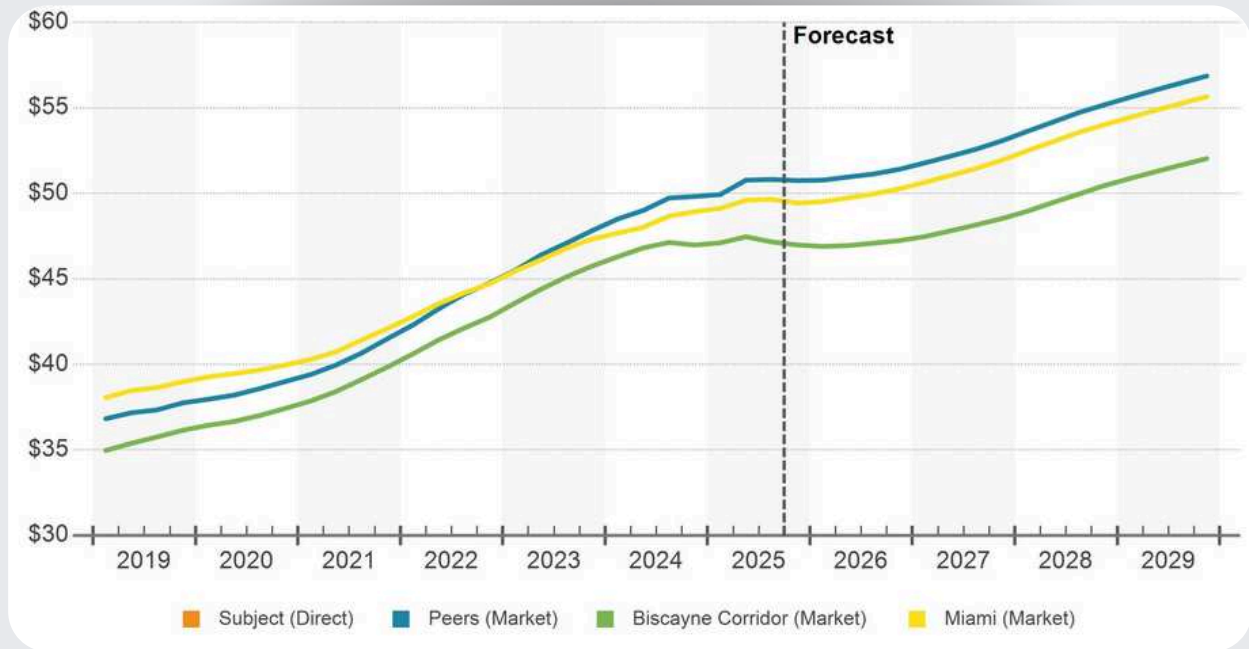
## 2801 Biscayne Blvd - Biscayne Landmark

	Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
							Spces	Avail %	Vac %	
1	<a href="#">The Courtyards at Gr...</a> 3444 Main Hwy ★★★★★	1925/-	6.3 mi	69	34,895	-	1	2.4%	2.4%	\$120.00
2	<a href="#">1051 NW 14th St</a> ★★★★★	1994/-	1.8 mi	70	19,682	-	0	0%	0%	\$64 - 79 (Est.)
3	<a href="#">Grove Station Shops</a> 2720 S Dixie Hwy ★★★★★	1994/-	5.5 mi	82	18,962	-	0	0%	0%	\$63 - 77 (Est.)
4	<a href="#">North Block</a> 3101 N Miami Ave ★★★★★	2007/-	0.40 mi	90	28,866	-	0	0%	0%	\$62 - 76 (Est.)
5	<a href="#">Ten Hundred Lincoln</a> 1000-1014 Lincoln Mall ★★★★★	1930/-	3.3 mi	80	24,000	-	6	44.1%	12.4%	\$58 - 71 (Est.)
	<a href="#">Biscayne Landmark</a> 2801 Biscayne Blvd ★★★★★	2009/-	0.00 mi	85	18,000	-	0	0%	0%	\$53 - 65 (Est.)
6	<a href="#">5885 SW 73rd St</a> ★★★★★	1977/-	9.3 mi	82	9,871	-	0	0%	0%	\$51 - 62 (Est.)
7	<a href="#">2219-2229 NW 2nd Ave</a> ★★★★★	1941/2021	0.71 mi	85	19,420	-	0	0%	0%	\$49 - 60 (Est.)
8	<a href="#">225-251 71st St</a> ★★★★★	1952/-	5.6 mi	48	10,764	-	0	0%	0%	\$60.00
9	<a href="#">Universal Plaza</a> 2533-2677 NW 79th Ave ★★★★★	1997/-	8.5 mi	39	29,614	-	2	8.8%	8.8%	\$41 - 50 (Est.)
10	<a href="#">7855-7875 Bird Rd</a> ★★★★★	1973/-	9.6 mi	49	15,000	-	0	0%	0%	\$40 - 49 (Est.)
11	<a href="#">15400 Biscayne Blvd</a> ★★★★★	2005/-	8.1 mi	18	23,373	-	0	0%	0%	\$37 - 46 (Est.)
12	<a href="#">437-495 E 49th St</a> ★★★★★	1985/-	6.9 mi	30	17,180	-	0	0%	0%	\$35 - 42 (Est.)
13	<a href="#">Florida Shopping Cen...</a> 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	<a href="#">2050 W 56th St</a> ★★★★★	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			\$53.07	3.2%	\$47.48	1.2%	\$51.94	3.3%
2028			\$55.17	4%	\$48.96	3.1%	\$54.01	4%
2029			\$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%



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## CONTACT US



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