



PRIME BISCAYNE BLVD RETAIL SPACE FOR LEASE

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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.



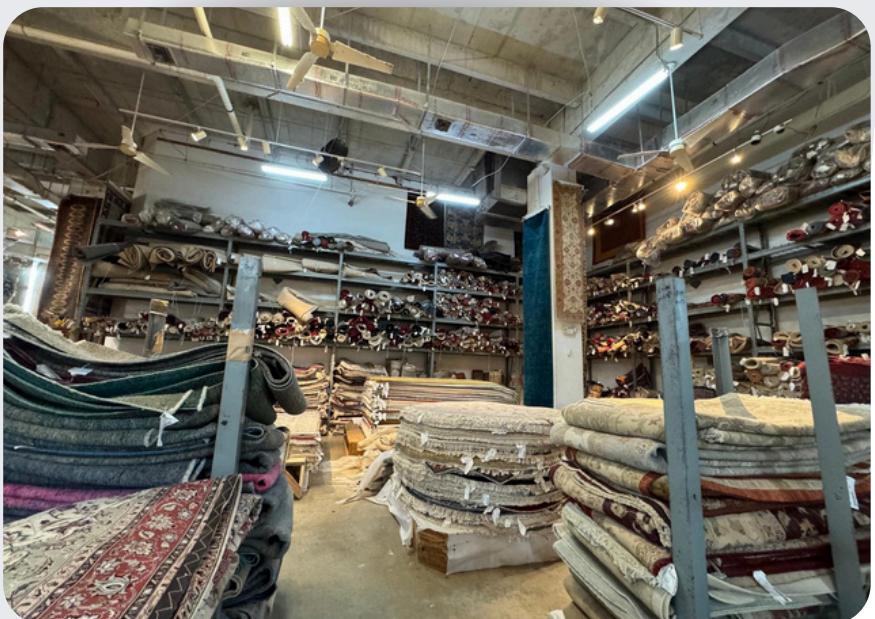
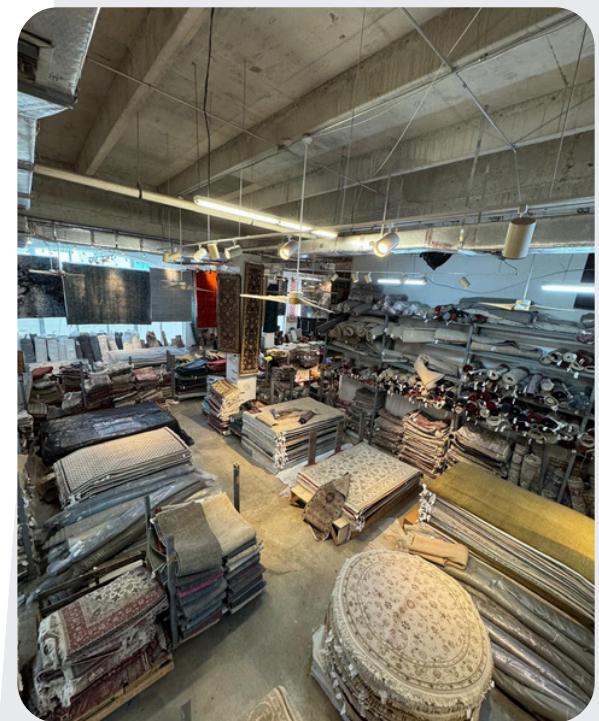
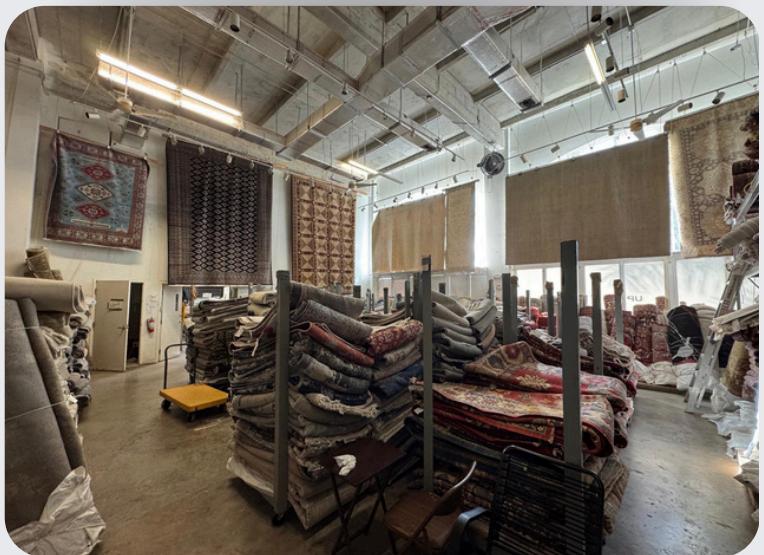
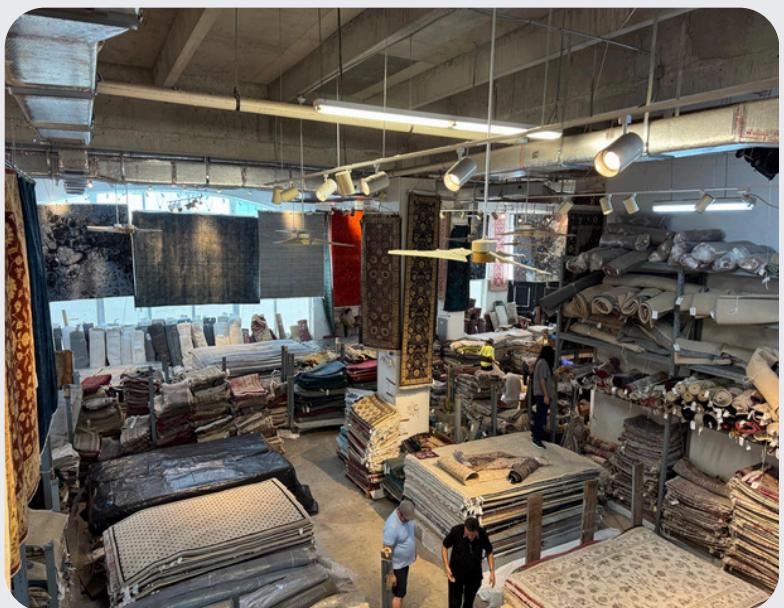
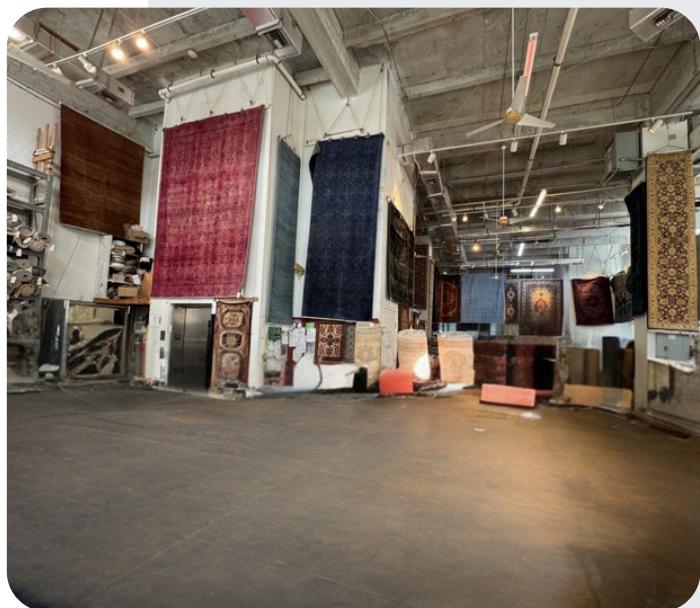
The building offers exceptional high exposure and visibility on Biscayne Blvd with amazing signage opportunities and the flexibility of dividing the 8,672 SF open space into two separate units if desired (of Approx 2,600 SF and 6,100 SF each with separate entry and access points if needed). Ideally located 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

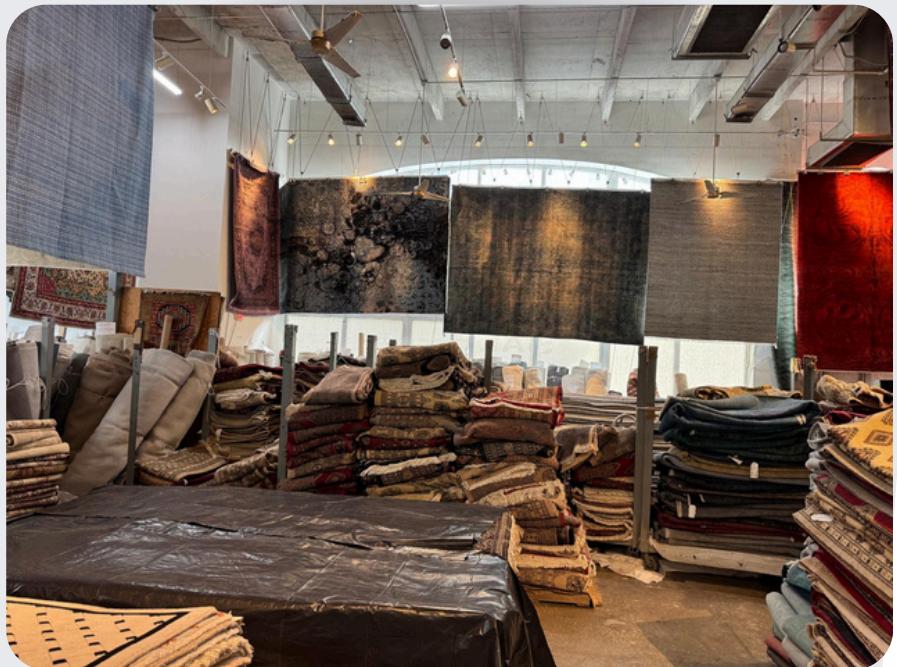
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OFFERING SUMMARY

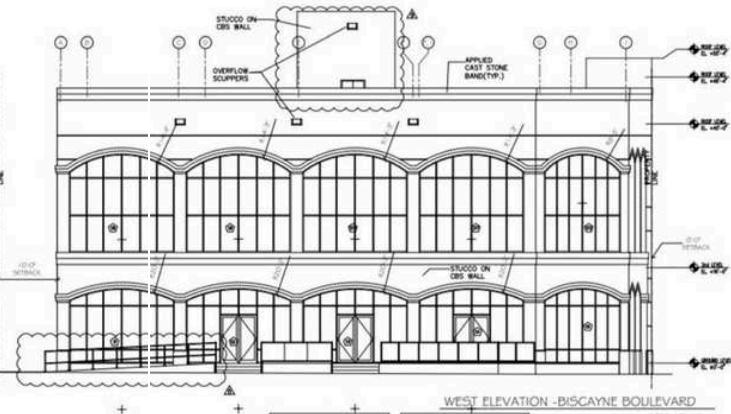
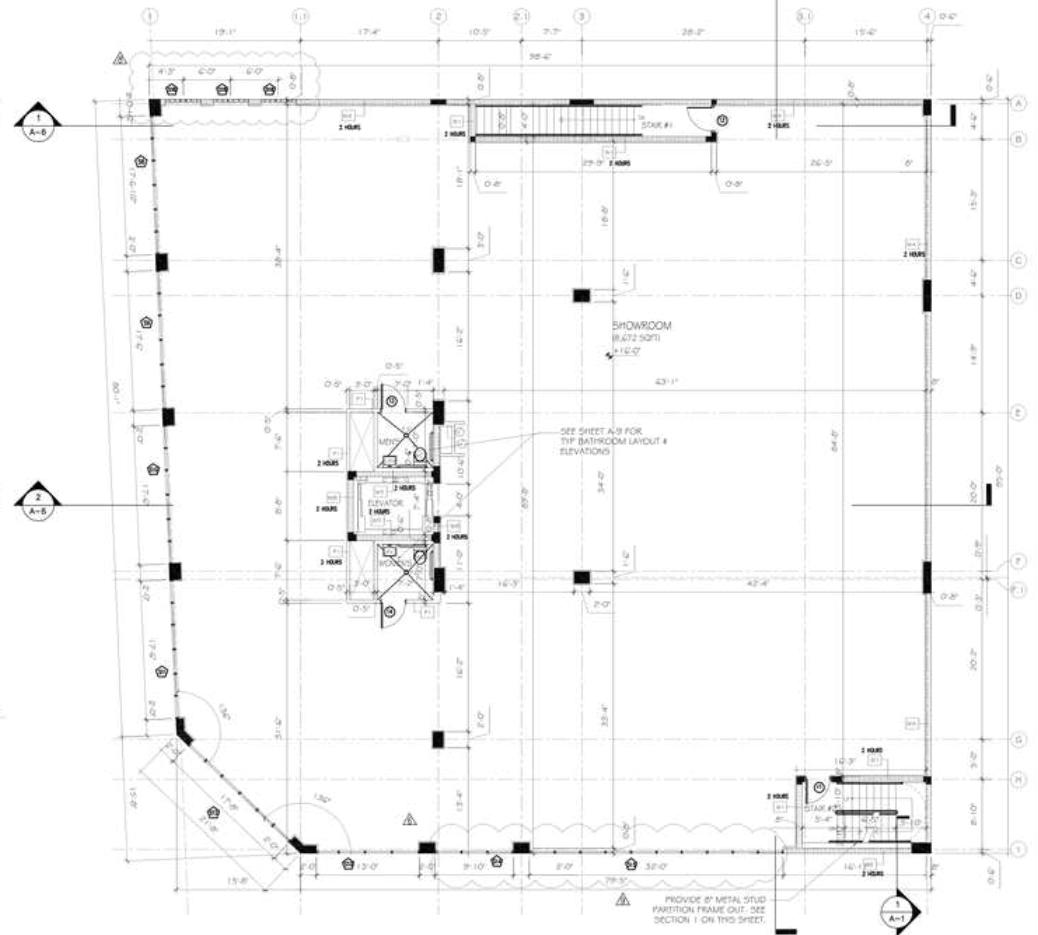
2801 Biscayne Blvd
MIAMI, FL 33137-4611

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 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





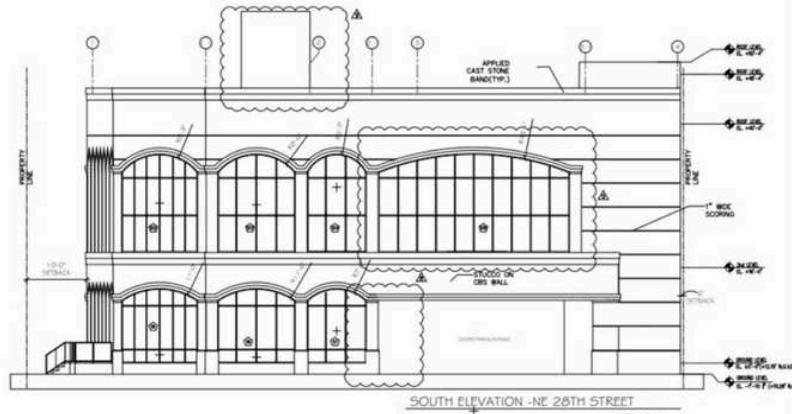
FLOORPLAN



WEST ELEVATION - BISCAYNE BOULEVARD

REFER TO STRUCTURAL
DRAWINGS FOR WIND
LOAD PRESSURE

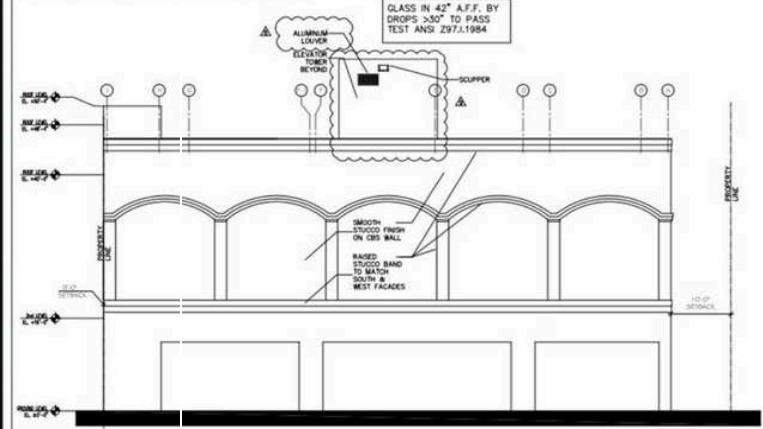
ALL GLASS ON
STOREFRONT
WINDOWS & DOORS
TO BE IMPACT RESISTANT



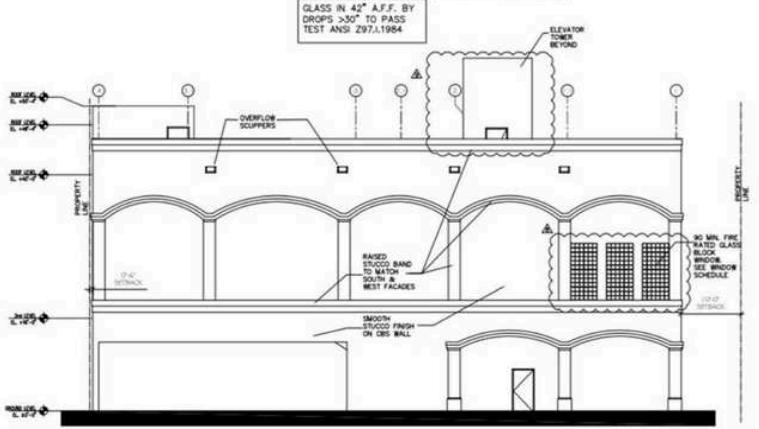
SOUTH ELEVATION -NE 28TH STREET

REFER TO STRUCTURAL
DRAWINGS FOR WIND
LOAD PRESSURE

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EAST ELEVATION



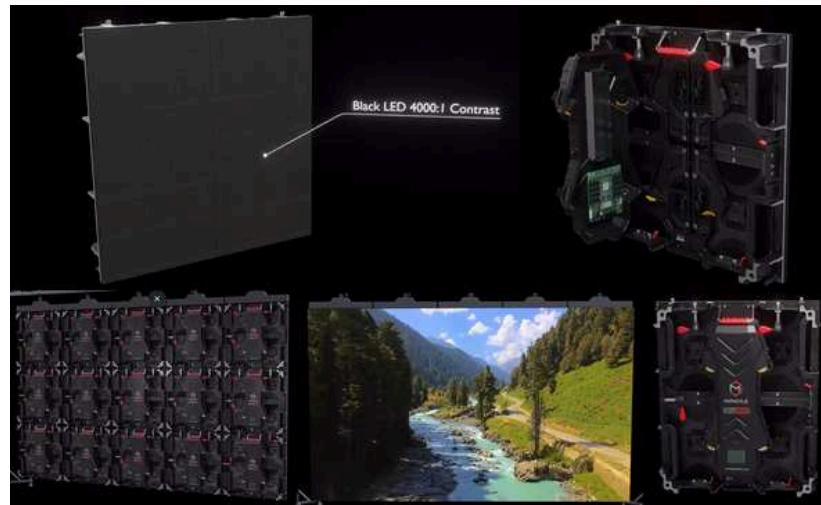
NORTH ELEVATION

ROAD 107 • 11



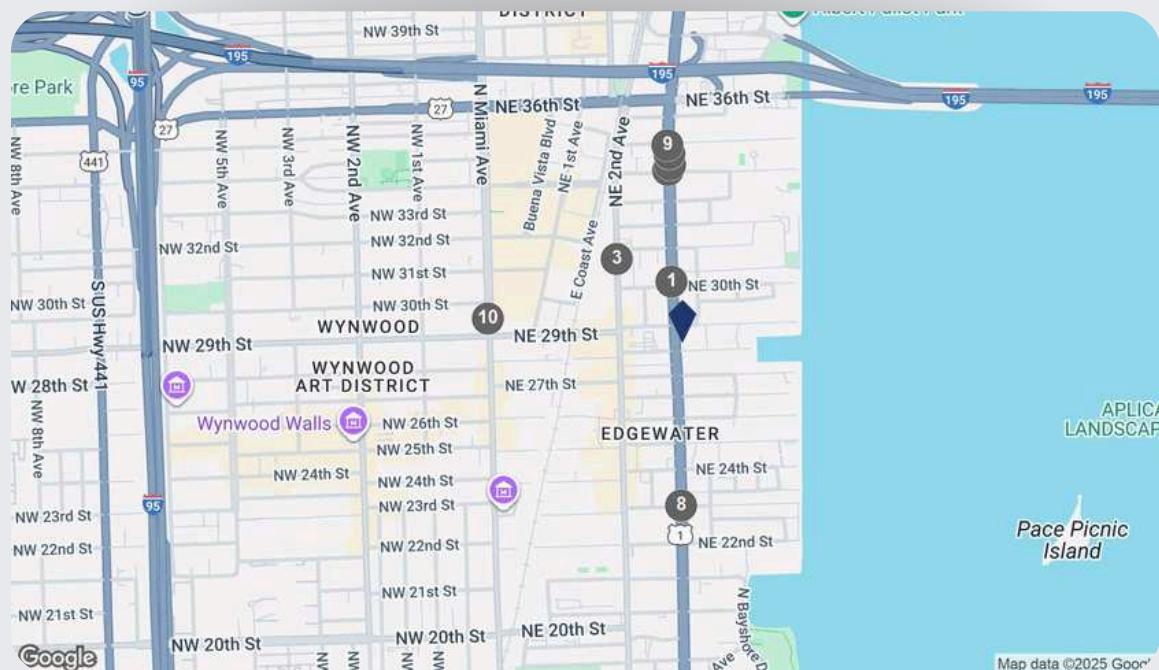
**BRAND NEW DIGITAL
LED BILLBOARD
INCLUDED IN LEASE**

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



TRAFFIC COUNT

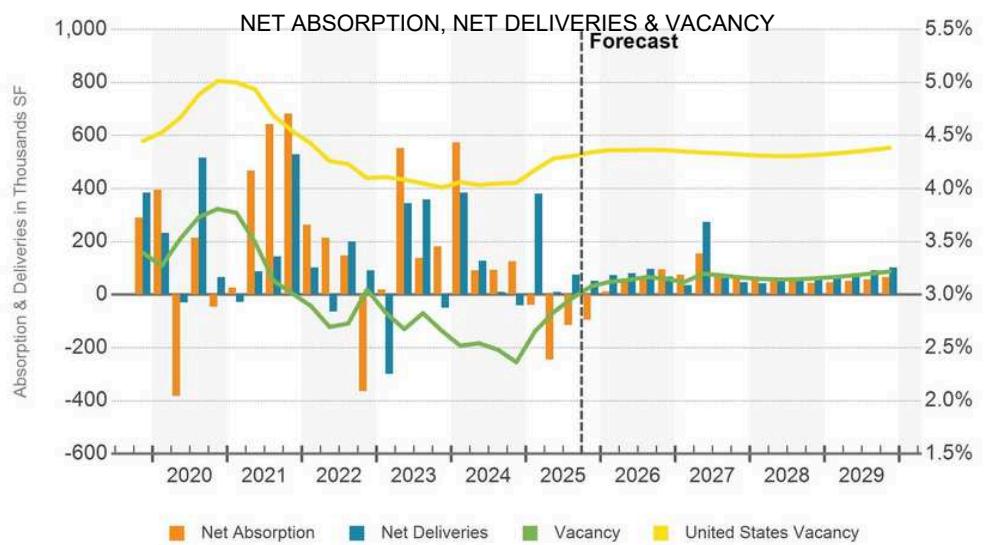
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COUNTS BY STREETS

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

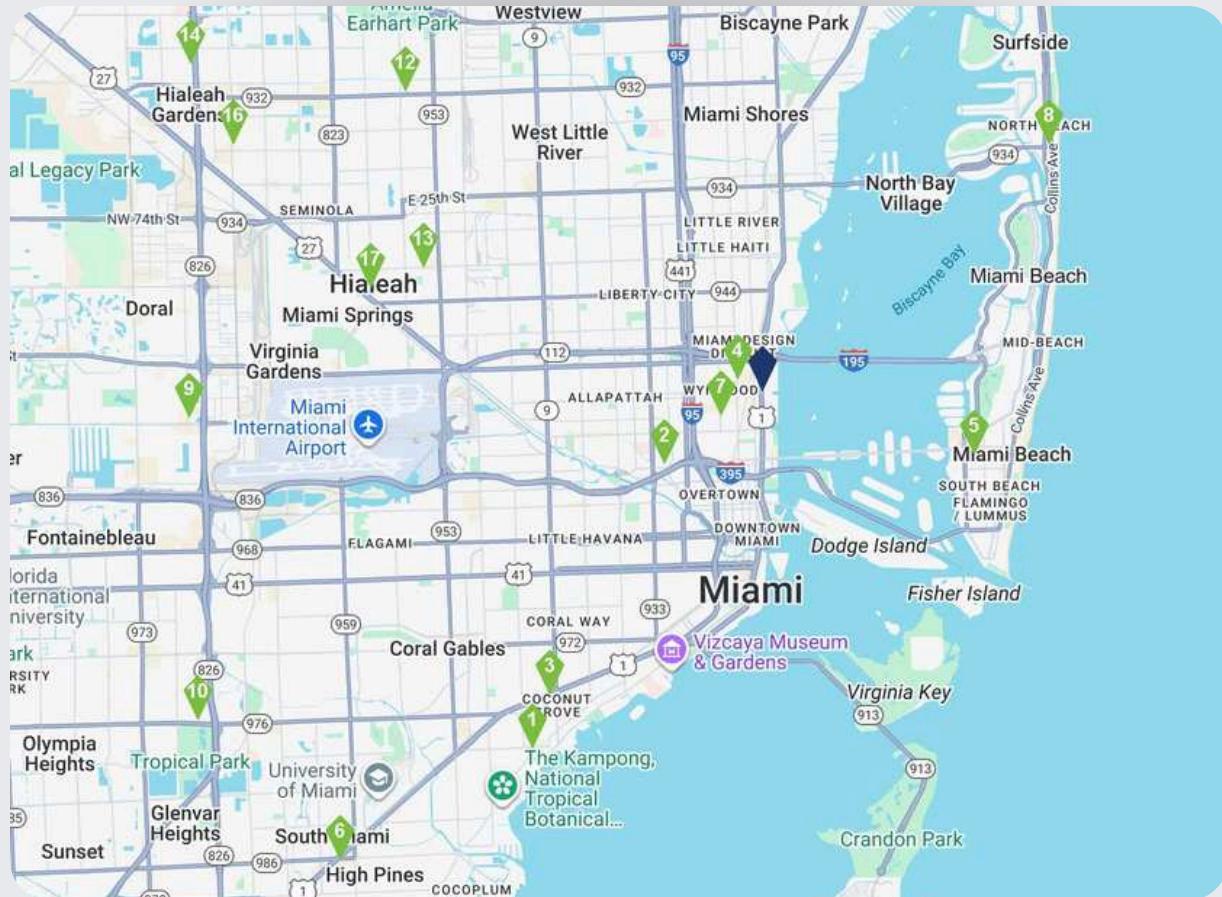
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Population	1 Mile	40,273	3 Miles	259,369	5 Miles	539,762	10 Miles	10 Min. Drive
Population 5 Yr Growth	2.9%	37 40 36%	0.1%	38 41 27%	-0.4%	40 43 29%	1,298,048	-1.1%
Median Age 5 Yr	/ 13%	/ 54% 36%	/ 20%	/ 60% 27%	/ 18%	/ 61% 29%	42 43 28%	/ 18%
Forecast White / Black /	/ 13%	/ 55%	/ 20%	/ 60%	/ 18%	/ 61%	/ 64%	28% / 18%
Hispanic 5 Yr Forecast	26,652	\$1.5B	206,406	\$6B	358,124	\$12.2B	/ 64%	878,982
Employment Buying	2.6%	51.9%	0.7%	35.9%	-0.2%	34.7%	\$27.5B	-1.4%
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

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TENANTS

Oriental Rugs Co.

Available Space



**City Bikes
Bike Shop**



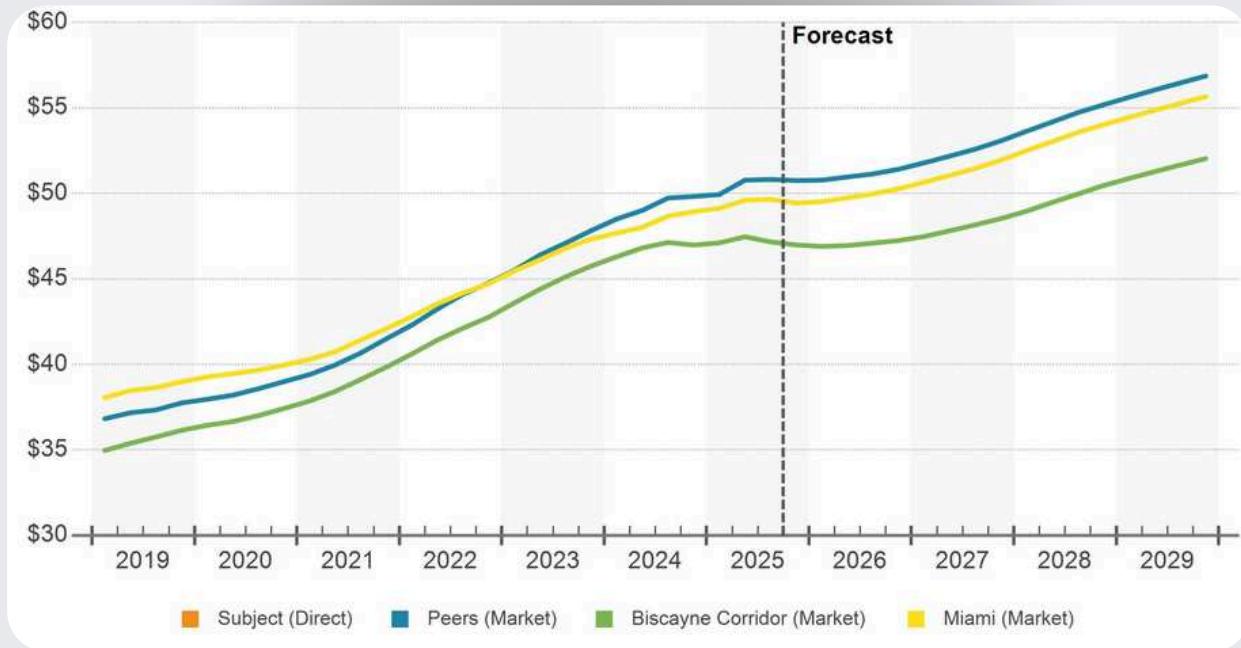
Peer Properties Summary

2801 Biscayne Blvd - Biscayne Landmark

Rank	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			\$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			\$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%

CONFIDENTIAL & PRIVATE OFFERING

CONFIDENTIALITY AND TOURS OF THE BUSINESS

Please note that this business listing is highly confidential and should only be discussed with your attorney, accountant, and/or legal counsel. UNDER NO CIRCUMSTANCES ARE YOU TO APPROACH OR CONTACT SELLER OR ANY OF ITS OFFICERS, MANAGERS, OR AGENTS, OR VISIT THE PHYSICAL BUSINESS LOCATION WITHOUT AN APPOINTMENT ARRANGED THROUGH BROKER. The Confidentiality Disclosure Agreement you signed states that you understand that you CANNOT speak with the seller and/or any of their employees or reveal any Confidential Information to anyone at the business. We have had instances of buyers going to look at a potential business and taking their notepads, asking questions or walking around taking pictures of the property, and this is a definite violation of the Confidentiality Disclosure Agreement you signed and could cause a potential lawsuit from the seller. If you want to view the location and want to meet with the seller, I, the broker, can arrange a meeting with the seller to discuss in depth and have any questions you have answered. Furthermore, if you visit their website, please do not contact the seller directly from the site. All questions should be directed through me, the broker.

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CONTACT US



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