

**FOR LEASE**

**2401 NW 5TH AVENUE UNIT 2**  
MIAMI, FL 33127

**PRIME WYNWOOD RETAIL SPACE**

**STL**  
COMMERCIAL



## OVERVIEW

Prime retail space available for lease in Wynwood, located on the 5th Avenue corridor. The property is located in a hot-spot between 24th street and 25th street. Popular restaurants and businesses surround the property, contributing to high foot traffic. The space was recently renovated.

## SITE SUMMARY

SIZE: +/- 3,750 SF

ALLOWED USES: RETAIL, SHOWROOM, OFFICE, ETC.

PARKING: 33 on-site spots, Street (Pay-by-Phone)

ZONING: T5-O (NRD-1)

ASKING PRICE: \$39/SF Gross

## HIGHLIGHTS

- HIGH CEILINGS (+/- 14FT)
- LONG, OPEN SPACE
- PARKING ON-SITE
- SIGNAGE OPPORTUNITY IN HIGH TRAFFIC AREA
- LOCATED MINUTES FROM MIDTOWN, DESIGN DISTRICT, EDGEWATER, DOWNTOWN MIAMI
- EASY ACCESS TO I-95
- FLEXIBLE ZONING
- ACCESS THROUGH FRONT ONTO THE STREET AND THE BACK INTO THE PARKING LOT
- DOUBLE STREET FRONTAGE, DOOR AND WINDOW



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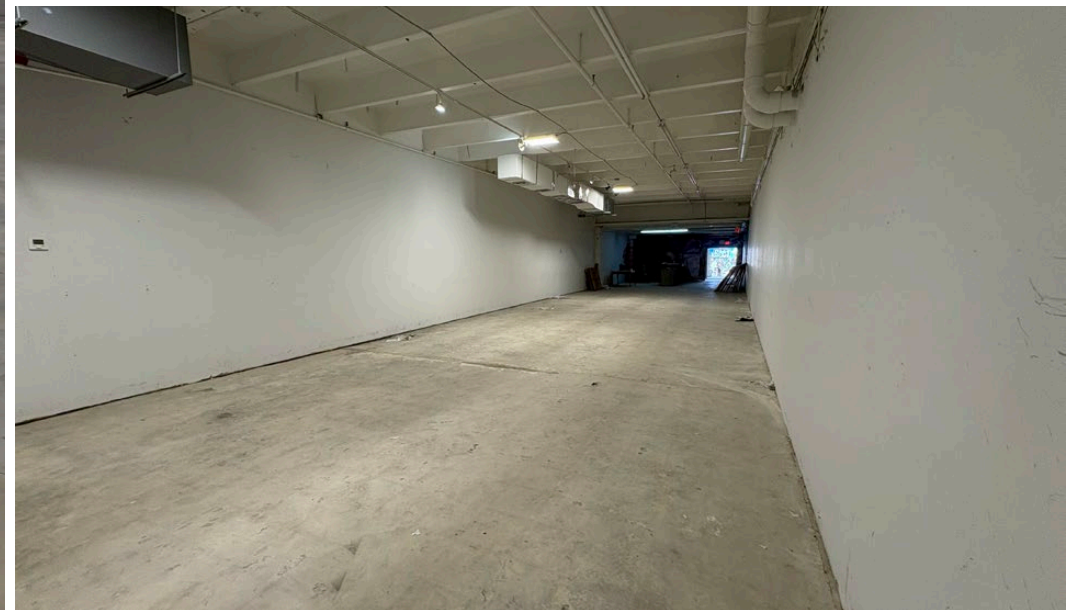
ALEX TSOULFAS | PRESIDENT | 305.972.7217

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# INTERIOR PHOTOS



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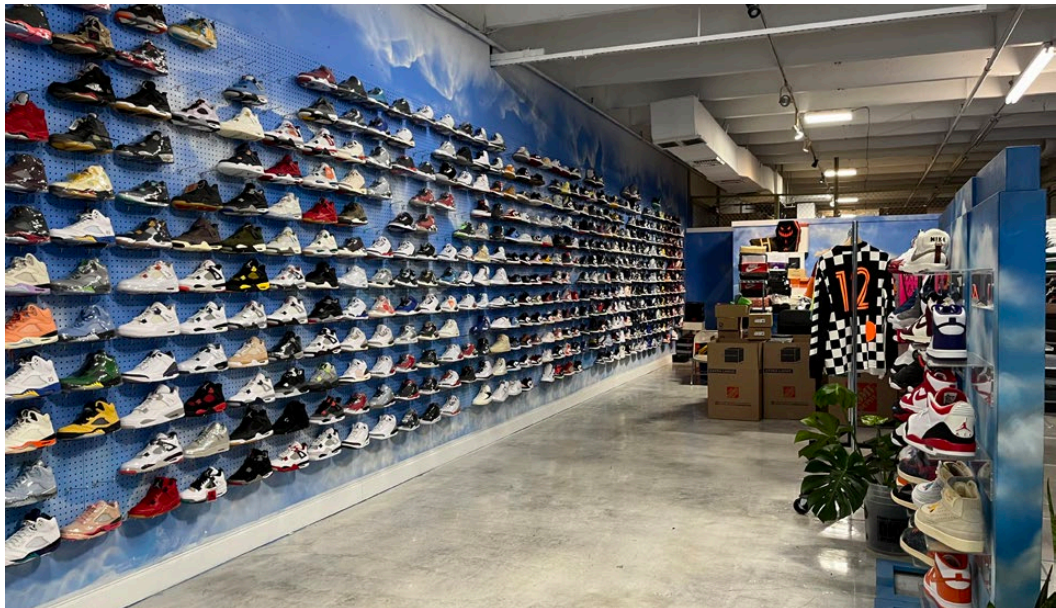
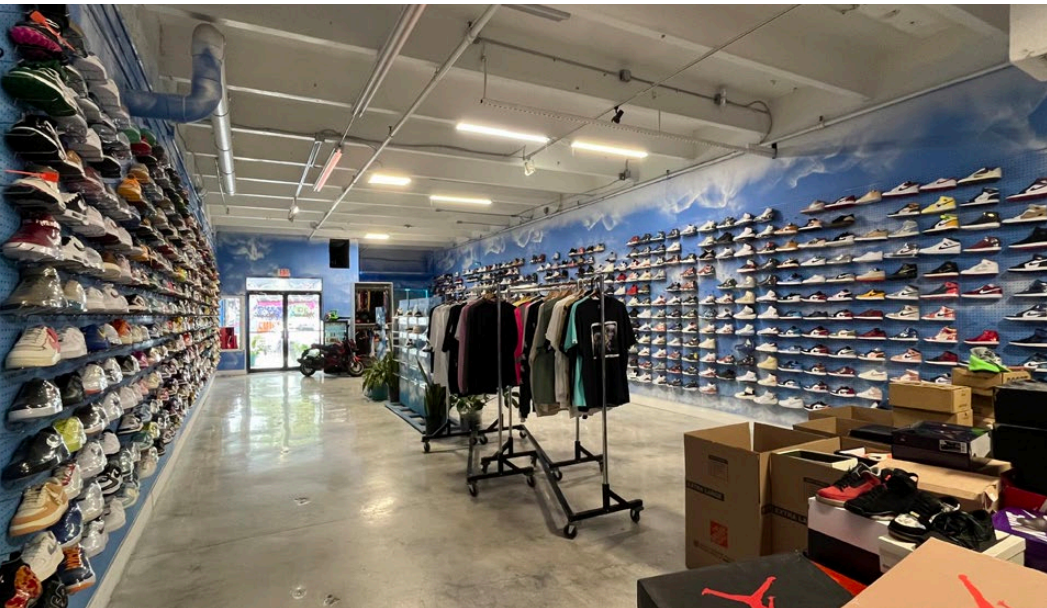
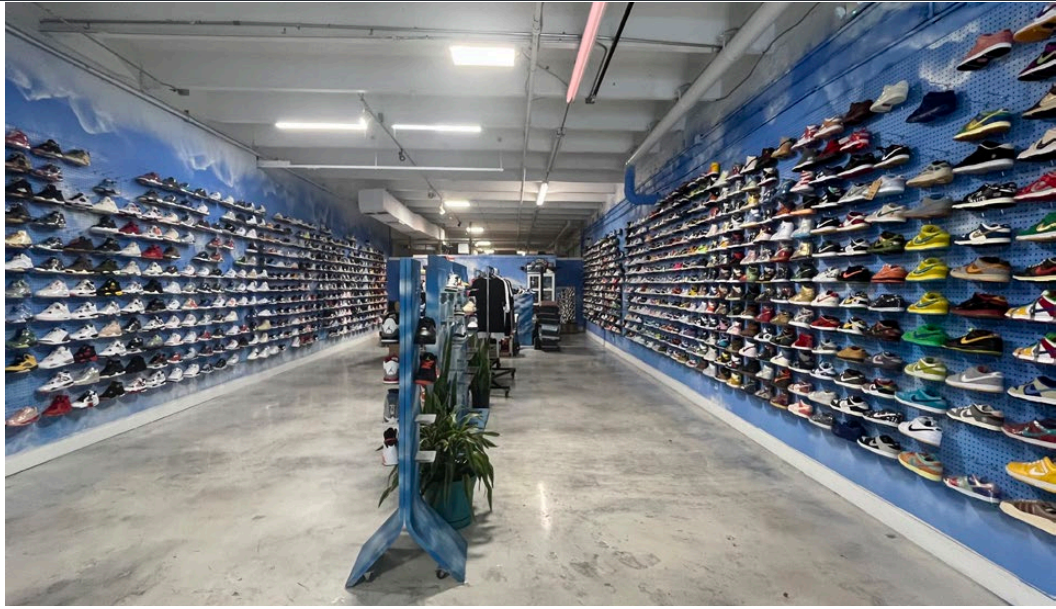
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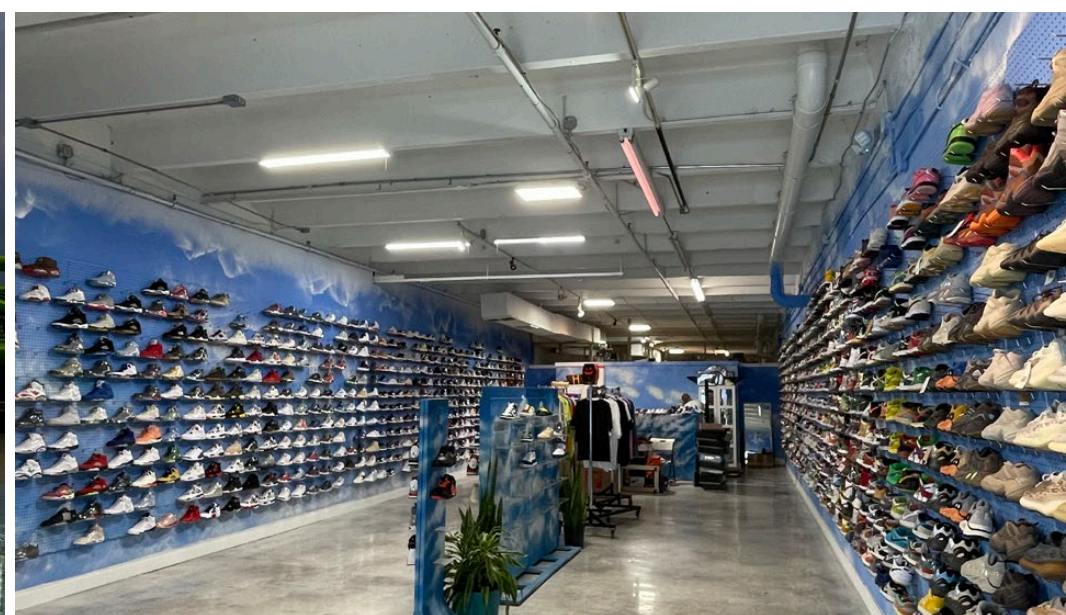
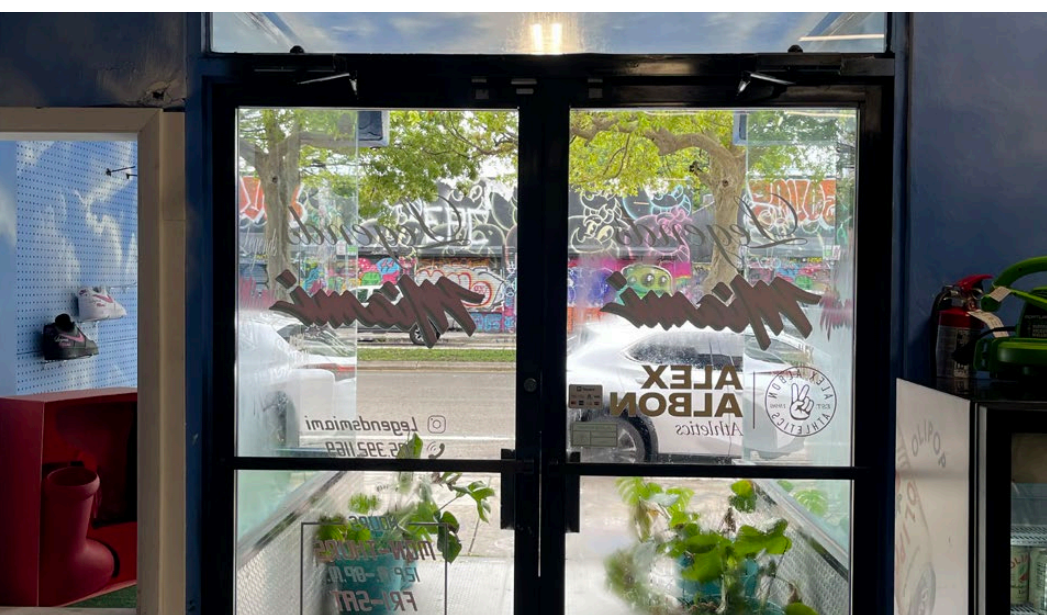
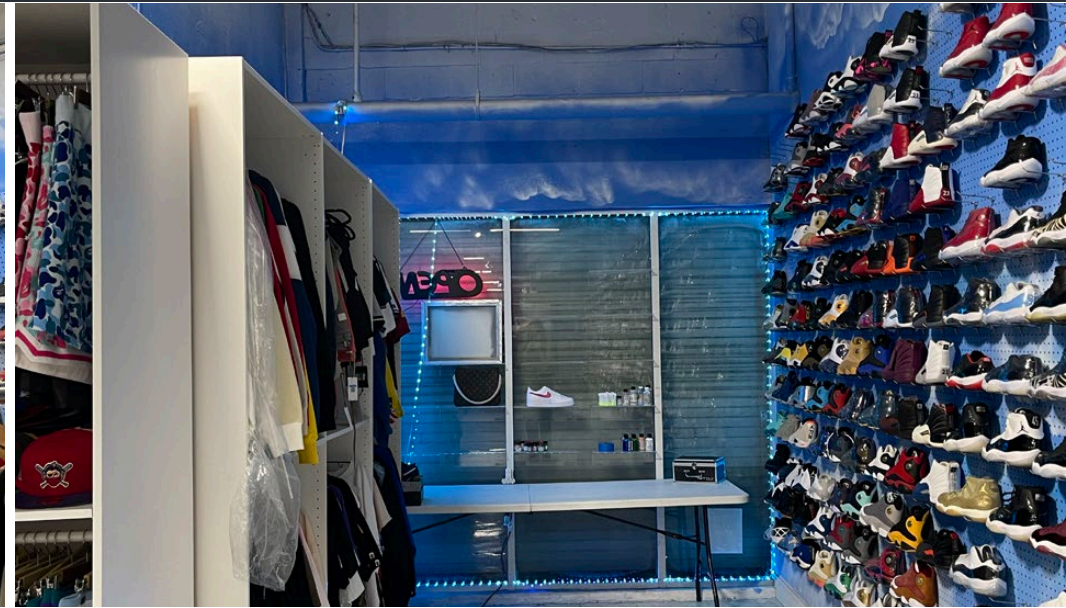
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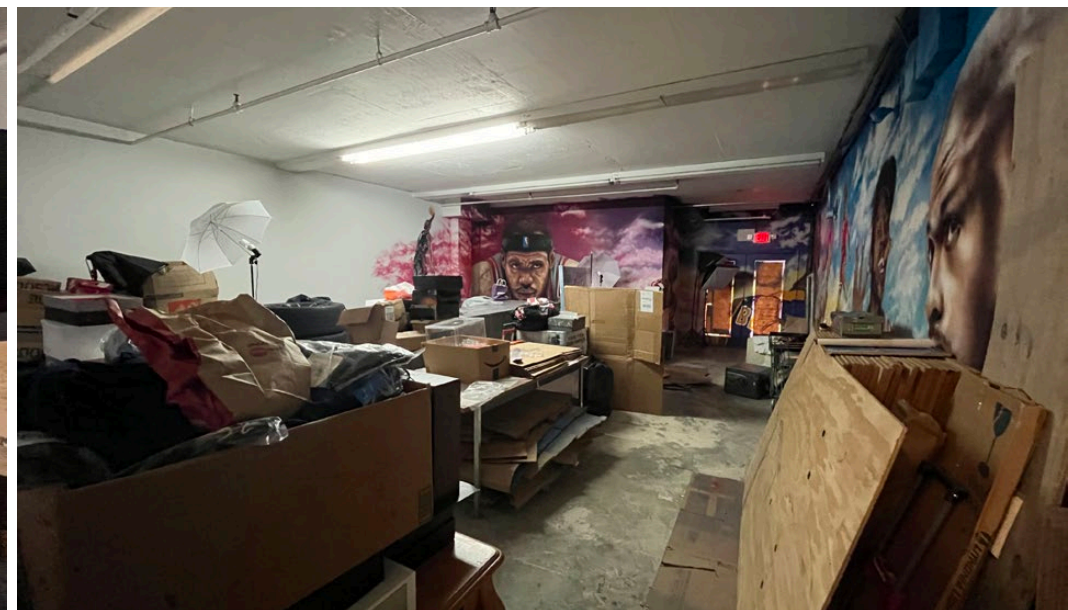
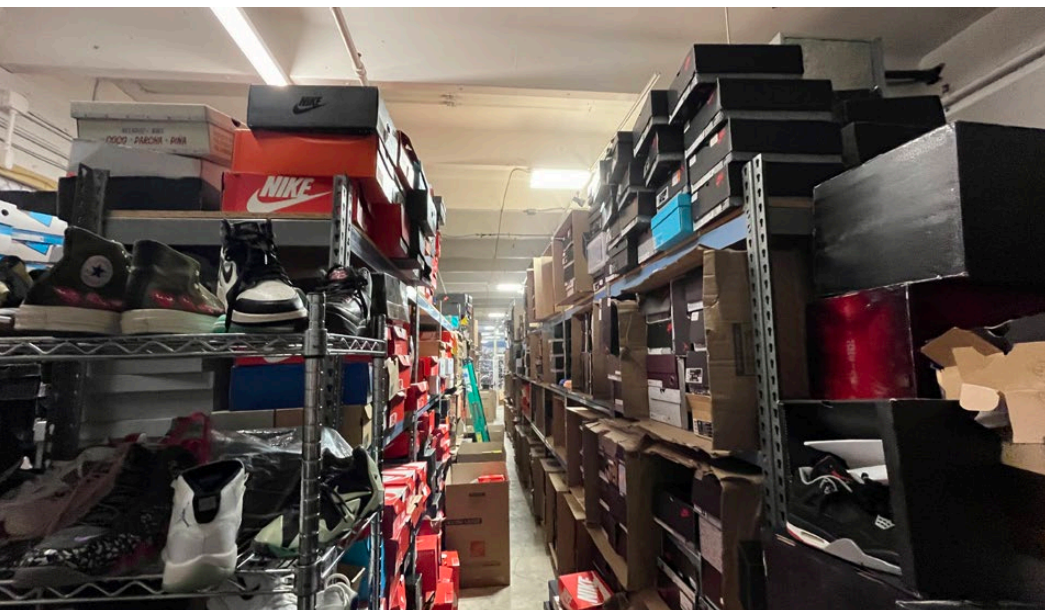
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# BACK ROOM PHOTOS



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# SOUTHEAST AERIAL VIEW



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# NORTHEAST AERIAL VIEW



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# NORTH AERIAL VIEW



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# STREET VIEW



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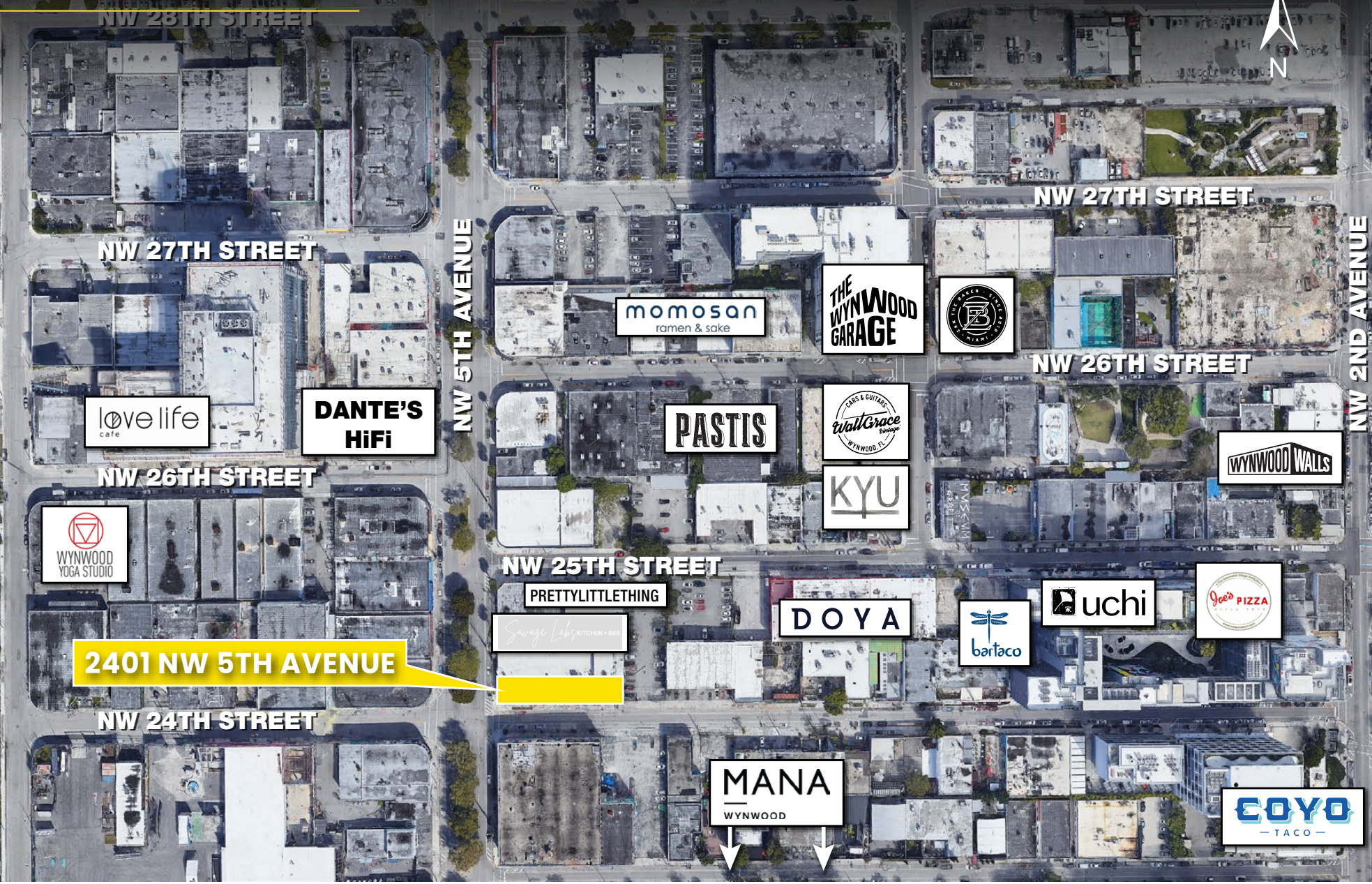
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# RETAIL CONTEXT MAP



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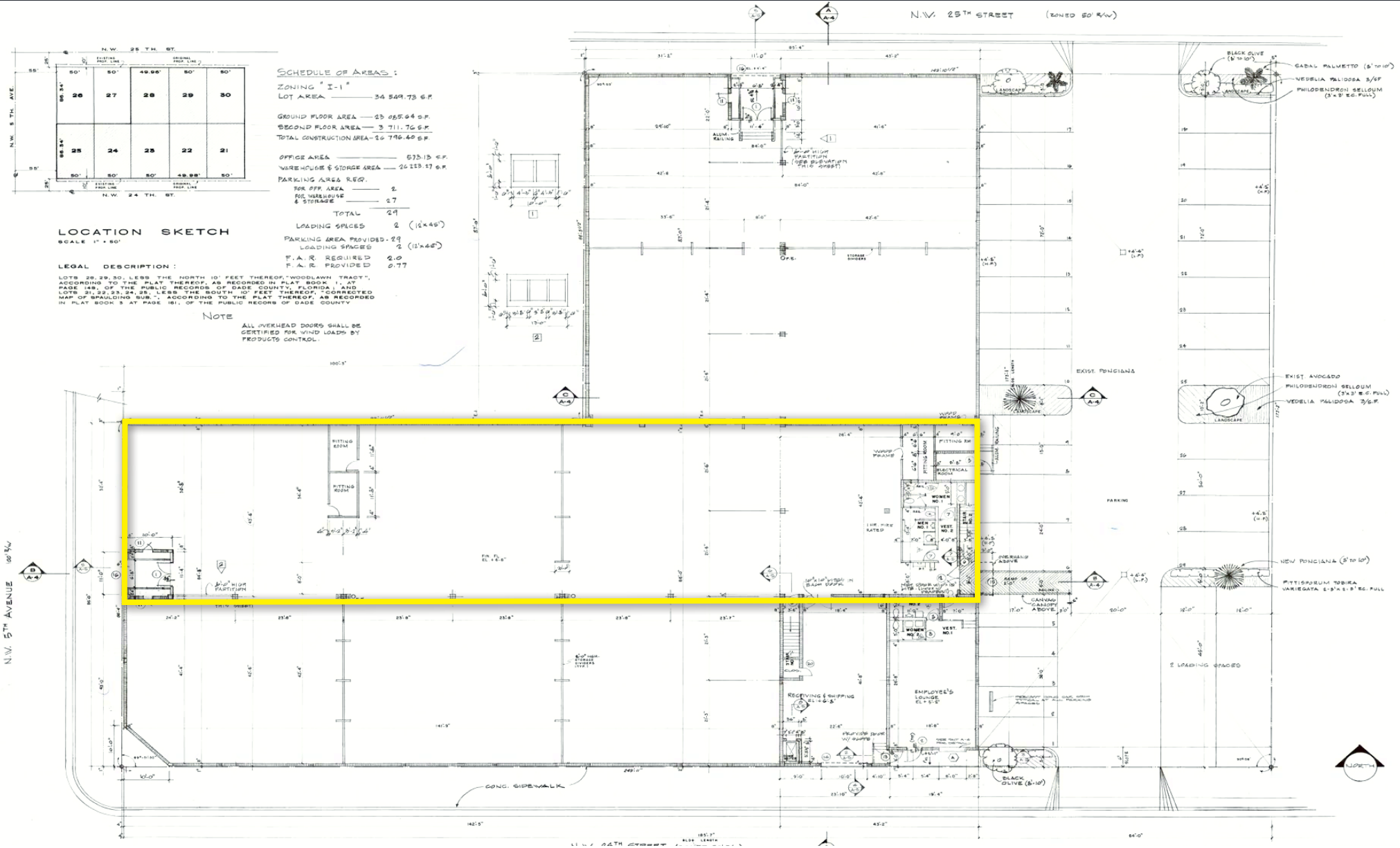
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# FLOOR PLANS



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