

RETAIL PROPERTY FOR LEASE



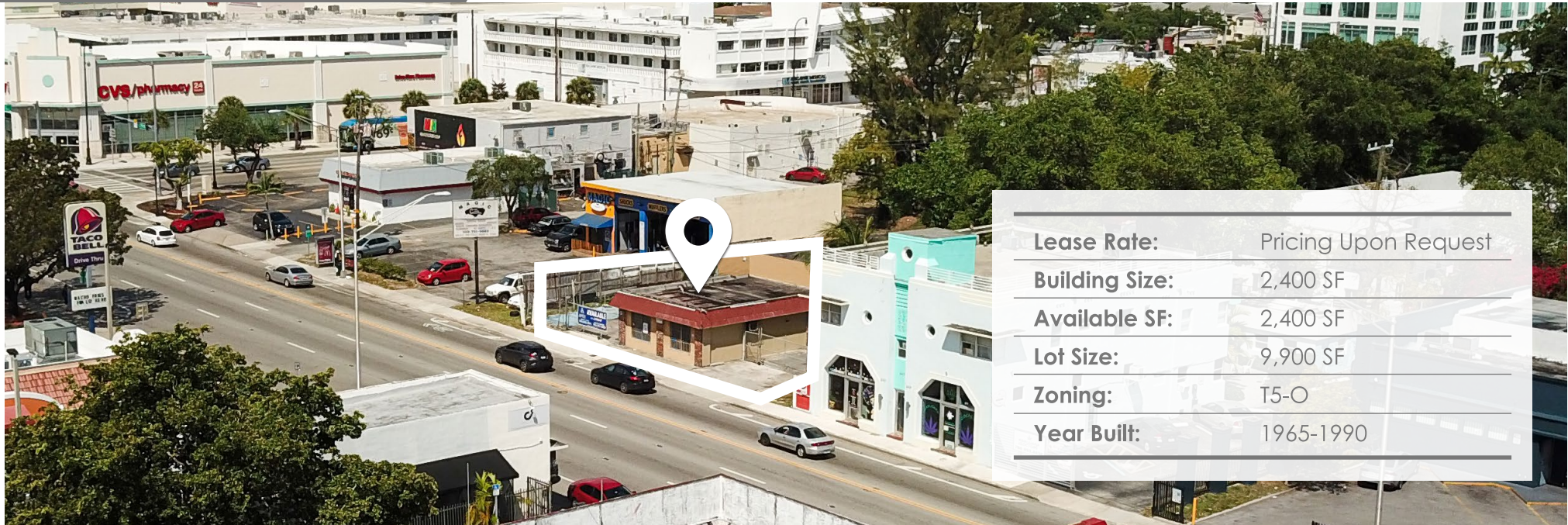
633 NE 79 ST
MIAMI, FL 33138

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PROPERTY OVERVIEW



Lease Rate:	Pricing Upon Request
Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	9,900 SF
Zoning:	T5-O
Year Built:	1965-1990

Apex Capital is pleased to exclusively present a prime retail leasing opportunity with a possibility of a drive-thru located in one of South Florida's top upcoming areas, the Upper East Side of Miami Modern (MiMo area) on 79th St. The space offers 2,400 leasable SF offering very high visibility amongst the vehicular and pedestrian traffic with an excellent opportunity to add a Drive-thru. The space is ideal for retail use such as (QSR) Quick Service Restaurant that wants to take full advantage of the busy 79th Street corridor with a possibility of adding a drive-thru location to their footprint. The 79 street corridor has attracted a variety of business including Miami's local restaurateurs and entertainment concepts like The Anderson, Gramps Bar, Wabi Sabi, Boteco Grill and Batubellin. We are interested in discussing land lease possibilities and build to suit projects.

PROPERTY HIGHLIGHTS

- High-traffic location with 26,500 average daily traffic
- Great on-site parking with 14 spots
- Sitting on a main street connecting to Miami Beach
- 2 curb cuts on 79th St.
- Easy access to Miami Beach, Wynwood, Downtown, Brickell, Health Systems, Miami Shores
- Near Belle Meade and major highways



PROPOSED CONCEPT RENDERINGS



PROPERTY PHOTOS



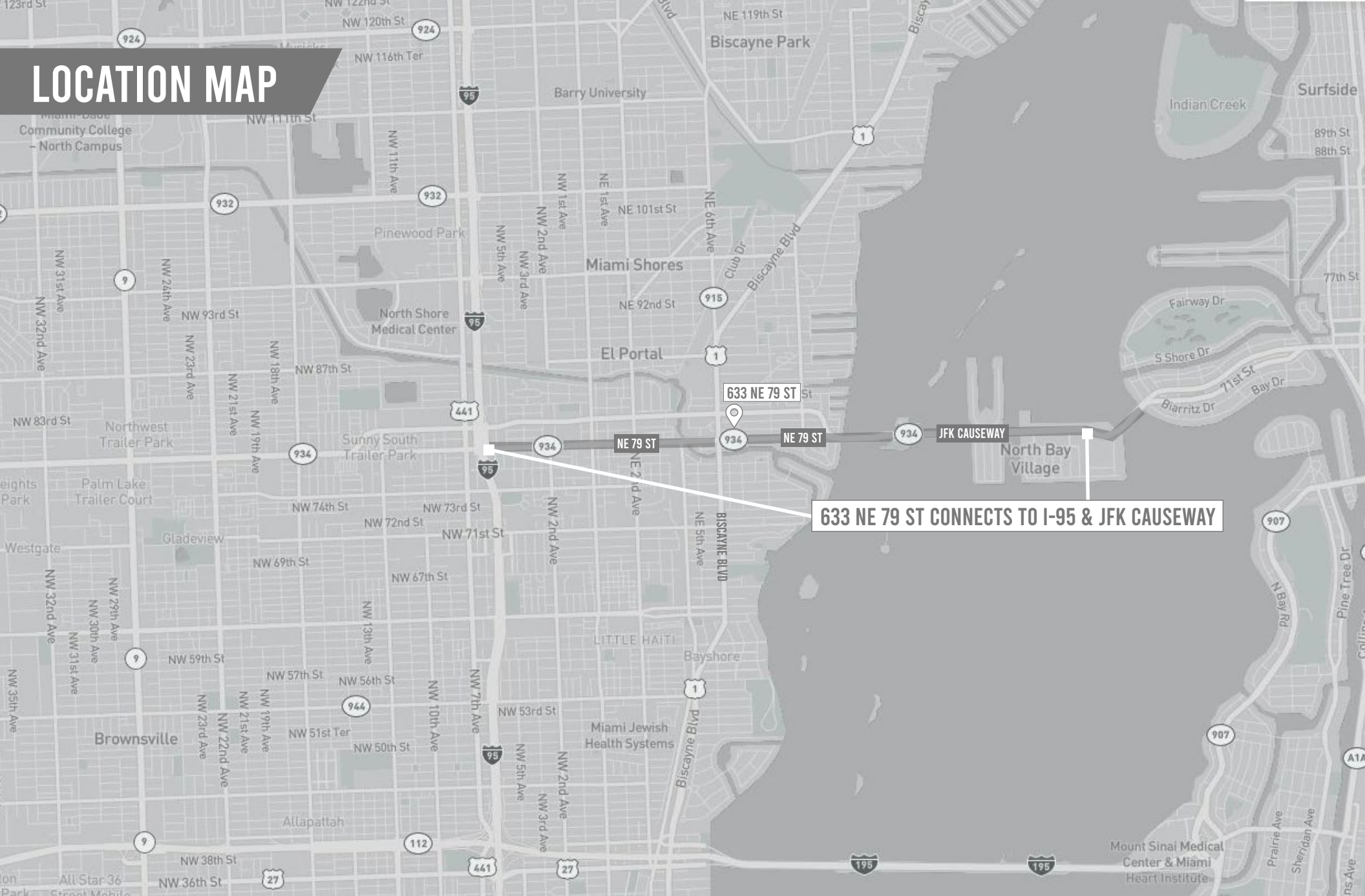
RETAILER MAP



AREA RETAILERS



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

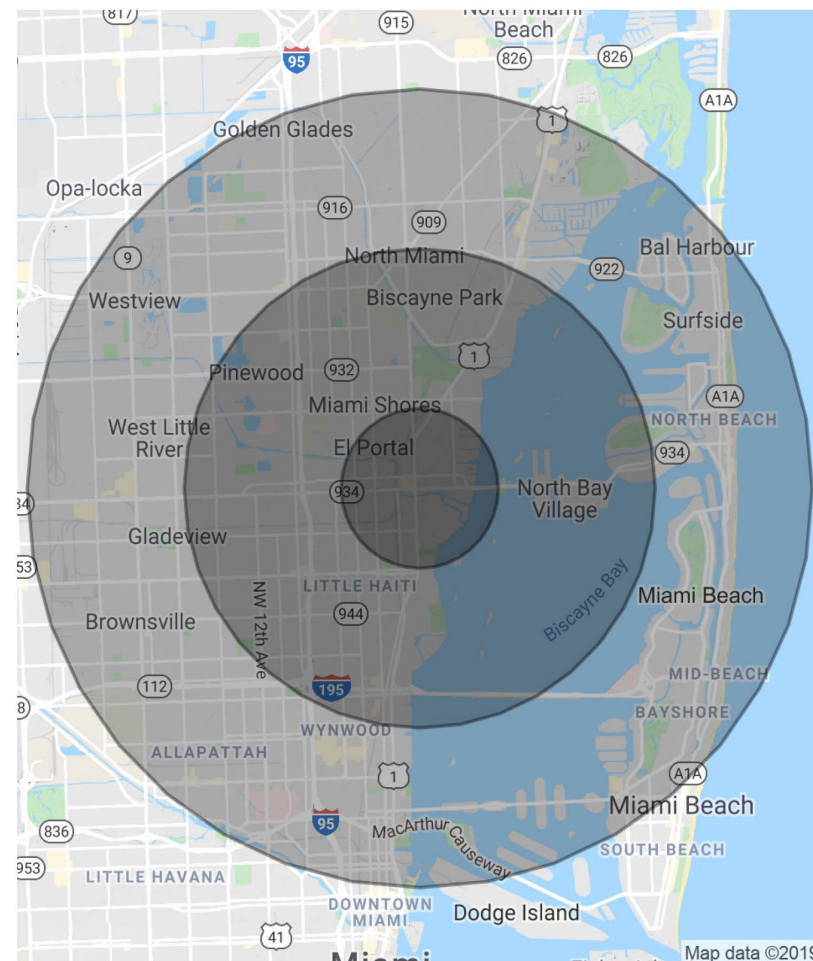
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population:	16,711	156,018	439,019
Median Age:	35.3	34.6	34.8
Median Age (Male):	35.3	33.0	33.1
Median Age (Female):	36.5	35.7	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households:	6,337	54,732	152,445
# of Persons per HH:	2.6	2.9	2.9
Average HH Income:	\$50,054	\$52,067	\$53,389
Average House Value:	\$361,442	\$372,700	\$406,741

* Demographic data derived from 2010 US Census





APEX

CAPITAL REALTY

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