



FOR LEASE

2405 BISCAYNE BOULEVARD
MIAMI, FL 33137

PRIME EDGEWATER RETAIL SPACE

STL
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OVERVIEW

Opportunity to lease one of the only available retail spaces on Biscayne Boulevard in the red hot Edgewater market. The property is surrounded by an abundance of existing residential buildings and upcoming projects.

The property sees an average daily traffic count of 47,500.

SITE SUMMARY

UNIT SIZE: 550 SF

ZONING: T6-36A-O

ALLOWED USES: RETAIL

PARKING SPACES: 30 (First come first serve)

ASKING PRICE: \$3,400/month + NNN expenses

HIGHLIGHTS

- RARE EDGEWATER & BISCAYNE AVAILABILITY
- OPTIMAL FOOT TRAFFIC
- HIGH TRAFFIC VOLUME
- SURROUNDED BY RESIDENTIAL DEVELOPMENT



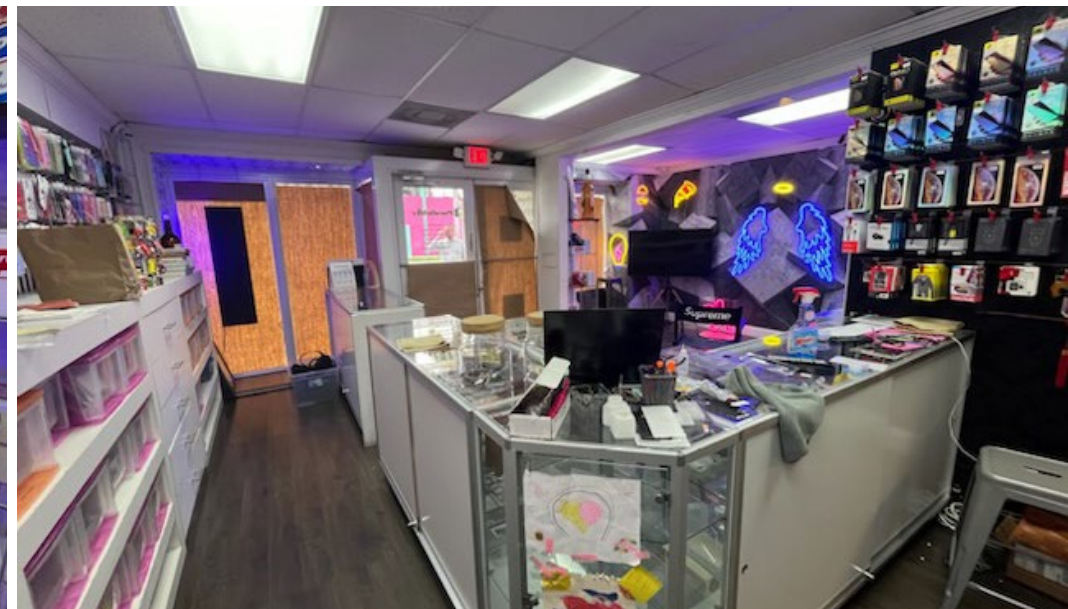
2405 BISCAYNE BOULEVARD - MIAMI, FL 33137

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

ALEX TSOULFAS | PRESIDENT | 305.972.7217

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



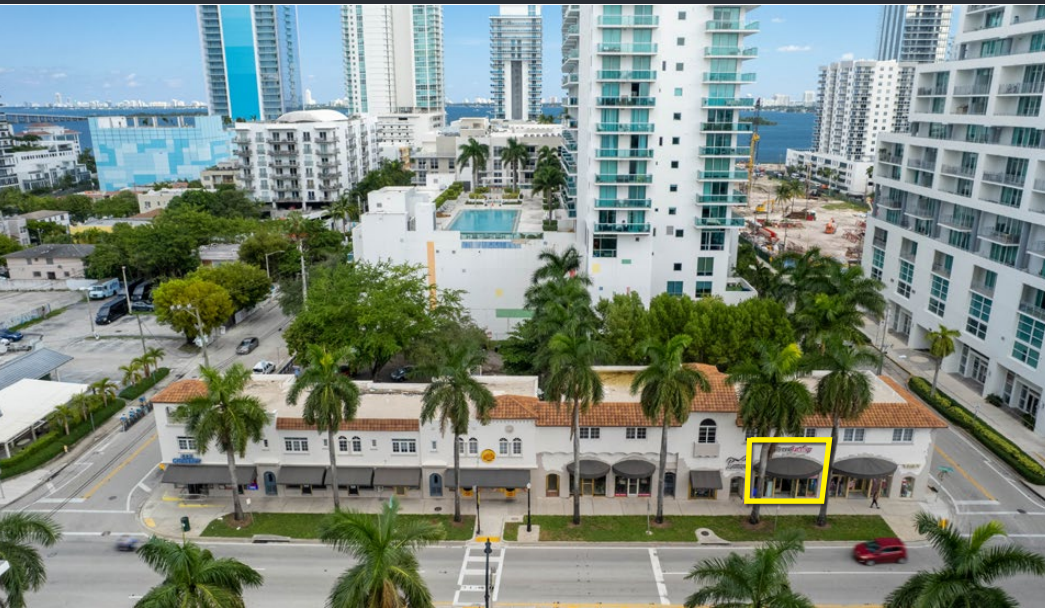
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EXTERIOR PHOTOS



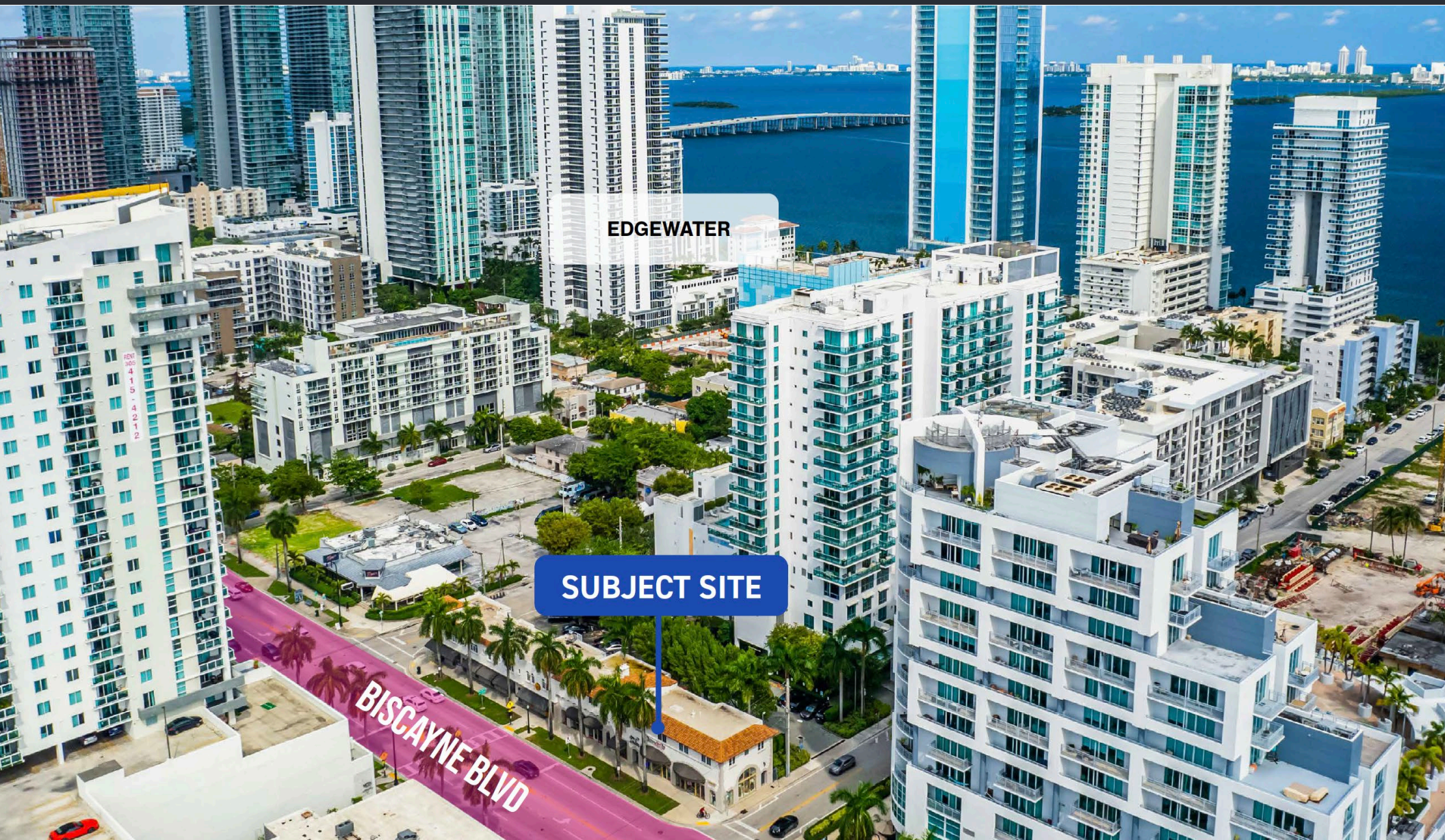
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NORTHEAST VIEW



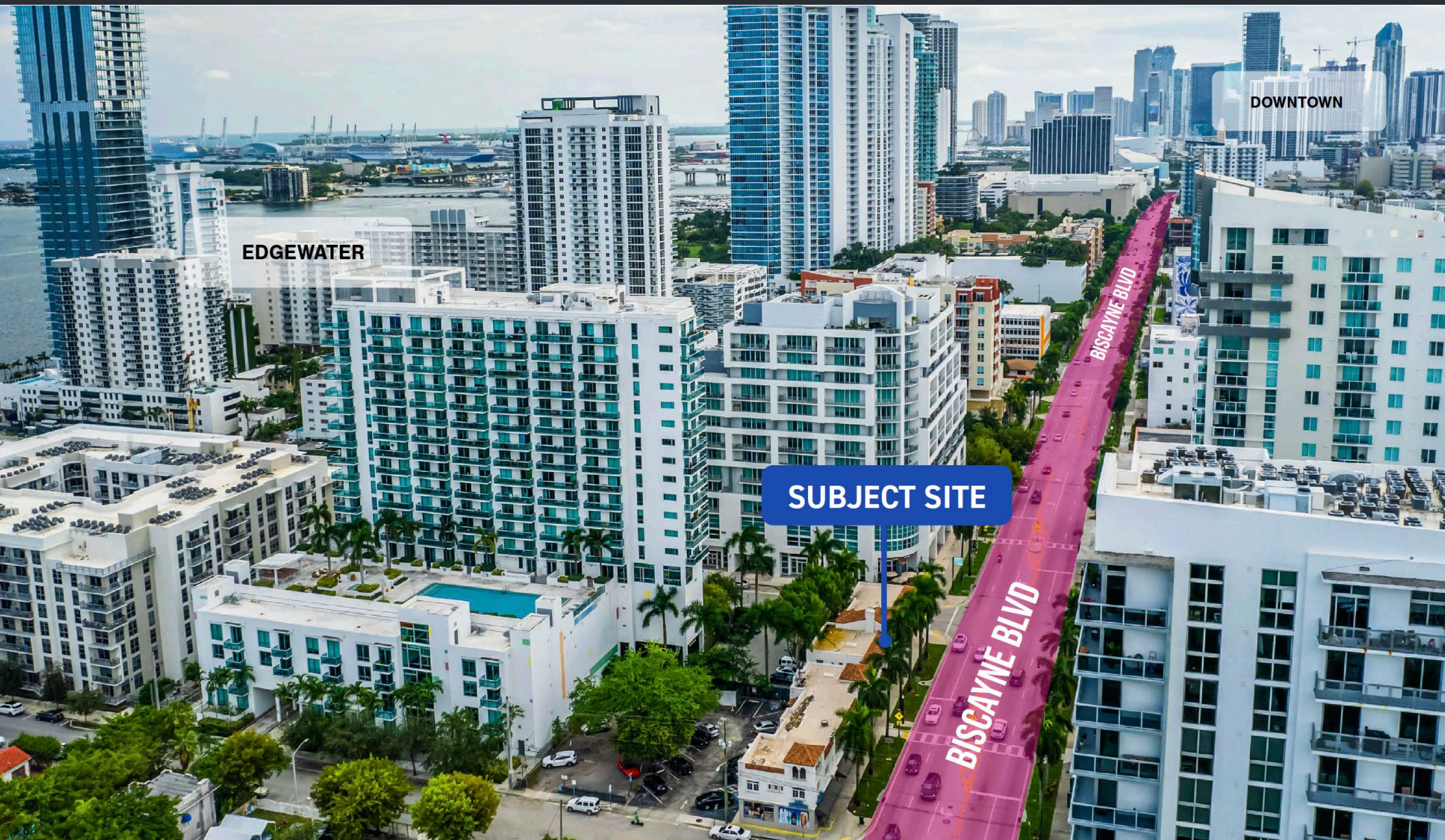
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SOUTHEAST VIEW



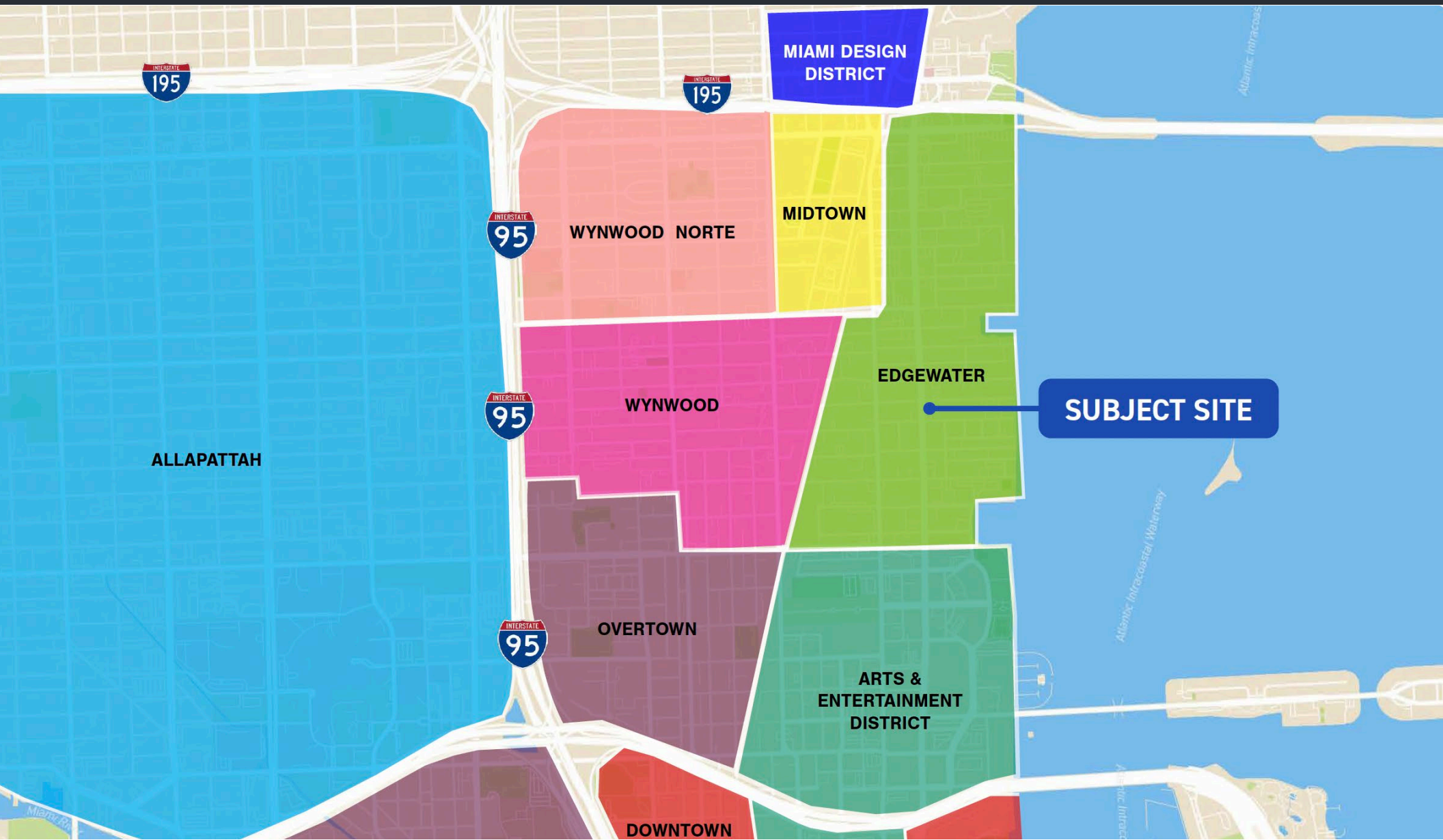
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LOCATION MAP



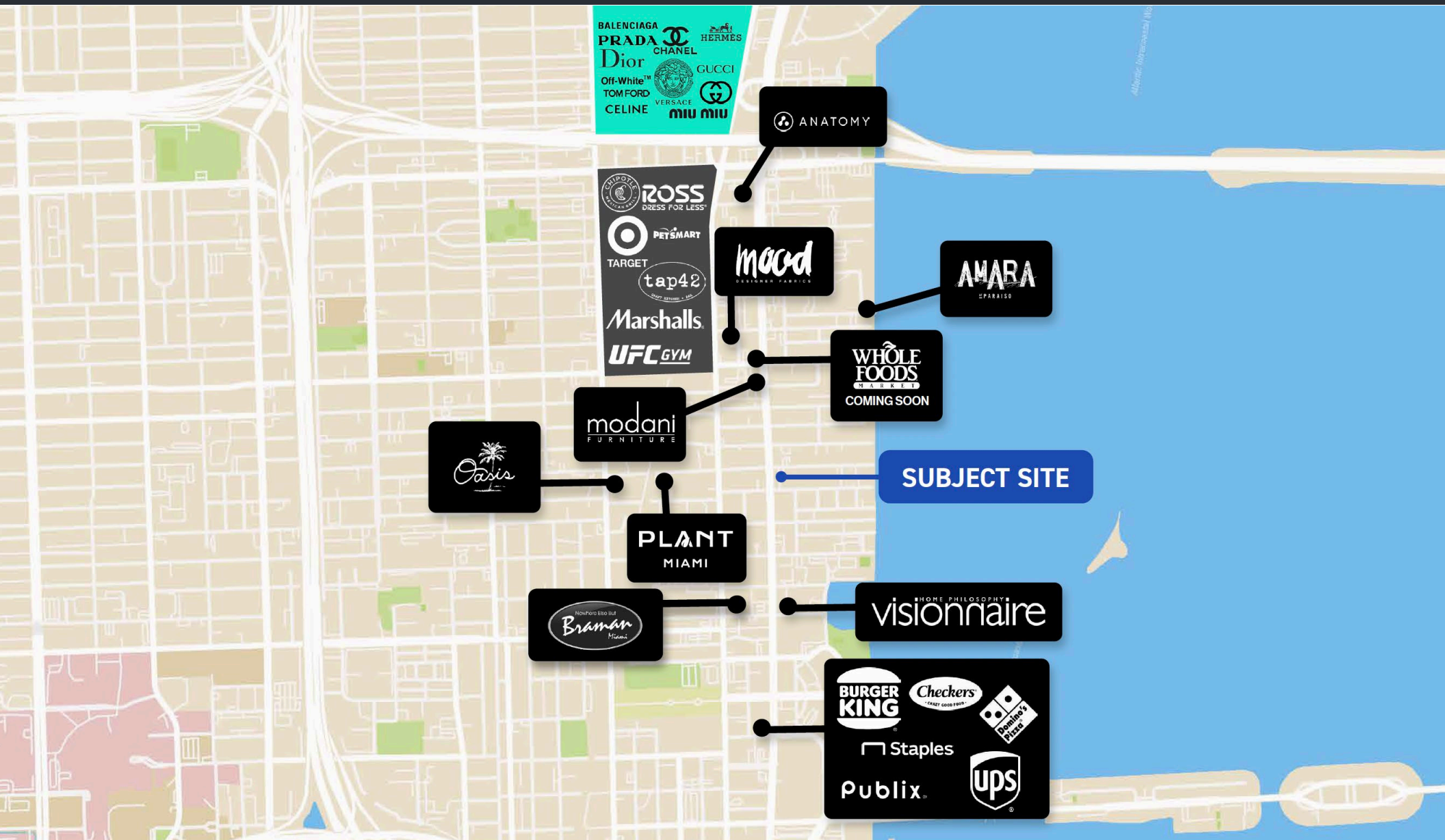
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RETAIL MAP



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