



FOR LEASE

224 8th St, Miami Beach FL 33139

224 8th Street

Miami Beach, FL 33139

1,100 SF
AVAILABLE

Calum Winsor
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Current Capital Group
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Hollywood, FL
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Property Overview

1,100 SF
AVAILABLE SF

Negotiable
ASKING RATE

1995
YEAR BUILT

Retail, Showroom
SPACE USE

1100
AVAILABLE SQFT

NNN
LEASE

Adidas
ANCHOR TENANTS

— EXECUTIVE SUMMARY

224 8th St, Miami Beach FL 33139 is a 1,100 square foot retail space located at 224 8th Street in Miami Beach, Florida. apart of a larger 17,065 Sqft corner building on Washington Ave.

224 8th St, Miami Beach FL 33139 is well located in Miami Beach, FL, benefiting from strong daily traffic counts and a dense surrounding population and heavy tourist activity.

Lease terms range from 3 to 10 years with annual rent escalations, providing flexibility for tenants at various stages of growth.

Built in 1995 and continuously updated, 224 8th St, Miami Beach FL 33139 delivers modern retail space with a strong tenant mix and proven sales history.

— PROPERTY HIGHLIGHTS

High Ceilings

Open Floor Plan

Lots of Natural Light and Visibility

Rear Mezzanine Office/Storage

Very Walkable

Great Beach Location

Motivated Landlord

ACCESSIBILITY

TRANSIT

Washington Av@7 St	124 ft
Washington Av@9 St	0.1 mi
Washington Av@5 St	0.2 mi

AIRPORTS

Fort Lauderdale-Hollywood International Airport	20.4 mi
Miami-Opa Locka Executive Airport	12.4 mi
Miami Executive Airport (KTMB)	20.5 mi

Space Available

224 8th St

NEGOTIABLE

SF AVAILABLE

1,100 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

This retail showroom space is a clean and open floor plan with very high ceilings with lots of light and visibility. The space includes a rear area mezzanine office/storage space. Suitable for a wide variety of retail uses.



Flamingo Park Pool
SOUTH BEACH

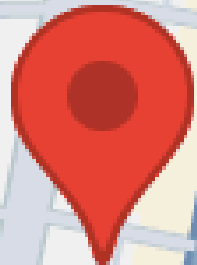
Collins Ave

Jefferson Ave



Lummus Park

FLAMINGO / LUMMUS

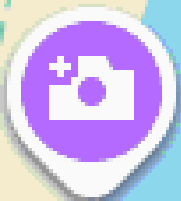


Ocean Dr

Euclid Ave

Buy

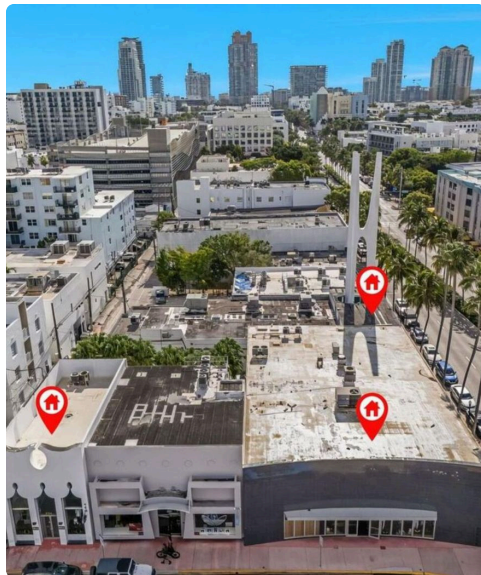
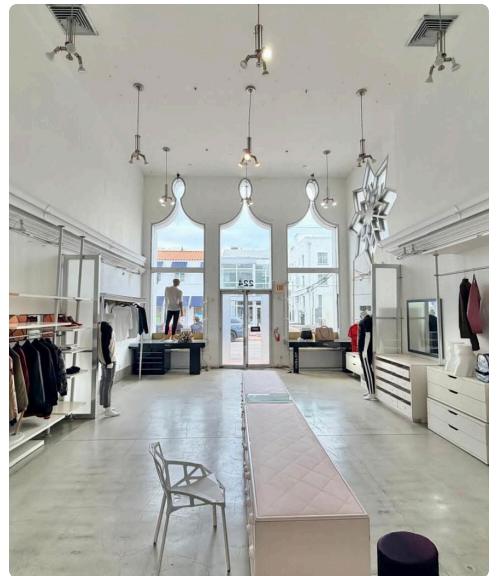
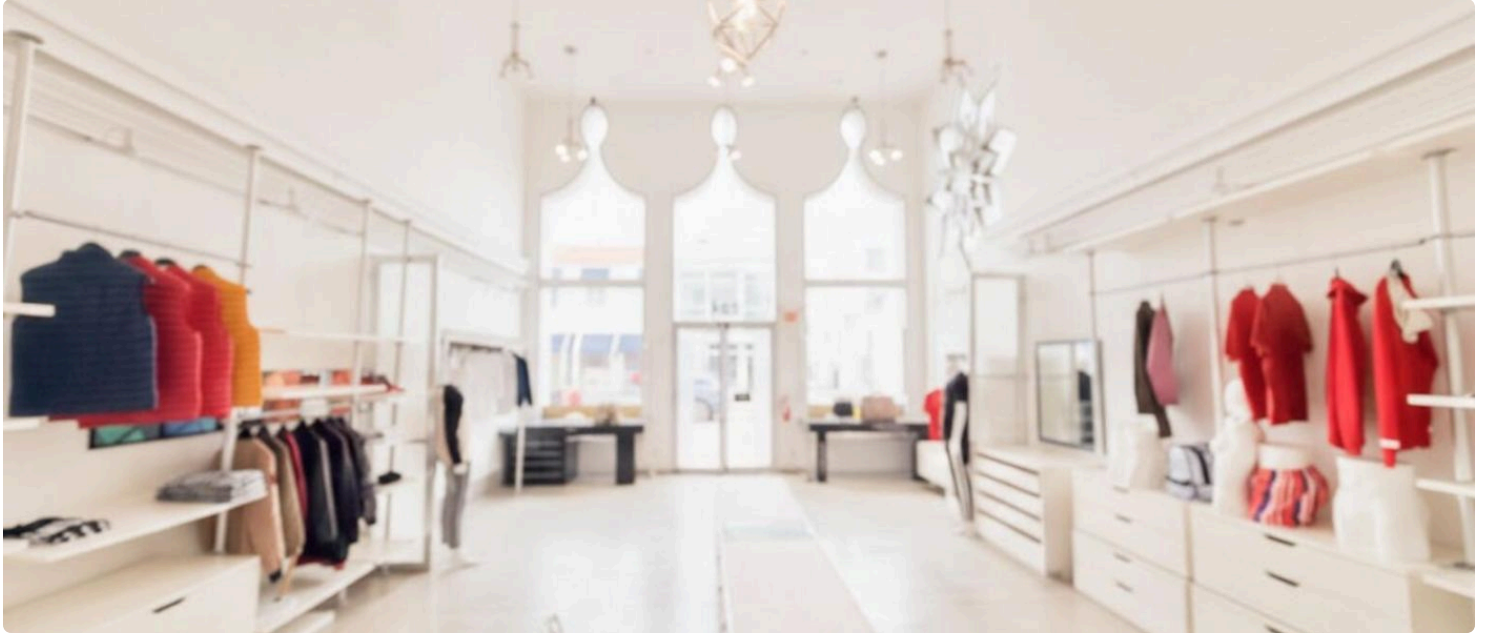
Playa Miami Beach



5th St

25.7781°N, 80.1329°W

Interior



Market Overview



POPULATION
87,779

AREA
15.2 sq mi

ELEVATION
3 ft

TIME ZONE
Eastern Time Zone

COUNTY
Miami-Dade County

INCORPORATED
March 26, 1915

STATE
Florida

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	27,359
Median HH Income	\$67,734
Households	16,365

3-MILE RADIUS

Population	46,448
Median HH Income	\$81,413
Households	26,314

5-MILE RADIUS

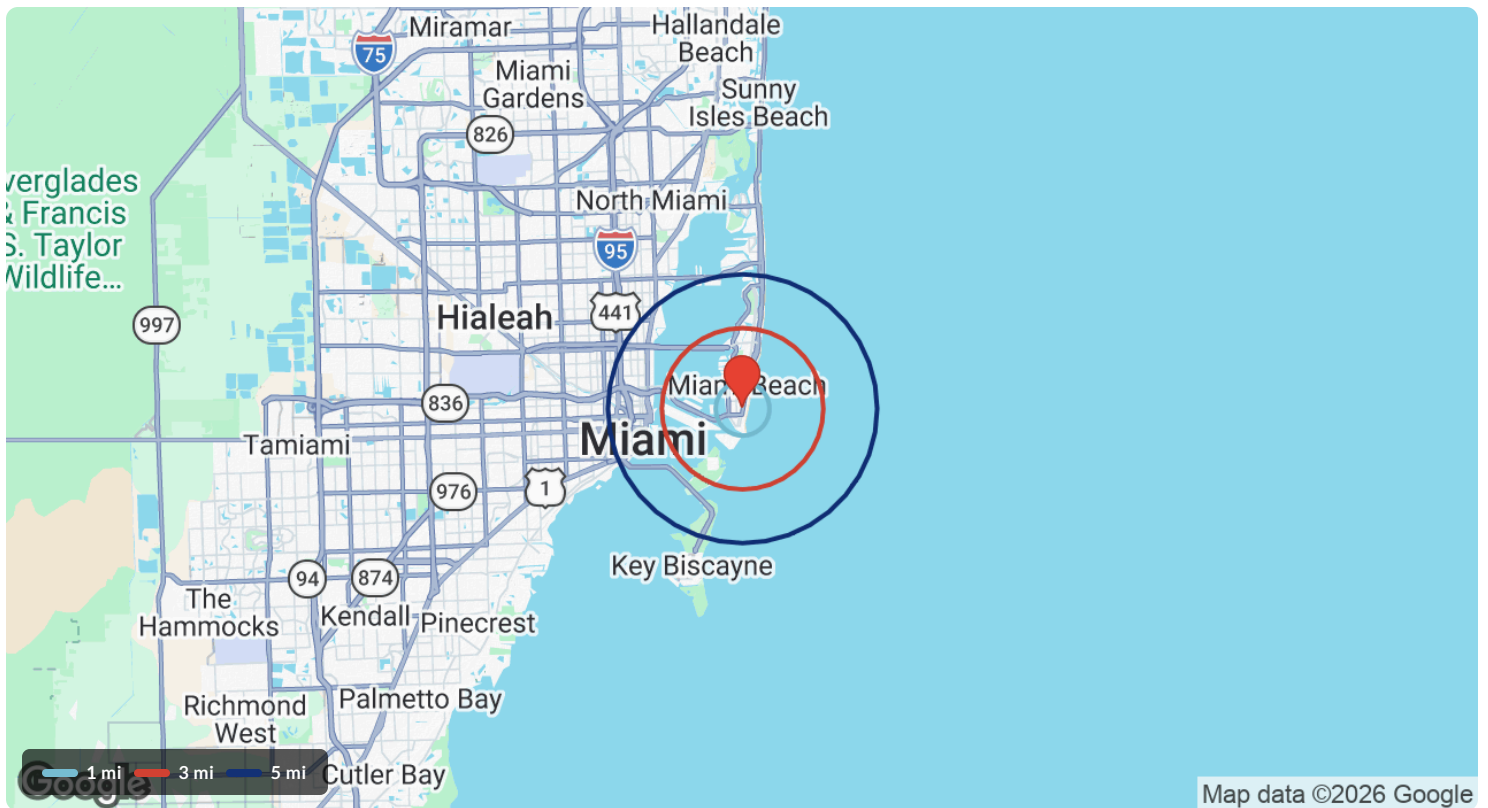
Population	229,728
Median HH Income	\$92,382
Households	119,480

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,946	50,039	147,700
2010 Population	29,140	50,682	175,601
2025 Population	27,359	46,448	229,728
2030 Population	27,146	46,476	261,713
2025-2030 Growth Rate	-0.16%	0.01%	2.64%
2025 Daytime Population	47,760	93,153	327,232

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	17,393	28,805	70,028	less than \$15,000	2,177	3,033	11,915
2010 Total Households	18,066	29,227	87,836	\$15,000-\$24,999	1,265	1,854	6,386
2025 Total Households	16,365	26,314	119,480	\$25,000-\$34,999	1,054	1,621	5,872
2030 Total Households	16,338	26,442	138,070	\$35,000-\$49,999	1,790	2,352	9,396
2025 Avg. Household Size	1.66	1.75	1.89	\$50,000-\$74,999	2,595	3,555	17,302
2025 Owner Occupied Housing	5,019	10,752	38,259	\$75,000-\$99,999	1,644	2,426	11,930
2030 Owner Occupied Housing	5,612	11,792	42,610	\$100,000-\$149,999	2,004	3,308	20,478
2025 Renter Occupied Housing	11,346	15,562	81,221	\$150,000-\$199,999	1,258	2,155	12,186
2030 Renter Occupied Housing	10,726	14,650	95,460	\$200,000 or greater	2,578	6,007	24,012
2025 Vacant Housing	6,700	11,932	35,067	Median HH Income	\$67,734	\$81,413	\$92,382
2025 Total Housing	23,065	38,246	154,547	Average HH Income	\$128,715	\$175,129	\$152,693



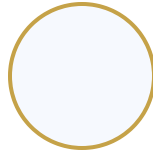
Source: ESRI / ArcGIS Business Analyst

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FL 33139

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PRESENTED BY



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