



AVAILABLE UNIT
1,250 SF

Biscayne Boulevard (40,000 daily car traffic)

FOR LEASE

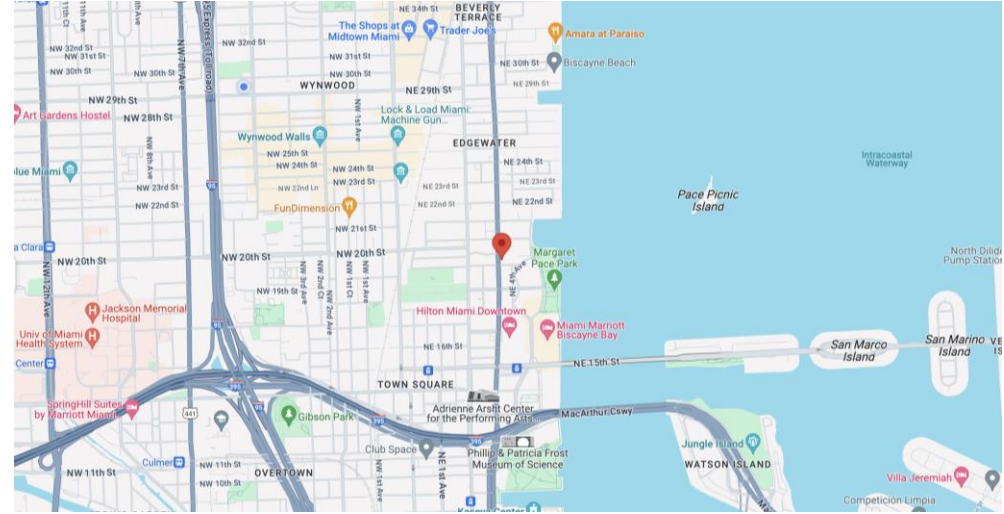
Biscayne Boulevard Restaurant/Retail Space - Unit 105

2001 Biscayne Boulevard, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65NNN
CAM Estimate:	\$27
Unit:	105
Unit SF:	1,250 SF
Submarket:	Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of a restaurant or retail space at 2001 Biscayne Boulevard, Unit 105, Miami, FL. The space is located on the ground floor retail of the 253-unit Cité on the Bay Condominiums, offering excellent visibility along Biscayne Boulevard with over 40,000 vehicles per day. Unit 105 totals 1,250 square feet and is equipped with HVAC, lighting fixtures, and restrooms, offering flexibility for both food and dry retail uses. Customer parking is available in the rear garage, providing convenient access for patrons. Neighboring tenants include Smoothie King, Citibank, Domino's Pizza, The Daily, and OXXO Dry Cleaner. The property benefits from strong surrounding residential density, with over 2,800 residential units within a five-minute walk, ensuring consistent foot and vehicle traffic throughout the day.

PROPERTY HIGHLIGHTS

- Frontage On Biscayne Boulevard With Over 40,000 Daily Car Traffic
- Over 2,800 Residential Units Within A 5min-Walk
- Parking Available In The Back

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A Commercial Brokerage Firm

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PROPERTY PHOTOS



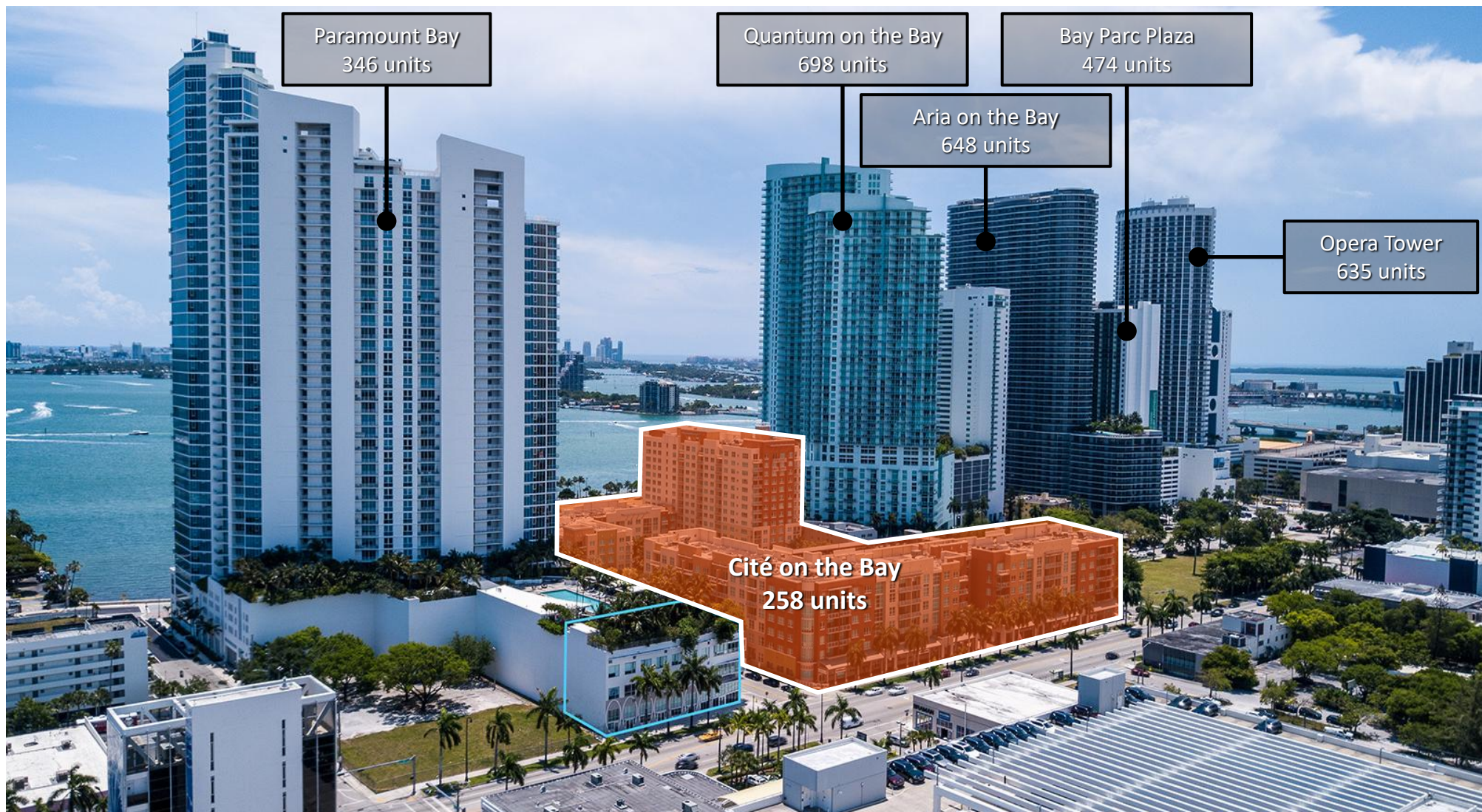
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AERIAL CONTEXT



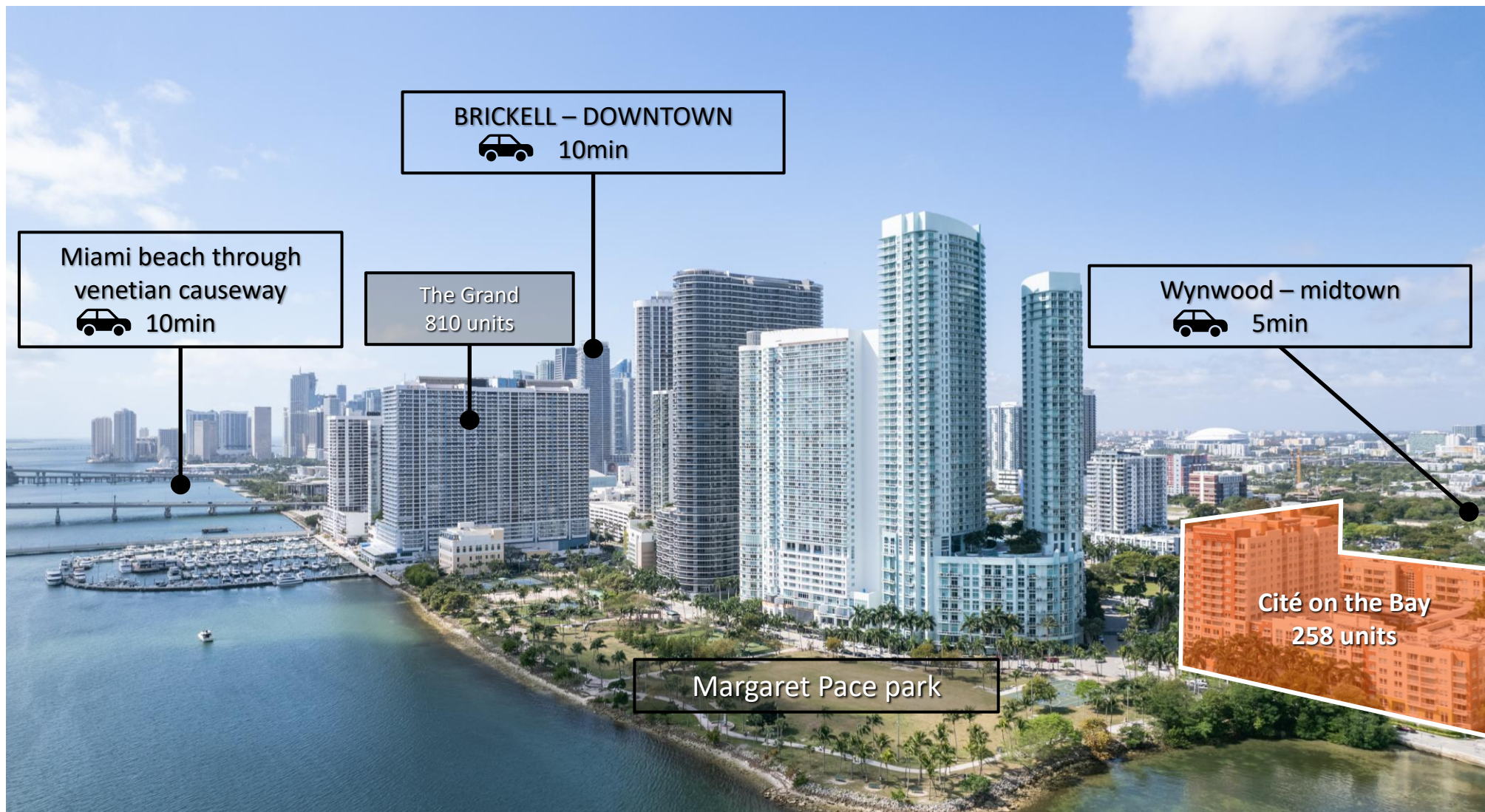
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BISCAYNE BAY AERIAL CONTEXT



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EDGEWATER CONTEXT



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THE NEIGHBORHOOD



Total Units:
13,950

Existing Buildings:
128

Units Under Construction:
461



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CONTACT

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