



FOR LEASE

**1034 NW 3RD AVENUE
MIAMI, FL 33136**

RETAIL-READY SPACE



OVERVIEW

Positioned in historic Overtown, this ±1,000 SF retail-ready space offers exceptional visibility and strong daily vehicle & pedestrian exposure in the heart of Miami's urban core. The property features 10.5 feet of prominent frontage along the NW 3rd Avenue business corridor, neighboring established operators such as House of Wings, Jackson Soul Food, Lil Greenhouse Grill, Red Rooster, and more.

Surrounded by dense residential neighborhoods and just minutes from Downtown Miami, Brightline, the Lyric Theater, and Booker T. Washington High School, this location is ideally suited for retail, medical, fitness, or service-oriented users seeking a high-profile presence. Co-tenants include Ebene Naturals Skincare Clinic, Dunns Josephine Hotel, and Le Chien Gourmet Pet Groomer.

SITE SUMMARY

SIZE: +/- 1,000 SF

USE: Retail

ASKING PRICE: \$3000/Month Gross

HIGHLIGHTS

- MODERN RETAIL READY SPACE
- 10.5 FT OF PROMINENT FRONTAGE
- LOCATED NEXT TO DOWNTOWN MIAMI
- PROXIMITY TO NEWLY BUILT PUBLIX AND BRIGHTLINE MIAMI STATION
- DENSE URBAN POPULATION



1034 NW 3RD AVENUE - MIAMI, FL 33136

JUSTIN LEE | COMMERCIAL ADVISOR | 516.712.5104

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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INTERIOR + EXTERIOR PHOTOS



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AERIAL CONTEXT



DOWNTOWN

BRICKELL



1034 NW 3RD AVE

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EAST VIEW



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