



AVAILABLE UNIT
1,935 SF

AVAILABLE UNIT
1,250 SF



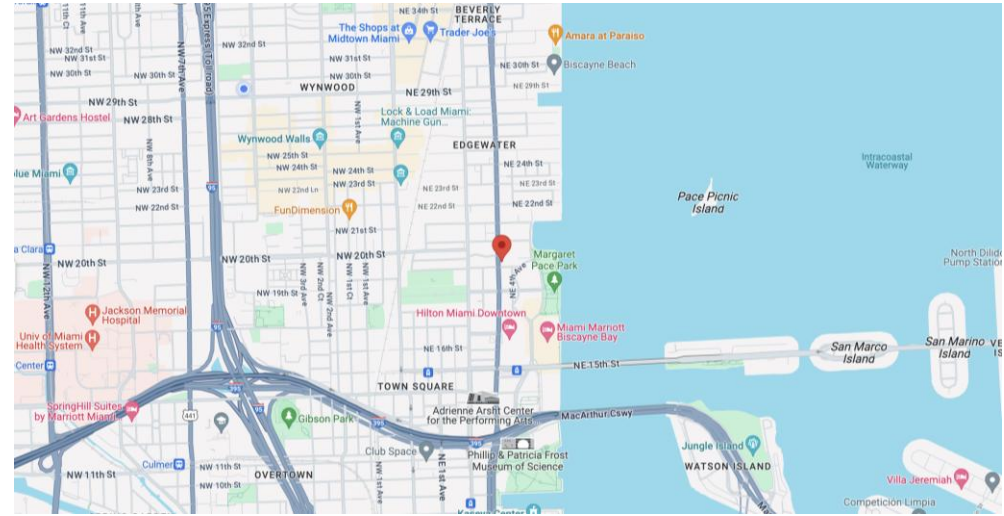
Biscayne Boulevard (40,000 daily car traffic)

FOR LEASE

Biscayne Blvd Retail Opportunit

2001 Biscayne Boulevard, Miami, FL 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65/ft NNN
CAM Estimate:	\$27
Available SF:	3,185 SF
Unit 105:	1,250 SF
Unit 103:	1,935 SF
Submarket:	Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of multiple retail and restaurant spaces at 2001 Biscayne Boulevard, Miami, FL. The available units are located on the ground-floor retail component of the 437-unit Cité on the Bay Condominiums, offering exceptional visibility along Biscayne Boulevard with over 40,000 vehicles per day. The property currently offers two available units, including a second-generation Domino's Pizza restaurant space and an additional retail/restaurant unit, providing flexibility for a wide range of food, beverage, and dry retail users. The second-generation restaurant space features an existing buildout that may allow for expedited occupancy and reduced upfront costs for qualified operators. Both spaces benefit from strong Biscayne Boulevard frontage, rear customer parking, and front and rear access for efficient load-in and load-out. The immediate trade area is supported by over 2,800 residential units within a five-minute walk, ensuring consistent daily foot and vehicle traffic.

PROPERTY HIGHLIGHTS

- Frontage On Biscayne Boulevard With Over 40,000 Daily Car Traffic
- Front and Rear Entrances for Load-In and Load-Out
- Over 2,800 Residential Units Within A 5min-Walk
- Parking Available In The Back

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UNIT 105 PHOTOS



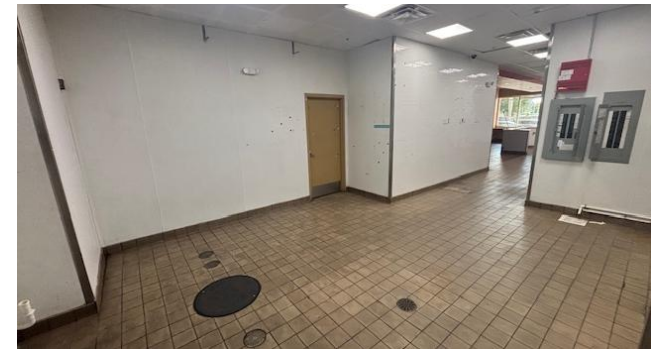
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UNIT 103 PHOTOS



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LOCATION DESCRIPTION



Edgewater is bounded by 18th Street and 29th street, along Biscayne Boulevard and NE 2nd Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.

LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

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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



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