

RETAIL FOR LEASE

248 Biscayne Blvd, Miami, FL 33132



VIZCAYNE



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PROPERTY OVERVIEW

HIGHLIGHTS

- 1,064 SF second generation café space situated on a busy corner of Biscayne Boulevard and NE 3rd Street in Downtown Miami
- 2,361 SF shell space on NE 3rd Street
- Located at the bottom of Vizcayne, an 846-unit apartment complex
- Exceptional visibility along Miami's busiest street with heavy foot traffic
- Daytime population of 334,376 provides strong customer traffic during business hours

3-MILE DEMOGRAPHICS

259,460

POPULATION
COUNT

124,294

HOUSEHOLD
COUNT

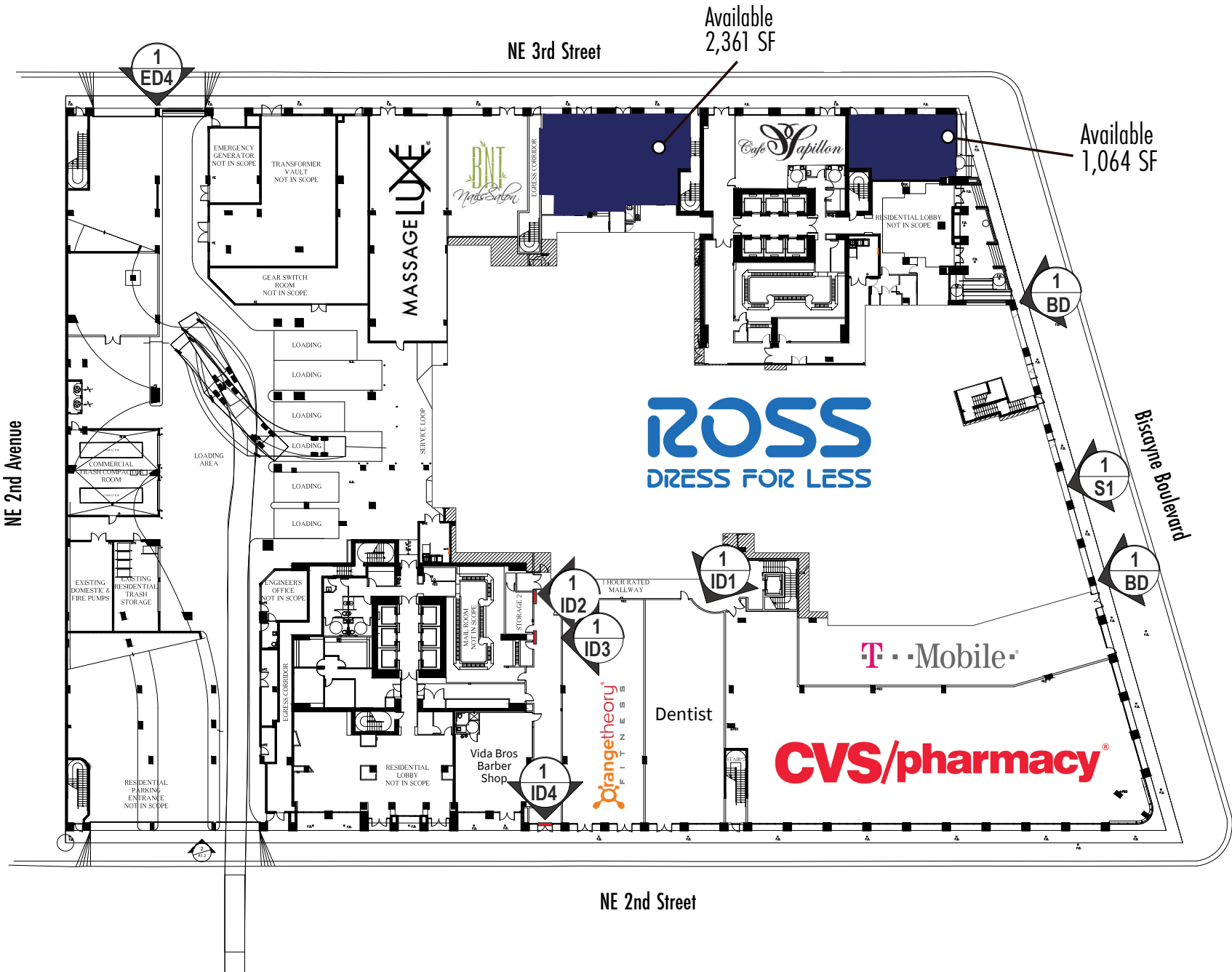
\$126,417

AVG. HOUSEHOLD
INCOME

334,376

DAYTIME
POPULATION

SITE PLAN



VIZCAYNE



*conceptual rendering

RETAIL FOR LEASE

± 1,064 SF SECOND GEN CAFÉ SPACE



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RETAIL FOR LEASE

± 2,361 SF SHELL SPACE



Health District



MIAMICENTRAL

Brickell

Downtown Miami



VIZCAYNE



BRICKELL CITY CENTRE

Biscayne Boulevard

Bayfront Park





VIZCAYNE

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