



RETAIL/OFFICE PROPERTY FOR LEASE

1110 NW 1ST ST

GROUND FLOOR RETAIL / OFFICE AT FLAGLER OASIS



- + **LEASE RATE**
Negotiable
- + **UNIT SIZE**
1,057 SF
- + **PROPERTY TYPE**
Retail / Office

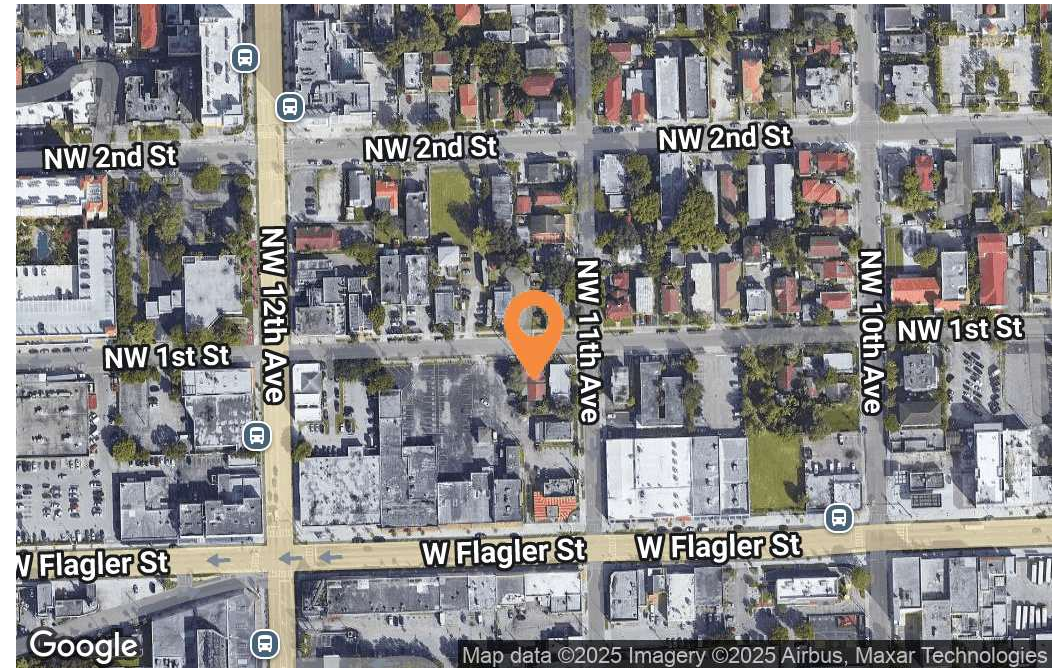
PROPERTY OVERVIEW

Just steps from iconic Calle Ocho and Marlins Park, Flagler Oasis is an exceptional opportunity be part of Miami's next big growth story. This brand-new, 8-story development brings 100 modern residential units and ground-floor retail, office or restaurant space right to the heart of one of the city's most vibrant, high-demand neighborhoods.

Surrounded by over 500,000 residents within a 5-mile radius, the area is seeing steady population growth, rising incomes, and strong rental demand. Whether you're looking to invest, develop, or launch a new concept, Flagler Oasis is built for bold opportunities in the center of it all.

PROPERTY HIGHLIGHTS

- 1,057 SF of ground-floor retail with prime street frontage
- Uses may include retail or office
- Ground floor space
- 100 residential units across 8 stories
- On-site parking with 112 spaces





>>> COCONUT GROVE

>>> INDUSTRIAL SECTION

>>> RIVERSIDE

>>> ITALIAN VILLAGE

>>> WEST MIAMI

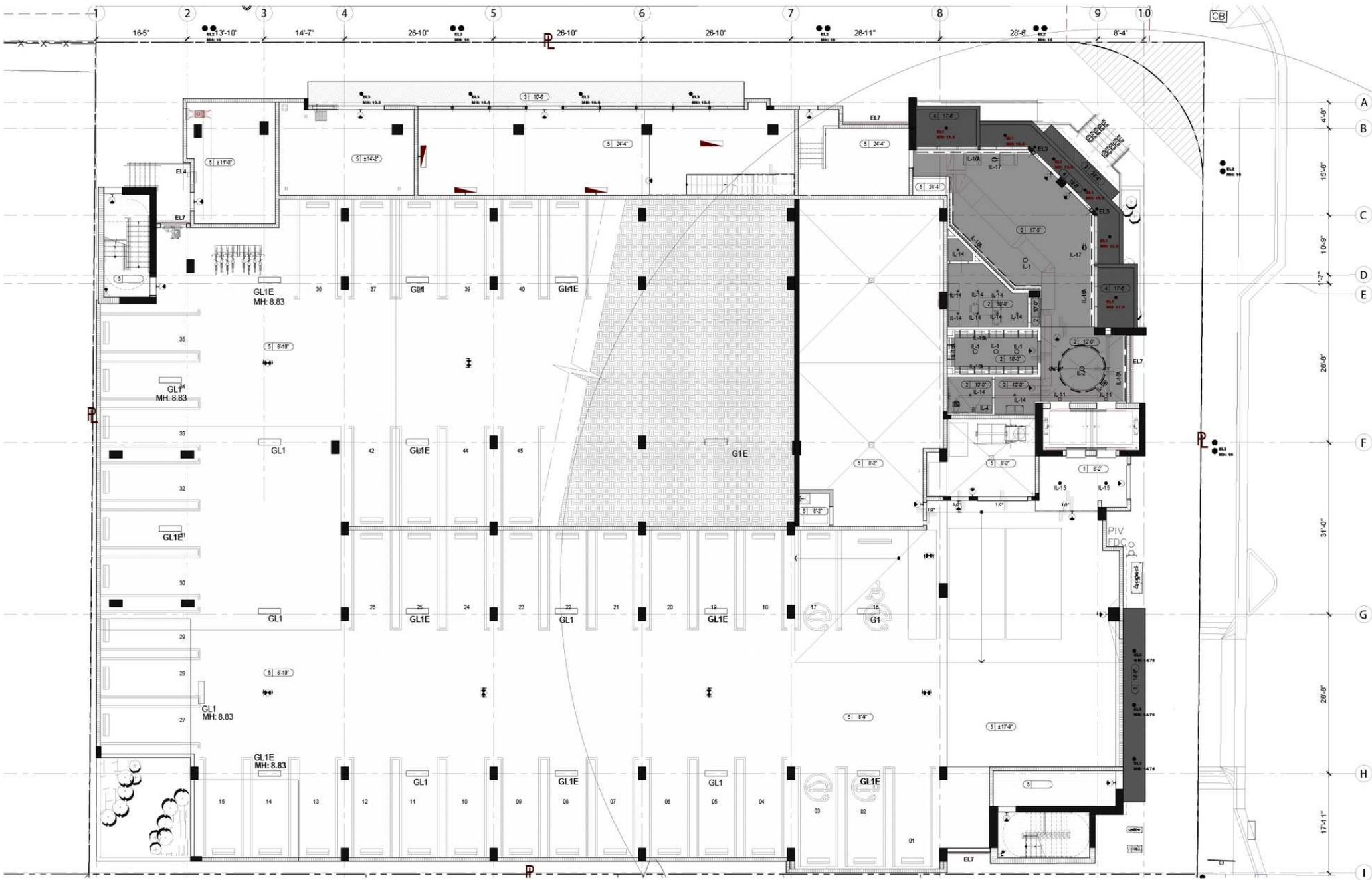
>>> WEST FLAGLER

SUBJECT PROPERTY

NW 11TH AVE

WEST FLAGLER ST

NW 2ND ST







**SIZE
1,057 SF**







SIZE
1,057 SF









Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

DEVELOPMENTS

LOCATION MAP

MARKET DRIVERS



RESIDENTIAL

1 GALLERY AT MARTI PARK
176 units
12 floors
Related Group



MULTIFAMILY

2 CULMER PLACE II
239 units
6 floors
Atlantic Pacific



RESIDENTIAL

3 ATLANTIC STATION
616 units
25,000 SF
Atlantic Pacific



MULTIFAMILY

4 REMI ON THE RIVER
469 units
23 floors
Mast Capital



RESIDENTIAL

5 MODERA RIVERSIDE
428 units
36 floors
Mill Creek



MULTIFAMILY

6 NEXUS RIVERSIDE
345 units
35,000 SF
Adler Development



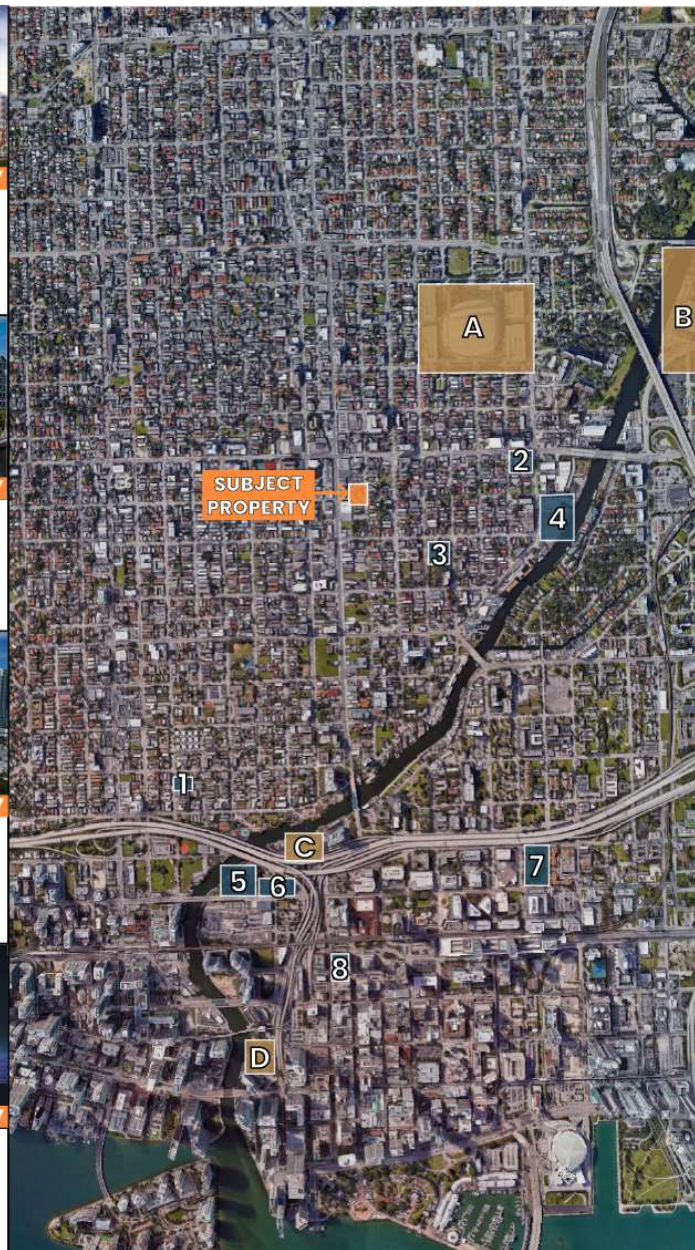
MULTIFAMILY

7 SAWYER'S WALK RESIDENCES
578 units
18 floors
Wingate



MULTIFAMILY

8 M-TOWER
440 units
53 floors
Forse Holdings



A LOANDEPOT PARK



B RIVER LANDING



C RIVERSIDE WHARF



D MIAMI RIVER GREENWAY



A MEDITERRANEAN EXPERIENCE THAT BEGINS IN MIAMI BEACH

The M-Tower is a significant mixed-use development planned for downtown Miami, located at 56 Southwest 1st Street, near the Government Center and just off Flagler Street. In the heart of downtown Miami, M-Tower is poised to become a signature addition to the city's skyline. The project reflects Miami's ongoing efforts to revitalize its downtown area, with initiatives aimed at enhancing urban living and attracting new residents and businesses.

M-Tower will also enhance the surrounding streetscape, integrating nearly 5,000 square feet of full-service restaurant space and 4,708 square feet of retail space at the ground level. A public parking garage, with nearly 700 spaces, will serve both residents and the wider downtown community. The M-Tower's proximity to Flagler Street aligns with the city's broader plans to rejuvenate this historic corridor.





WELCOME TO FLAGLER VILLAS!

Construction has begun on Flagler Villas, a new \$28.9 million affordable housing project in Miami aimed at providing 60 one-bedroom apartments for low-income seniors. Located in the Flagami neighborhood, this initiative addresses the critical shortage of affordable housing options for seniors,

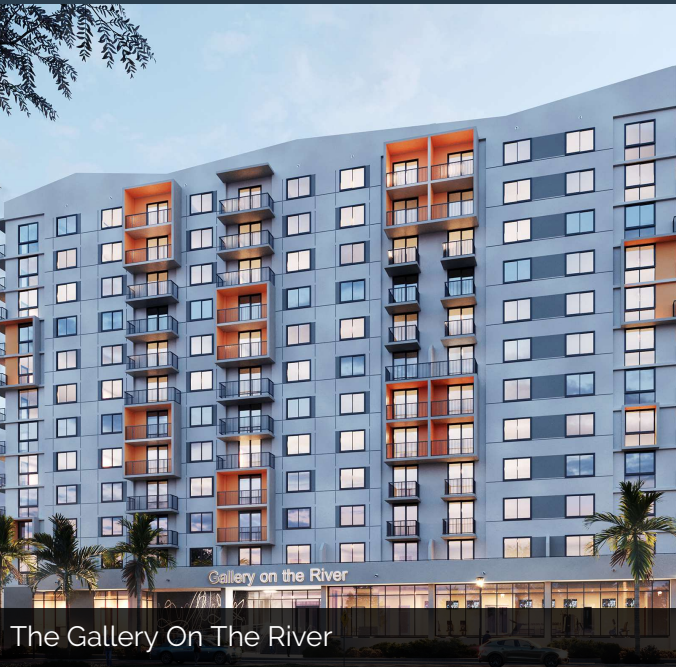
The project has garnered support from local officials and involves funding from various sources, showcasing the community's commitment to helping its vulnerable residents. The six-story building is expected to be completed in 15 to 18 months, aiming to create a supportive living environment for seniors.

A COMMUNITY EFFORT

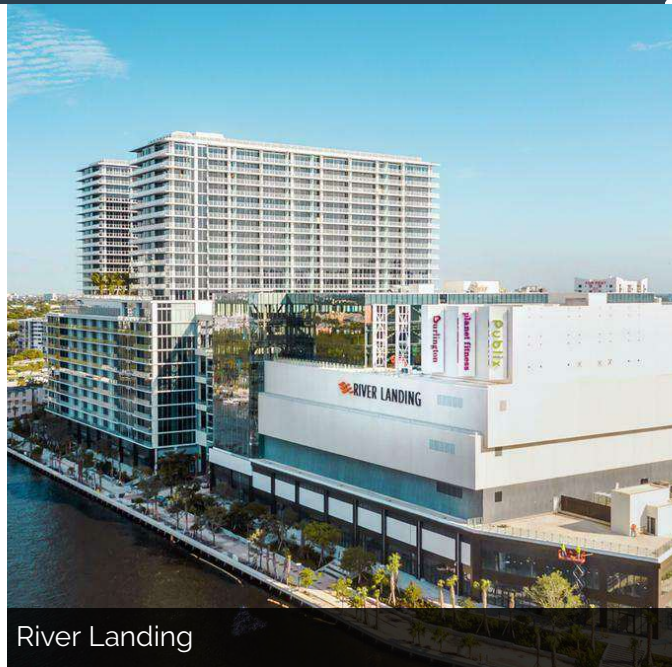
The Flagler Villas will boast an impressive 60 one-bedroom apartments. Nestled on a 25,000-square-foot plot at 5215 W. Flagler Street, the project is being leased from the city of Miami. The financing for this comprehensive project comes from a variety of sources. The city has contributed \$3.9 million from its Forever Bond, while an additional \$1.6 million has come from Home Partnership funds provided by HUD. This collaborative effort highlights the community's commitment to supporting its vulnerable citizens.

MORE NEARBY DEVELOPMENTS

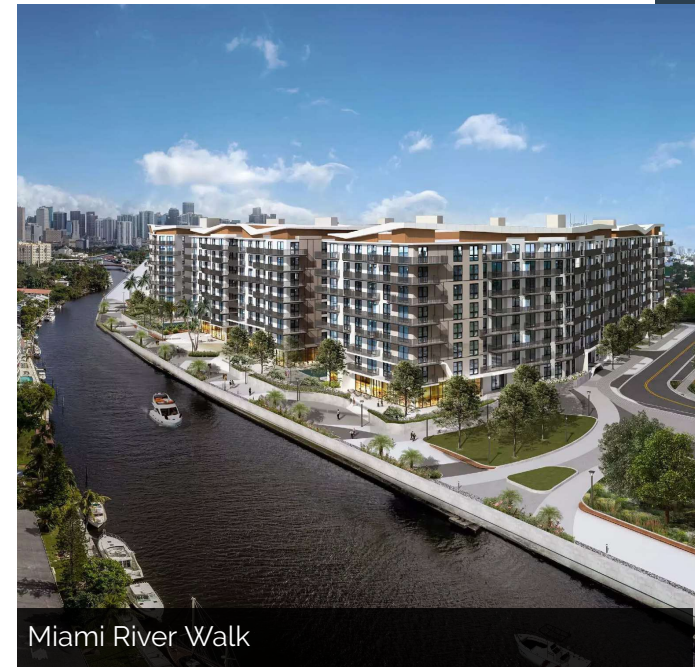
RETAIL PROPERTY FOR LEASE



The Gallery On The River



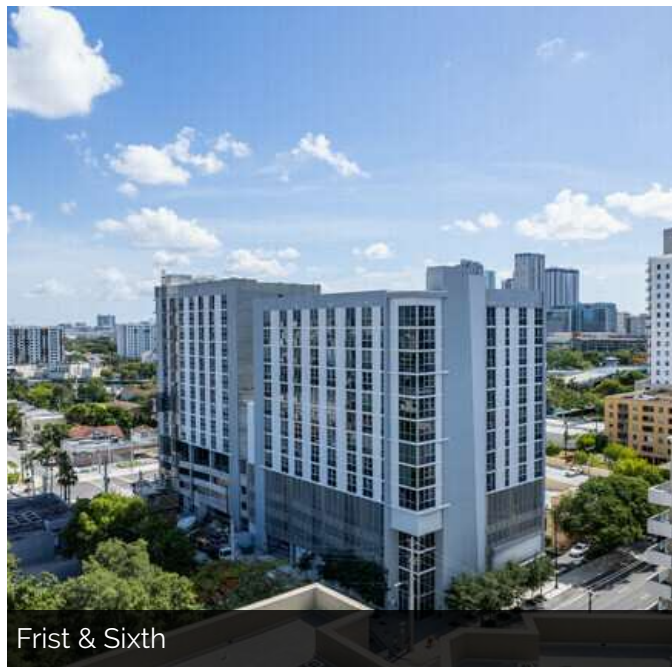
River Landing



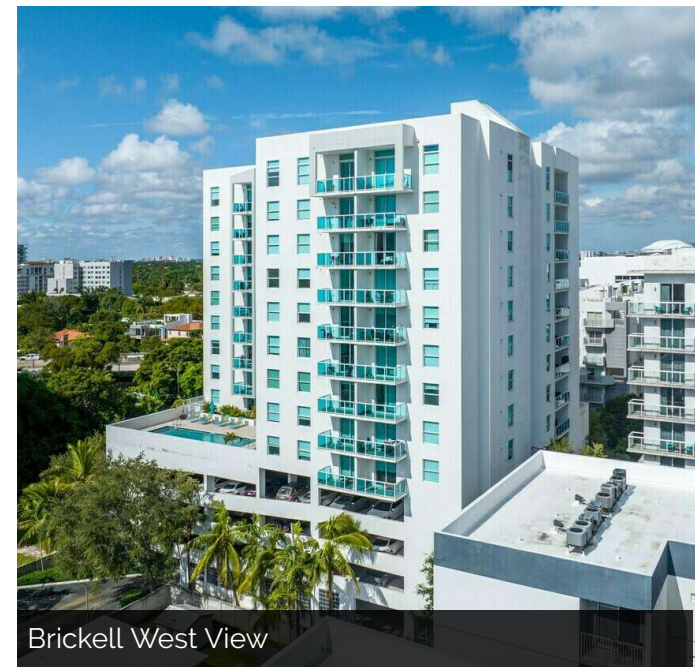
Miami River Walk



Riverview One



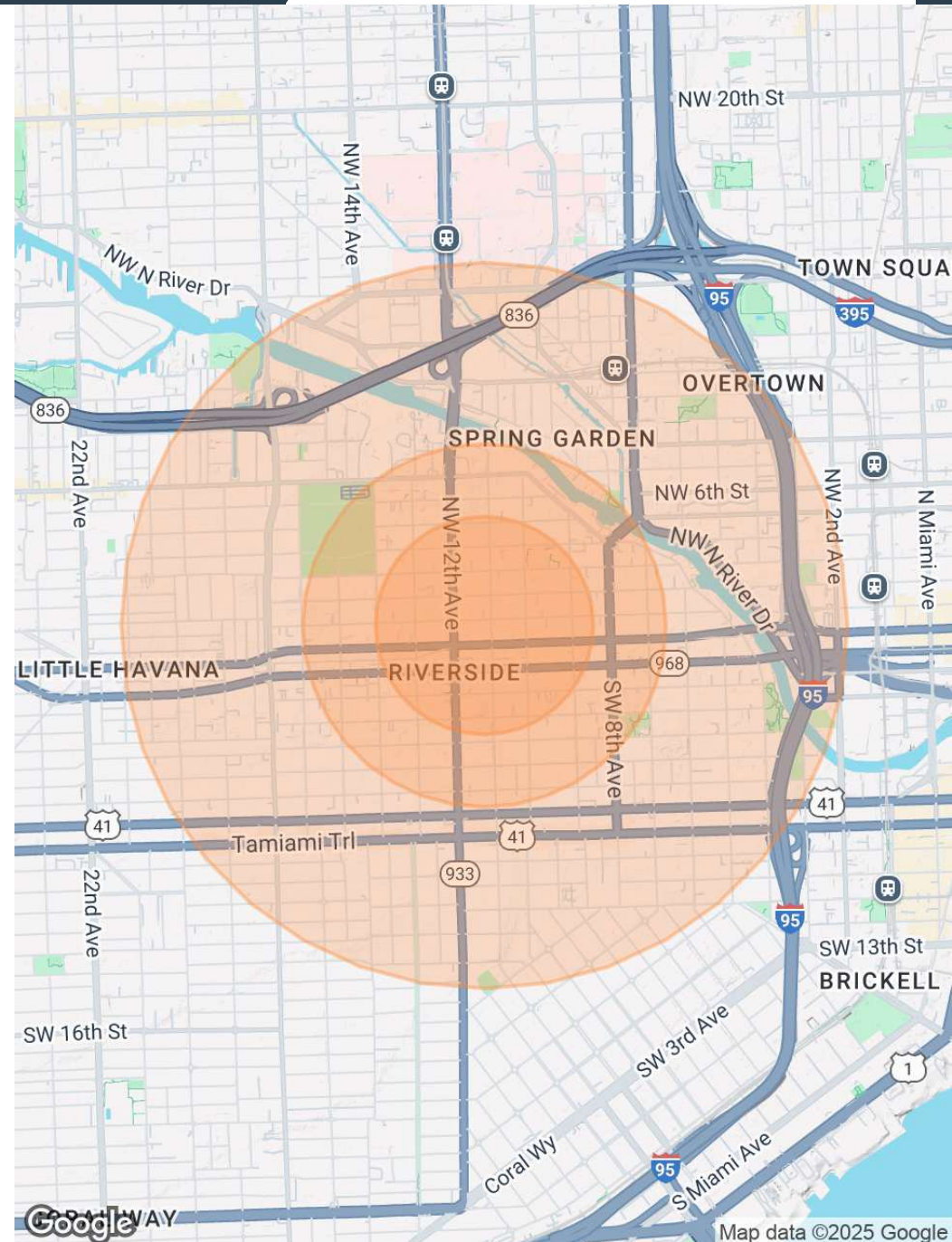
Frist & Sixth



Brickell West View

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,801	22,621	65,490
Average Age	42	42	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,112	9,403	28,291
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$46,881	\$49,868	\$55,601
Average House Value	\$478,632	\$515,093	\$500,549

Demographics data derived from AlphaMap





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

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Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

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