

# 755 Washington Ave, Miami Beach FL 33139

FOR LEASE

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139



## PROPERTY SUMMARY

755 Washington Ave, Miami Beach, FL 33139 is located at 755 Washington Ave, Miami Beach, FL 33139, Miami Beach, FL 33139 in the dominant Fashion District in Miami Beach, FL. This shopping strip on the corner of Washington Ave and 8th St in Miami Beach, FL, with over +/-15,000 cars per day. The Fashion District submarket is one of the strongest and most desirable retail trade areas in Miami Beach.

- High-performing intersection with excellent visibility.
- Excellent Visibility from Washington Ave and Surrounding Businesses.
- Dominant retail corridor and highly sought after Tourist Activity.
- 2,227 SqFt - Former Versace Retail Space.

Available Space	2,227 SqFt
Building SqFt	17,065 SqFt
Year Built	1995
Lot Size (acres)	0.45
Parcel ID	02-4203-004-0690
Zoning Type	CD-2
County	Miami-Dade
Frontage	0.00 Ft
Coordinates	25.778153, -80.1331253



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

www.currentcapitalgroup.com



CURRENT CAPITAL  
REAL ESTATE GROUP

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

**FOR LEASE**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#755	Retail	\$ 88.00 SF/Yr	NNN	2,227 SF	3 - 10 Yrs

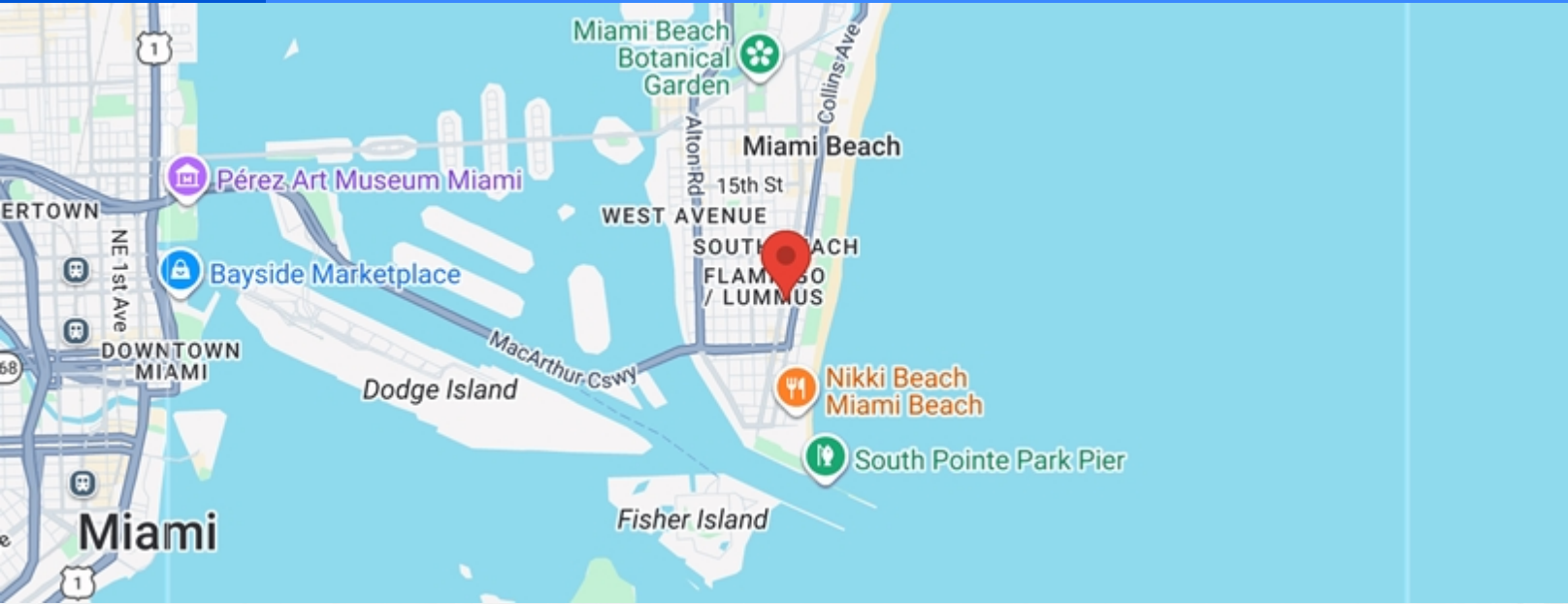


<b>CALUM WINSOR</b> Broker Associate Mobile: (310) 402-1983 cwinsor@cc-reg.com License #: 3366506	<b>VIVIANE DASILVA</b> Real Estate Agent Direct: 3059153181 viviane@cc-reg.com License #: 3510172	 <b>CURRENT CAPITAL</b> REAL ESTATE GROUP	Current Capital Group 4000 Hollywood Blvd #765-S Hollywood, FL 33021 Office: 954-966-8181 www.currentcapitalgroup.com
---	---	--	---

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

**FOR LEASE**



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,946	50,039	148,412
2010 Population	29,140	50,682	176,307
2025 Population	27,359	46,448	230,359
2030 Population	27,146	46,476	262,341
2025-2030 Growth Rate	-0.16 %	0.01 %	2.63 %
2025 Daytime Population	47,760	93,153	327,883

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,177	3,033	11,952
\$15000-24999	1,265	1,854	6,409
\$25000-34999	1,054	1,621	5,895
\$35000-49999	1,790	2,352	9,429
\$50000-74999	2,595	3,555	17,339
\$75000-99999	1,644	2,426	11,956
\$100000-149999	2,004	3,308	20,512
\$150000-199999	1,258	2,155	12,219
\$200000 or greater	2,578	6,007	24,038
Median HH Income	\$ 67,734	\$ 81,413	\$ 92,300
Average HH Income	\$ 128,715	\$ 175,129	\$ 152,570

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	17,393	28,805	70,288
2010 Total Households	18,066	29,227	88,103
2025 Total Households	16,365	26,314	119,751
2030 Total Households	16,338	26,442	138,343
2025 Average Household Size	1.66	1.75	1.89
2025 Owner Occupied Housing	5,019	10,752	38,370
2030 Owner Occupied Housing	5,612	11,792	42,731
2025 Renter Occupied Housing	11,346	15,562	81,381
2030 Renter Occupied Housing	10,726	14,650	95,612
2025 Vacant Housing	6,700	11,932	35,100
2025 Total Housing	23,065	38,246	154,851



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172



**CURRENT CAPITAL**  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

www.currentcapitalgroup.com

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

**FOR LEASE**



CALUM WINSOR  
Broker Associate  
Mobile: (310) 402-1983  
cwinsor@cc-reg.com  
License #: 3366506

VIVIANE DASILVA  
Real Estate Agent  
Direct: 3059153181  
viviane@cc-reg.com  
License #: 3510172



**CURRENT CAPITAL**  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

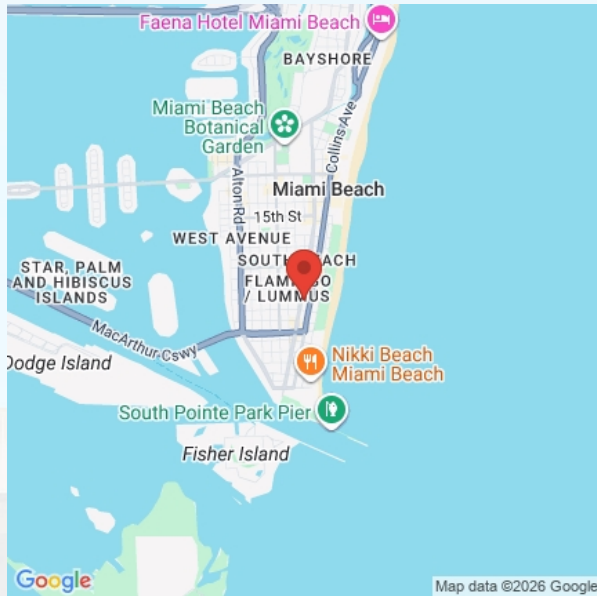
Office: 954-966-8181

[www.currentcapitalgroup.com](http://www.currentcapitalgroup.com)

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

FOR LEASE



## CITY OF MIAMI BEACH

AREA

POPULATION

## ABOUT MIAMI BEACH

Miami Beach is a globally recognized market known for year-round tourism, high pedestrian traffic, and affluent demographics. The area supports retail, coffee, wellness, fashion, food, and service businesses, driven by a dense residential base, luxury hotels, cultural attractions, and strong discretionary spending from both local and international consumers.

Miami Beach's population is stable and mature, with balanced age groups, relatively strong household income levels, significant diversity, and above-average educational attainment—factors attractive to retailers, restaurants, and service-oriented businesses.



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172



CURRENT CAPITAL  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

www.currentcapitalgroup.com

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

**FOR LEASE**



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172



**CURRENT CAPITAL**  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

[www.currentcapitalgroup.com](http://www.currentcapitalgroup.com)

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

**FOR LEASE**



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172



**CURRENT CAPITAL**  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

[www.currentcapitalgroup.com](http://www.currentcapitalgroup.com)

# 755 Washington Ave, Miami Beach FL 33139

755 Washington Ave, Miami Beach FL 33139  
Miami Beach, FL 33139

FOR LEASE



CALUM WINSOR

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506

VIVIANE DASILVA

Real Estate Agent

Direct: 3059153181

viviane@cc-reg.com

License #: 3510172



CURRENT CAPITAL  
REAL ESTATE GROUP

Current Capital Group

4000 Hollywood Blvd #765-S  
Hollywood, FL 33021

Office: 954-966-8181

www.currentcapitalgroup.com