Chariff Realty Group is proud to present for lease: 2930 NE 2nd Ct/2931 NE 2nd Ave, a freestanding storefront building with prime retail space located in the heart of Edgewater. Featuring approx. 2,532 - 4,584 SF and on-site parking, the subject property offers optimal exposure on NE 2nd Ave and is ideally adjacent to ever busy Biscayne Blvd (+/- 75,000+ daily traffic count).

This building offers convenient access to I-195, I-95 and I-395 expressways, while being within minutes to Miami Design District, Wynwood, Downtown Miami, The Arts & Entertainment District and more.

Benefit from the immediate audience of thousands of residential units plus new residential developments on the way. Get dibs on this deal before your neighbor does!
With thousands of residential units in the immediate area + new residential developments on the way, there is extreme potential for new clients for your business.
The neighborhood of Edgewater is located just north of Downtown Miami along Biscayne Bay. Some of the original homes from the early 1900s survived, but are quickly being replaced by high rise condominiums. The area is growing in popularity due to the proximity to Downtown Miami, Miami Design District, and Wynwood. Along with the new residential developments in the area come new retail concepts to service the residents.

**EDGEEWATER**

** +/- 44,402 TOTAL POPULATION**

Your Business will benefit from the captive audience of approximately 2,892+ residential units in the immediate area, as well as surrounding districts.

**THESE BUSINESSES ALREADY JOINED THIS BOOMING AREA:**

- BunnieCakes
- CapriCilantro
- Amedipasta
- The Sacred Root
- Ostentation
- Latin Café
- Legacy Fit
- Fuel
- Burda
- Mount Sinai Medical Center
- Rice Mediterranean Kitchen

2930 NE 2ND CT/2931 NE 2ND AVE
The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, and Givenchy, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

The Wynwood Art District is an emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

Midtown is a thriving residential and retail community built around the synergy mimicking New York's SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you'll definitely want a spot here.

Downtown Miami is Miami's bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It's a neighborhood of layers—decades of history overlapping and colliding; tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.