EDGECWATER
MIAMI, FLORIDA
PRIME GROUND
FLOOR RETAIL
FOR LEASE
3050 BISCAYNE BLVD

chariff
RETY GROUP
Chariff Realty Group brings you an exclusive leasing opportunity in a modern building in Edgewater, Miami offering Prime ground floor retail fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and its surrounding demographics. One of the few buildings in the Biscayne Corridor that offers ground floor parking and access for staff and customers alike.

One move in ready retail space that is fully built out with great natural light and offer ample exposure to the 75,000+ cars passing by per day on Biscayne Boulevard. Ideal uses include:

**HIGHLIGHTS**
- Modern building in the heart of Edgewater
- Ample parking on site
- Easy access from highways
- Ground floor space with Biscayne frontage
- Minutes from Miami International Airport and the beaches
- Front desk personnel and security

**AVAILABLE SPACE**
+/- 4,199 SF

**LEASING RATE**
$39-42/ SF NNN

**ZONING**
T6-36a O
Subject Property: 3050 Biscayne Blvd

Edgewater

+/- 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.
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.

JENNA COHEN
(786) 262-8279
jenna@chariff.com

LYLE CHARIFF
Broker/President
lyle@chariff.com

MAURICIO ZAPATA
Broker/Principal
mauricio@chariff.com

3050 BISCAYNE BLVD
305-576-7474
305-576-7494
@chariff
@chariffrealty

SUBJECT PROPERTY
3050 BISCAYNE BLVD

MAURICIO ZAPATA
Broker/Principal
mauricio@chariff.com

305-576-7474
305-576-7494
@chariff
@chariffrealty

5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137
www.chariff.com