PRIME GROUND
FLOOR RETAIL
FOR LEASE

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.

Lyle Chariff
President/Broker
lyle@chariff.com
305-576-7474
info@chariff.com

Jenna Cohen
Realtor Associate
(786) 262-8279
jenna@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

3050 BISCAYNE BLVD

EDGEWATER
MIAMI, FLORIDA

www.chariff.com
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

<table>
<thead>
<tr>
<th>AVAILABLE SPACE</th>
<th>LEASING RATE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,200 SF +/-</td>
<td>$42/ SF NNN</td>
<td>T6-36a O</td>
</tr>
</tbody>
</table>

Jenna Cohen  
Realtor Associate  
(786) 262-8279  
jenna@chariff.com

Lyle Chariff  
President/Broker  
lyle@chariff.com

Mauricio Zapata  
Principal/Broker  
mauricio@chariff.com

info@chariff.com  
305-576-7474  
[@chariff](https://twitter.com/chariff)  
[@chariffrealty](https://facebook.com/chariffrealty)

www.chariff.com
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.

Lyle Chariff
President/Broker
lyle@chariff.com
305-576-7474
info@chariff.com
@chariff
@charifff Realty

Jenna Cohen
Realtor Associate
(786) 262-8279
jenna@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

3050 Biscayne Blvd

www.chariff.com
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.

Lyle Chariff
President/Broker
lyle@chariff.com
305-576-7474
info@chariff.com
@chariff @chariffrealty
www.chariff.com

Jenna Cohen
Realtor Associate
(786) 262-8279
jenna@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

3050 Biscayne Blvd

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.

Lyle Chariff
President/Broker
lyle@chariff.com
305-576-7474
info@chariff.com
@chariff
@chariffrealty
www.chariff.com

Jenna Cohen
Realtor Associate
(786) 262-8279
jenna@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

3050 Biscayne Blvd

AMPLE PARKING ON SITE

4,200 SF +/-
RETAIL 2

BISCAYNE BLVD
[approx. 75,000+ Average Traffic Count]
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.