

MIAMI




7TH AVE CORRIDOR

4801 NW 7th Ave, Miami, Florida 33127

FREESTANDING SCHOOL FACILITY

FOR LEASE



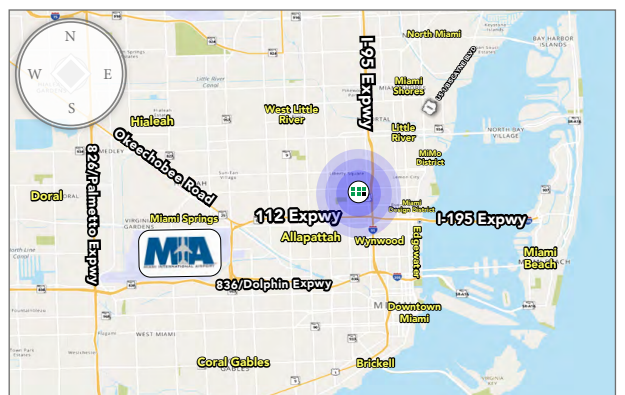
	TOTAL BUILDING SIZE:	3,165 SF ±
	TOTAL LOT SIZE:	9,500 SF ±
	LEASING RATE:	\$32/SF NNN
	ZONING:	T5-O



Uncover the leasing potential of 4801 NW 7th Ave, strategically positioned just west of Wynwood Norte. This freestanding corner building offers an ideal space for diverse business needs, presenting a unique opportunity to serve the 7th corridor connecting Little River to Allapattah. The property features on-site parking, signage opportunities, and is strategically located for immediate access to I-95 and all major expressways in Miami.

PROPERTY HIGHLIGHTS

- Freestanding corner property for lease
- Layout for school facility/child care business
- Large Outdoor patio (Play Area)
- Signage opportunity
- Features 9 classrooms, 4 bathrooms, 2 reception areas, 1 breakroom/kitchen area
- Direct access to I-195 and I-95
- 4 dedicated parking spots + street parking available
- Next to Wynwood Norte
- Immediate access to I-95 and I-195
- Minutes from the Design District, Wynwood, Magic City Innovation District, Little River and more



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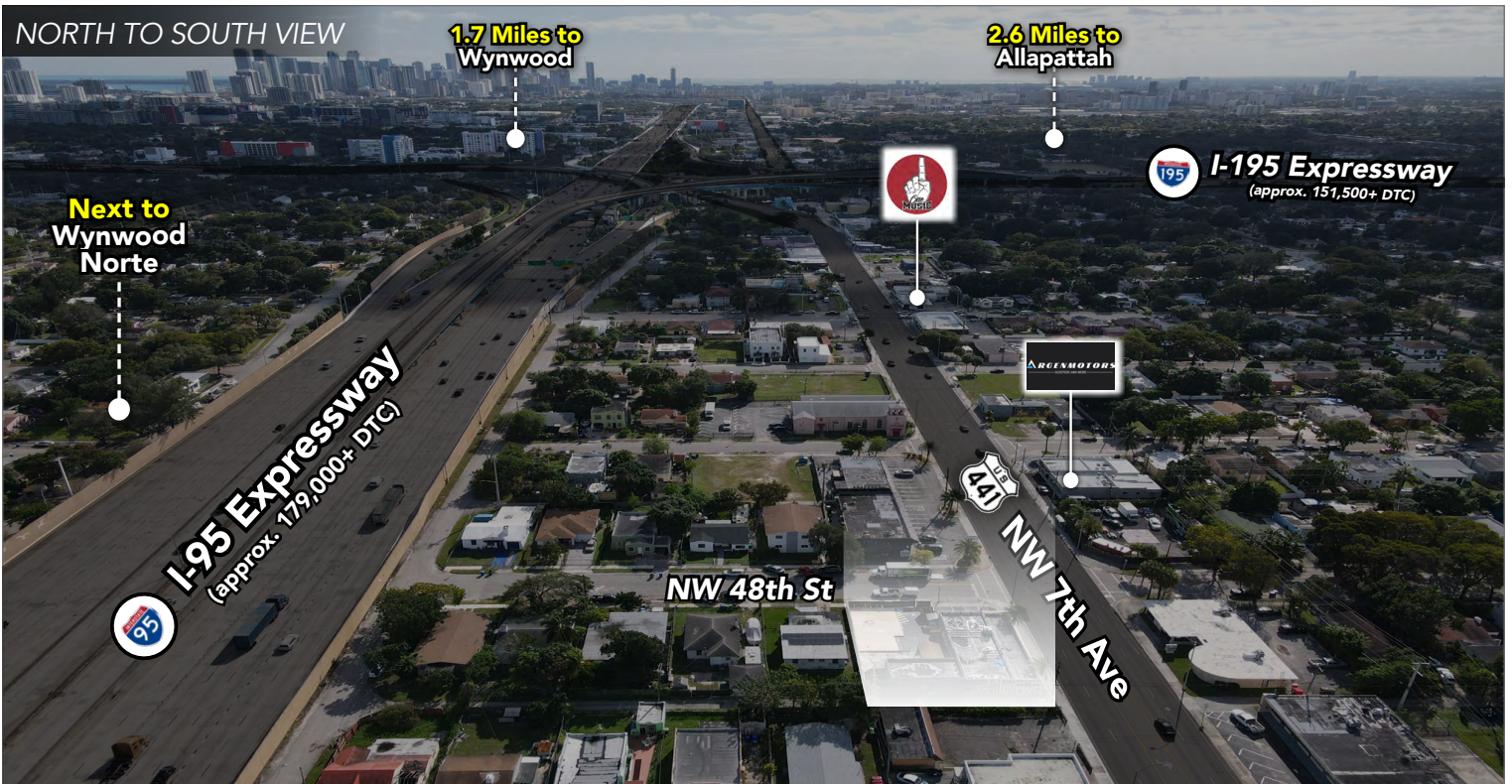
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NORTH TO SOUTH VIEW



TOP -DOWN VIEW



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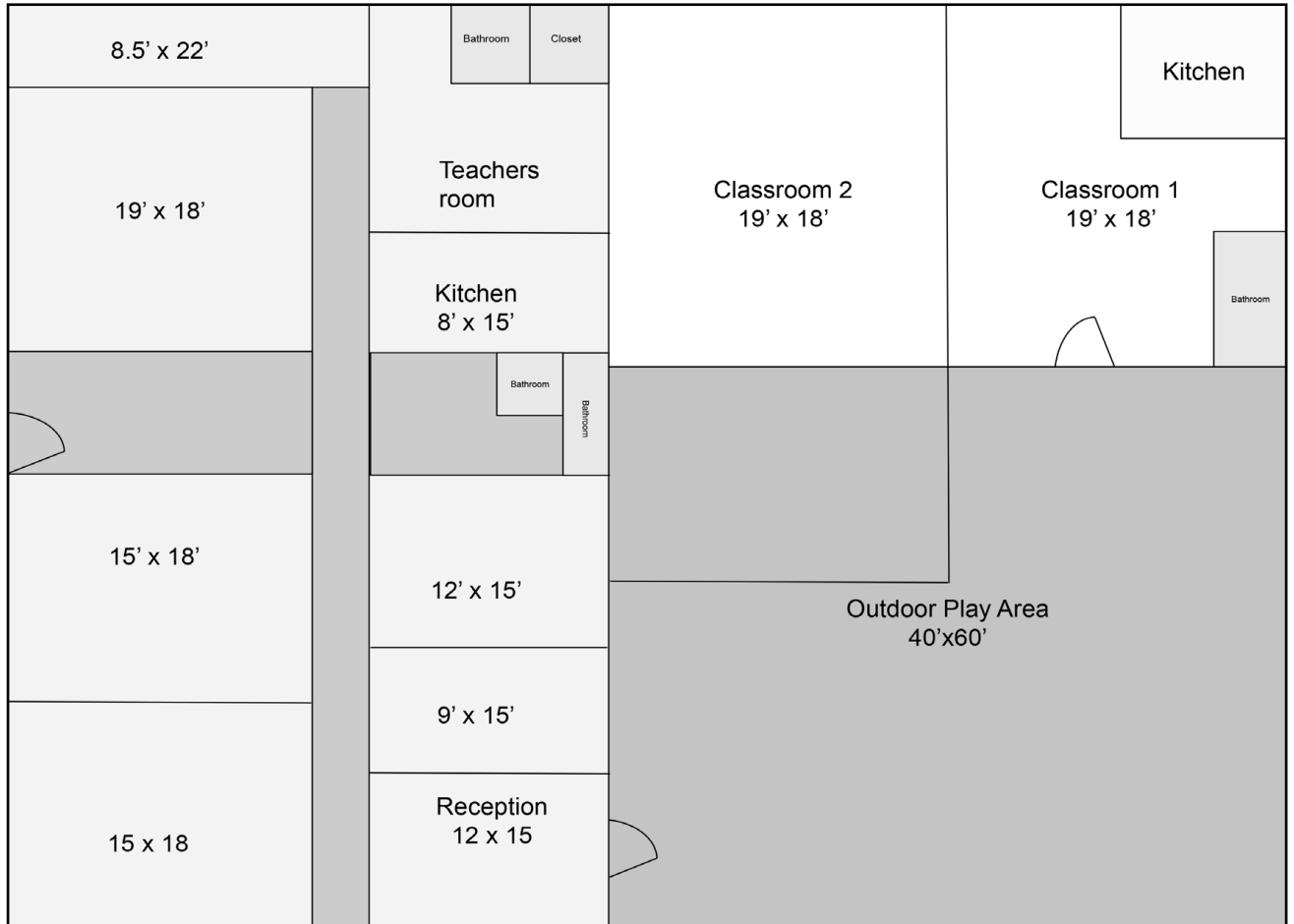
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NW 7th Ave
Approx. 26,000+ DTC



NW 48th St



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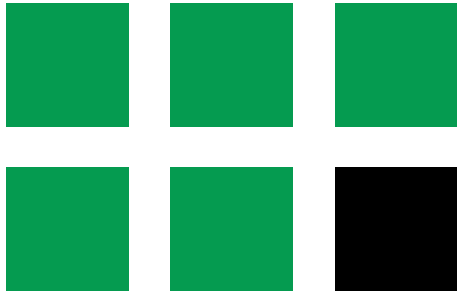
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