DEVELOPMENT SITE
FOR LEASE
ON NW 37TH ST & NW 2ND AVE
MIAMI | FLORIDA

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.

www.chariff.com
Chariff Realty Group is proud to present for lease: 260 NW 37th St, a development site located next to the I-195 expressway, and near Midtown, a thriving neighborhood in Miami, this lot features 5,000 SF which can be ideal for uses such as:

- Parking Lot
- Ground Floor Retail with Residential above
- Other commercial use

**PROPERTY HIGHLIGHTS**
- Ideally located next to I-195 expressway, and close to I-95
- Approx. 15 Minutes from Miami International Airport
- Located near an affluent demographic area

**SURROUNDING AREAS**
- Miami Design District
- Wynwood Arts District
- Downtown Miami/Brickell
- MiMo Historic District
- Miami Beach

**SALE PRICE**
- $4/SF/LAND LEASE

**SIZE**
- 5,000 SF

**FOLIO**
- 01-3124-002-1660

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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, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

Midtown is a thriving residential/retail community built around the synergy mimicking New York’s SOHO neighborhood. with the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers.

The Wynwood Art District is a rapidly 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.
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