


EDGEWATER


2334 NE 2nd Ave, Miami, Florida 33137


PRIME
RETAIL SPACE

FOR LEASE



 TOTAL BUILDING SIZE: **2,765 SF ±**

 LEASING RATE: **\$50/SF NNN**

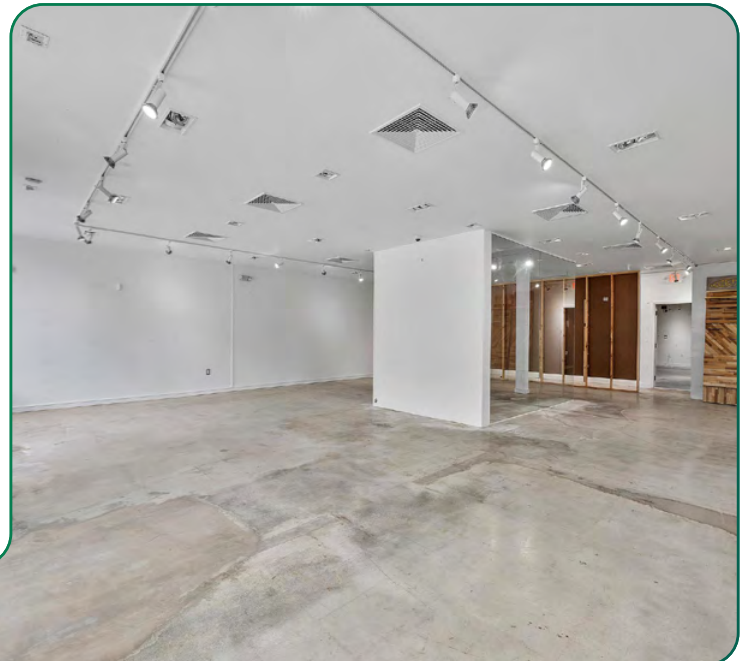
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Ideal Uses Include:



PRIME LEASING OPPORTUNITY

- Turn key space for lease
- Located on NE 2nd Ave (approx. 50,000+ DTC)
- Parking on-site
- Ideal for Retail/Showroom concepts
- Immediate audience of 10,000+ residential units plus new residential developments on the way



ABOUT THE AREA

Edgewater, Miami, is a prime location for retail, nestled between the Miami Design District and Wynwood. With 10,000+ residential units nearby and new developments on the way, it's a booming area for business. On-site parking and easy expressway access ensure visibility and foot traffic, making it an ideal spot for retail and showroom brands ready to thrive.



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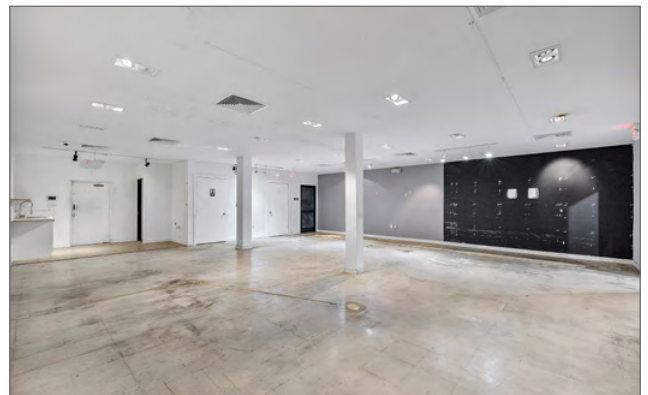
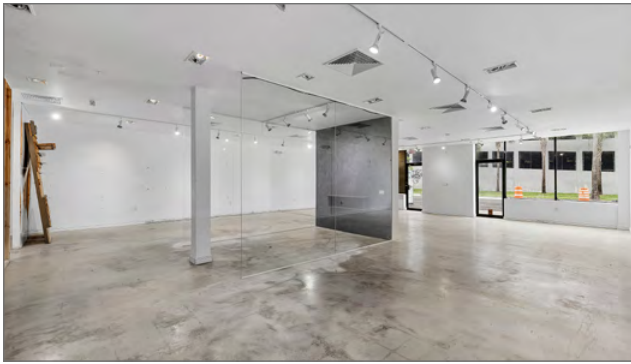
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EDGEWATER

New Developments

7,000+ Units



NEMA
2900 Biscayne Blvd
 Miami, FL 33137

- 588 Units
- Whole Foods



VILLA MIAMI
700 NE 29th St
 Miami, FL 33137

- 70 Units
- 20,000 SF Commercial
- Major Food Group Restaurant



EDGEWATER COLLECTIVE
1900-2000 Biscayne Blvd
 Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



2626 BISCAYNE
 Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



RESIDENCE 23
212 NE 23rd St
 Miami, FL 33137

- 369 Units
- 13,500 SF Retail



URBAN22 Two Towers
2200 NE 2nd Ave
 Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



BISCAYNE 21 Three Towers
2121 N Bayshore Dr
 Miami, FL 33137

- 705 Units
- 8,433 SF Commercial



EDITION RESIDENCES
 East Tower of Biscayne 21



1775 BISCAYNE
1775 Biscayne Blvd
 Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



METRO EDGEWATER
452 NE 31st St
 Miami, FL 33137

- 279 Units



THE EDGE
490 NE 29th St
 Miami, FL 33127

- 96 Units
- 5,373 SF Retail



ARIA RESERVE Two Towers
710 NE 24th St
 Miami, FL 33137

- 792 Units



HAMILTON ON THE BAY
555 NE 34th St
 Miami, FL 33137

- 241 Units



COVE MIAMI
456 NE 29th St
 Miami, FL 33137

- 116 Units



VIDA EDGEWATER
410 NE 35th Terr
 Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



419 NE 19th St
 Miami, FL 33132

- 463 Units
- 20,000 SF Commercial



445-455 NE 36th St
 Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



2900 TERRACE
401 NE 29th Terr
 Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial



Shopping

NEAR 2334 NE 2ND AVE

Miami Design District



Midtown



Wynwood

Dining

NEAR 2334 NE 2ND AVE



Edgewater



Design District



Wynwood



Midtown



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