EDGEWATER 2219 BISCAYNE BLVD PRIME RETAIL SPACE



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FOR

LEASE

1,265 SF +/-Alejandro Agudelo 954-995-8555

305-576-7474



PROPERTY OVERVIEW

This exceptional unit boasts expansive storefront windows with incredible street visibility, offering a prime signage opportunity that puts your business front and center. With a high daily traffic count of 75,000+ vehicles, direct access to major highways (I-195, I-395, I-95), and proximity to vibrant neighborhoods like the Design District, Wynwood, and Little River, this turn-key property is ready for immediate use.

The space also includes three assigned parking spaces, ensuring convenience for both your customers and staff. Located minutes from Miami's most dynamic districts, this is the perfect location to elevate your business to new heights.

Area Highlights

- Central Location with convenient access to the Urban Core
- High daily traffic count: 75,000+ vehicles
- Direct access to I-195, I-395, and I-95
- Minutes from the Design District, Wynwood, Magic City Innovation
 District, and Little River
- Three assigned parking spaces for added convenience







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EXECUTIVE SUMMARY

	AVAILABLE SPACE:	1,265 SF ±
S	LEASING RATE:	\$8,400/Month
\bigcirc	PARKING:	6 Total
æ	AADT:	48,000 ±

Property Highlights

- Excellent Exposure on major transit corridor
- 3 assigned + 3 shared parking spaces
- Expansive storefront windows offering excellent street visibility
- Prominent signage opportunities above the front façade
- High daily traffic count of 75,000+ vehicles, ensuring maximum exposure

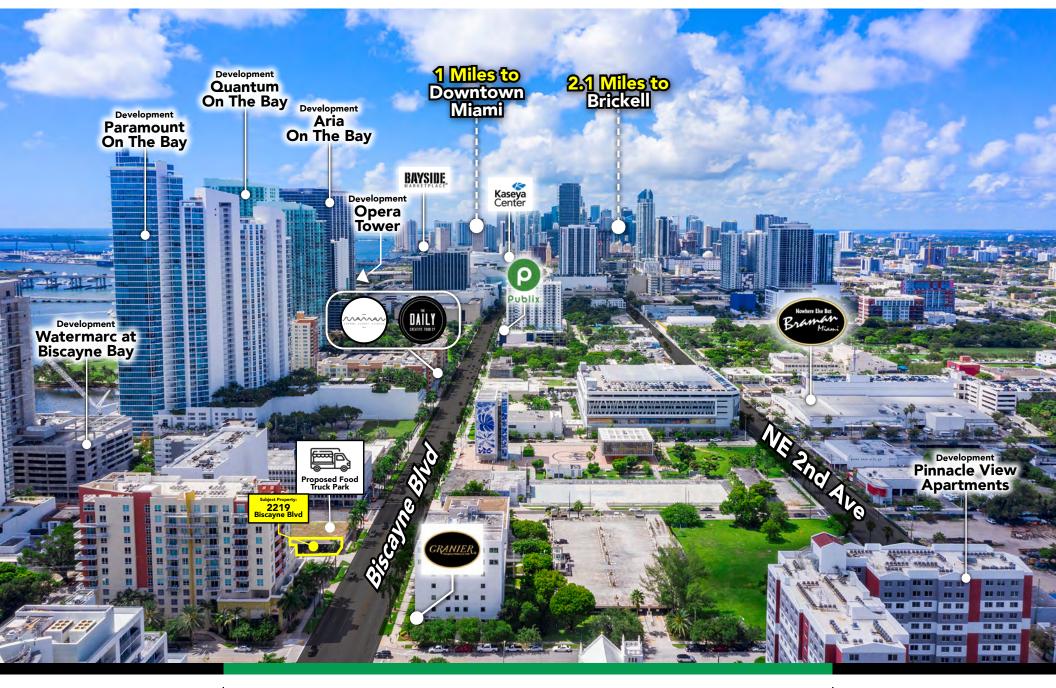






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AERIAL VIEW (North to South View)





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AERIAL VIEW (South to North View)





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