

EDGEWATER

2219 BISCAYNE BLVD

FOR LEASE

PRIME RETAIL SPACE



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 ±**



LEASING RATE: **\$8,400/Month**



PARKING: **6 Total**



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





AERIAL VIEW (North to South View)





AERIAL VIEW (South to North View)



- Developments
- One Paraiso
- Gran Paraiso
- Paraiso Bay
- Paraiso Bayviews

- Development Icon Bay
- Development Bay House

Development City 24 Condos

Development UptownLofts

Development Edgewater Lofts

ARK Smoke Shop

Subject Property: 2219 Biscayne Blvd

Proposed Food Truck Park



Next to Wynwood

Next to Midtown

1.3 Miles to Design District

Development Pinnacle View Apartments

Development 25 Biscayne Park

NE 2nd Ave

NE 22nd St

Biscayne Blvd



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