

EDGEWATER

2328 NE 2nd Ave, Miami, Florida 33137

FOR LEASE

BAKERY / COMMISSARY KITCHEN





A unique leasing opportunity

Chariff Realty Group is proud to present 2328 NE 2nd Ave, a **hidden gem** located in the up-and-coming Edgewater neighborhood. This 2,000 SF turnkey space comes fully equipped with a commercial hood and **grease trap**, making it ideal for a **ghost kitchen, catering business,** or **commissary**. Its flexible layout also makes it a standout option for a design-driven **showroom** or **creative studio**. Discreet yet well-positioned, this destination property offers a rare blend of functionality and character in one of Miami's most dynamic corridors.

Property Highlights

- 2nd generation move-in ready space
- 14'9" Ceilings
- Hidden gem with destination appeal
- Ideal for a cafe, ghost kitchen, or showroom





EXECUTIVE SUMMARY

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AVAILABLE SPACE: **2,000 SF ±**



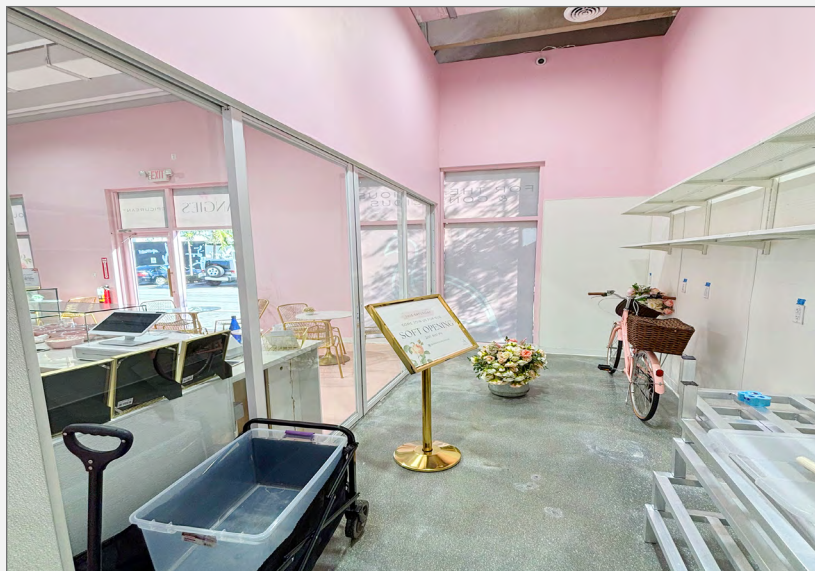
ASKING RATE: **\$9,500/Monthly MG**



POSSESSION: **Immediate**



PARKING: **4 Spaces**



Area Highlights

- Average Household Income: \$122,900 +/-
- Median Household Income: \$96,150 +/-
- Easy access to I-95, I-195, and Biscayne Blvd for seamless connectivity across Miami
- Heavy foot and vehicle traffic, supported by ongoing residential and commercial development



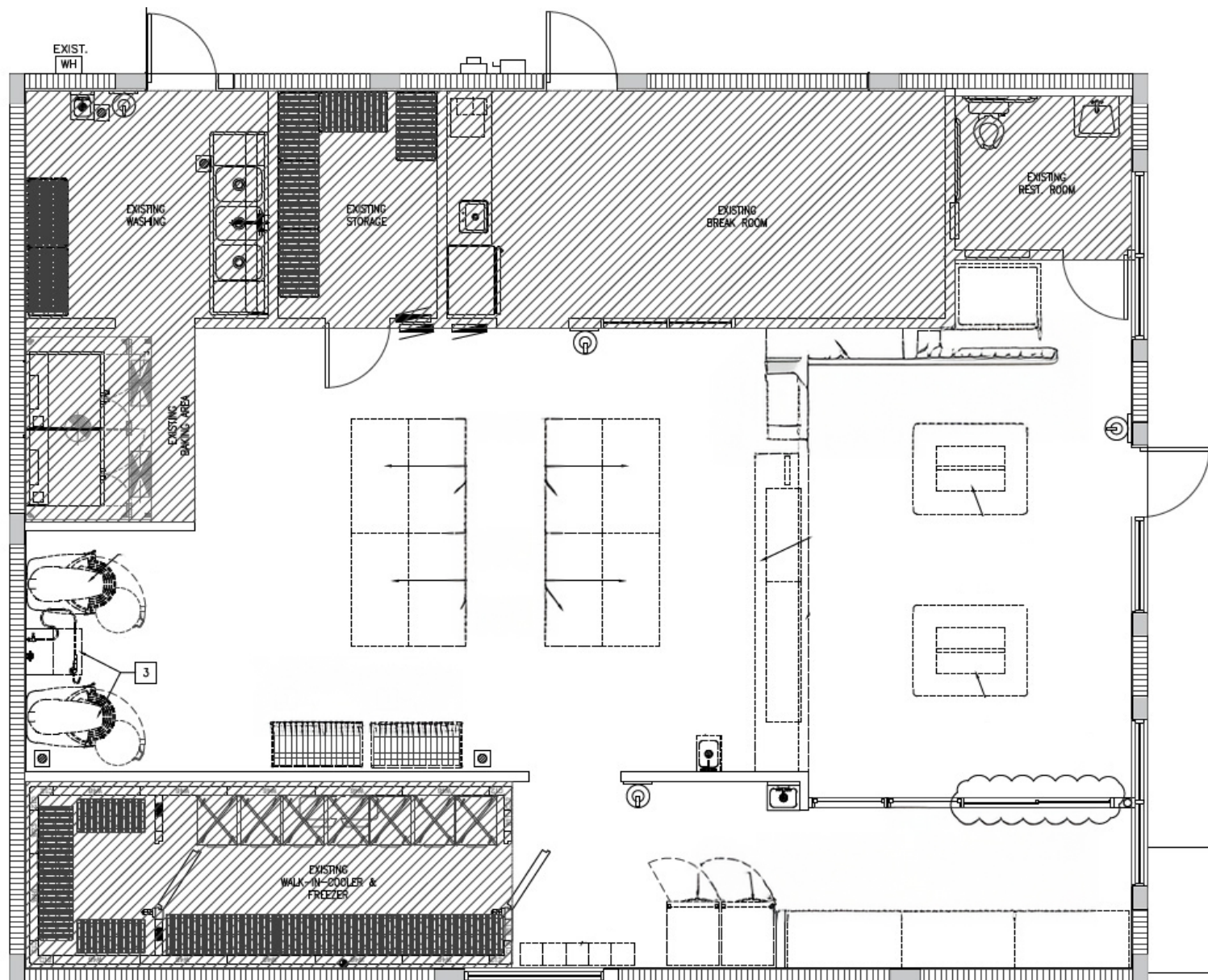
PHOTOS





FLOORPLAN

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chariff

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