4670 NE 2ND AVE
MIAMI, FLORIDA

PRIME GROUND FLOOR RETAIL FOR LEASE

BUENA VISTA LOFTS

chariff REALTY GROUP
Chariff Realty Group is pleased to present for lease, 4670 NE 2nd Ave - Buena Visa Lofts.

This Brand new building will feature Prime ground floor retail spaces with Lofts on the Upper Floors* and is located within steps to the Miami Design District which sees thousands of visitors per week.

Spaces feature floor to ceiling storefronts, with excellent signage opportunity and optimal exposure right on the ever-busy NE 2nd Ave with +/- 50,000 Daily Traffic Count. The subject property also includes Exclusive ample parking for customers and employees on site + additonal street parking in the immediate area.

Ideal uses for these spaces include:

- Boutique Shops
- Art Gallery
- Office supplies store
- Printing services shop
- Cafe or Juice Bar
- Fashion clothing store
- Creative Offices
- Other Innovative retail or office-driven concepts

*Position your business for success and benefit from the immediate audience of 11 units on the 2nd floor lofts and 4 (2)bed-room units, not to mention all the single-family homes and residential units waiting to be serviced.
Ample Parking Available
Exclusively for Customers/Employees

RETAIL 1
+/- 1,280 SF

RETAIL 2
+/- 1,440 SF

RETAIL 3
+/- 1,020 SF
Buena Vista has recently been experiencing a boom as an emerging shopping and entertainment district in Miami. One of the latest projects, Upper Buena Vista, aims to bring about a 500 SF unique microboutique and 250 SF “petite boutiques” with a minimalist and tranquil design that is set to pave the way for future retail standards around the area.

Upper Buena Vista’s design has been hand-crafted to showcase a variety of global perspectives. Inspiration throughout the property adheres to elements drawn from four “T” cities — Tel Aviv, Thong Sala, Tokyo and Tulum — collectively combined with a Miami twist. Nestled between the world-class Miami Design District and the thriving neighborhood of Little Haiti, Upper Buena Vista will offer both locals and tourists a great new experience.
The Miami Design District, one of the premier submarkets in Miami, has quickly evolved into the location of choice for creative industries and is also a world class luxury shopping destination in South Florida. This neighborhood is known throughout the world for its architectural and artistic significance because it is home to the Institute of Contemporary Art (ICA), the De La Cruz Collection, Design and Architecture Senior High (DASH), and is a top destination for attendees of Miami’s annual Art Basel art show.

The area continues to expand as a fashion center and is now home to numerous luxury brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Cartier, Rolex, Givenchy, Berluti, Tom Ford, Tiffany & Co., Balenciaga, Valentino, and more. As the area continues to be developed, even more luxury brands are expected to flock to what has become the premier retail center of South Florida. The Design District is also home to several popular restaurants including Michael's Genuine, MC Kitchen, Cypress Tavern, and Ella. Miami’s Design District is an innovative hub for art, design, shopping, and entertainment.

MUSEUM GARAGE
Who said parking could not be Art?

The newly constructed Museum Garage, a statement-making, eyes-catching parking garage located conveniently steps from the subject property in the Design District.

This seven-story garage has 800 parking spaces ready at your disposal and is positioned on the corner of NE 1st Ave and NE 41st St - with affordable parking rates in line with the standard neighborhood prices, starting at $3 for every four hours.
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.

The Wynwood Art District is an 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.

Midtown is a thriving residential and retail community built around the synergy mimicking New York’s SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you’ll definitely want a spot here.

Downtown Miami is Miami’s bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It’s a neighborhood of layers—decades of history overlapping and colliding; tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.
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.