



FLAVOR GRILL

RESTAURANT · Design District West

4433 NW 2ND AVE
MIAMI, FL 33127

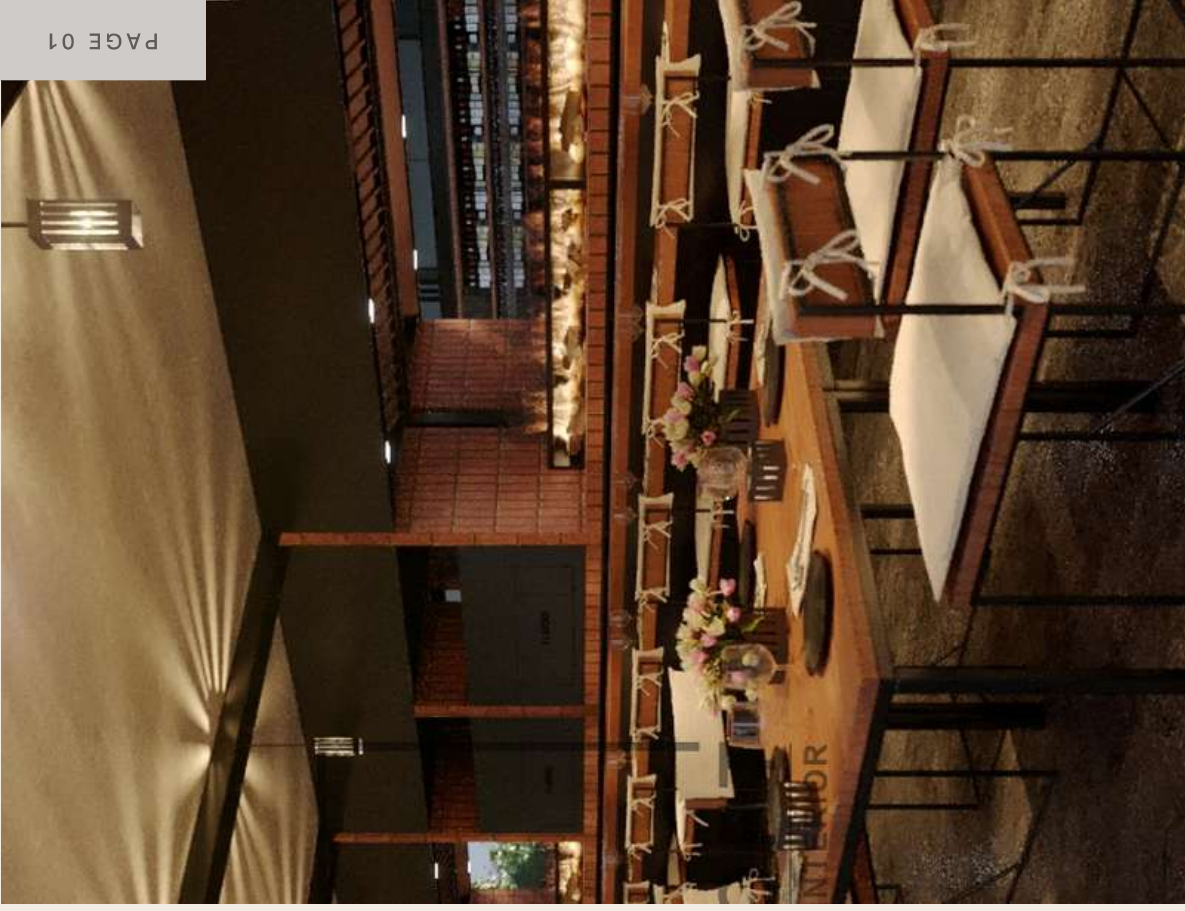
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T A B L E O F C O N T E N T S

A complete look at the opportunity, site, design, and trade area.

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THE OPPORTUNITY

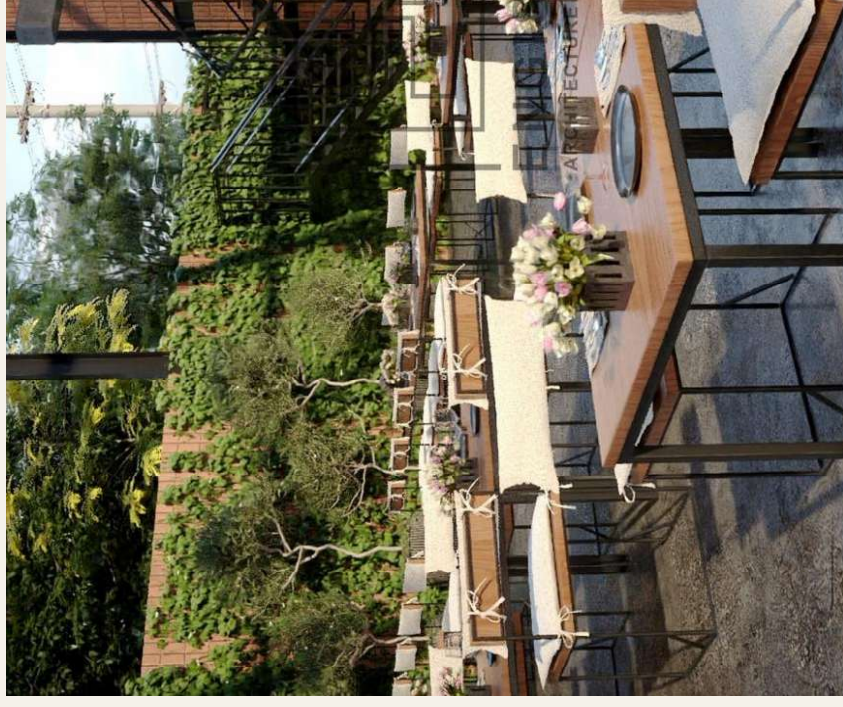
A turnkey *restaurant* built to perform.

Flavor Grill is a fully-designed, architecturally distinctive restaurant space on NW 2nd Avenue - moments from the Miami Design District's luxury retail and fine-dining corridor. Delivered as a vanilla shell, ready for an operator to bring a signature concept to life.

120

SEATS PERMITTED

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Two-level outdoor capacity — rare in the Design District

LOCATION · SITE

Walking distance to the *Design District*.

4401–4433 NW 2nd Avenue sits one corridor west of the Miami Design District; Miami's premier luxury retail and dining destination, home to Cartier, Hermès, Louis Vuitton, Dior, and Michelin-starred restaurants like L'Atelier de Joël Robuchon and Le Jardinier.

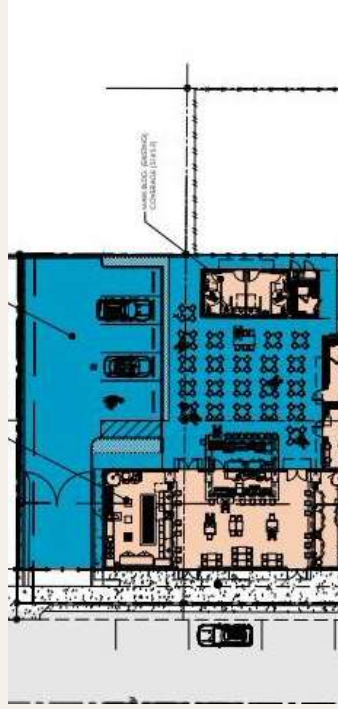
LOCATION MAP



4401 NW 2nd Ave — site outlined

F L O R I D I A N F I R S T R E A L T Y

SITE PLAN · OPEN SPACE



Sheet G004 · open-space areas in blue

LOT BREAKDOWN

7,411

SF OPEN SPACE

3,300

SF GREEN SPACE

3,090

SF LOT COVERAGE



EXTERIOR FEATURE

The FLAVOR Archway

A dramatic corten-steel and brick archway signals the restaurant to NW 2nd Avenue. Perforated steel panels, exposed brick cladding, and a living green facade deliver an instantly recognizable streetscape.

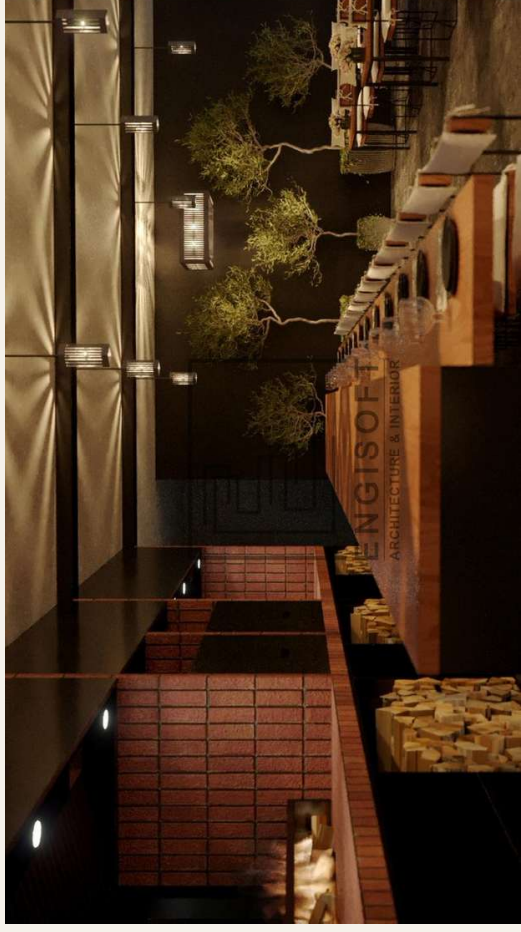


INTERIOR EXPERIENCE

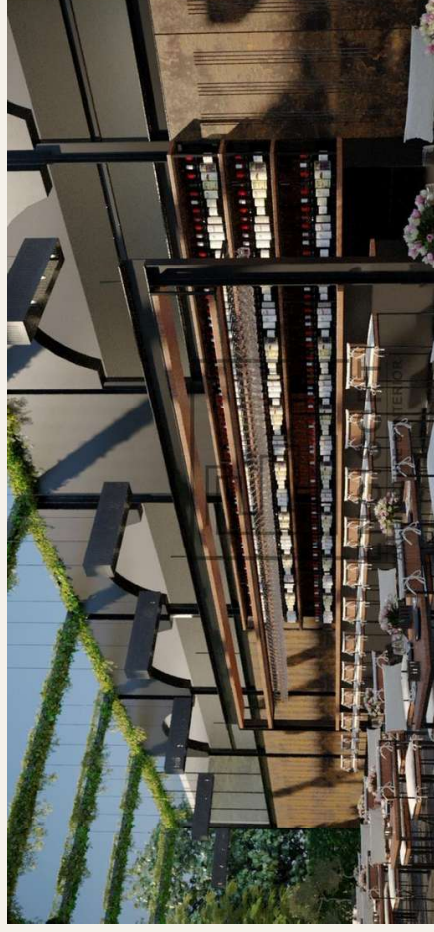
An atmosphere designed for *dining*.

- Wood-fired oven and open-view kitchen
- Floor-to-ceiling wine wall
- Olive trees as interior focal points
- Custom pendant lighting throughout
- Exposed brick + corten steel finishes

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Open kitchen with wood-fired oven & chef's counter



Main dining room with signature wine wall



OUTDOOR SPACE

Two-level *green trellis* courtyard.

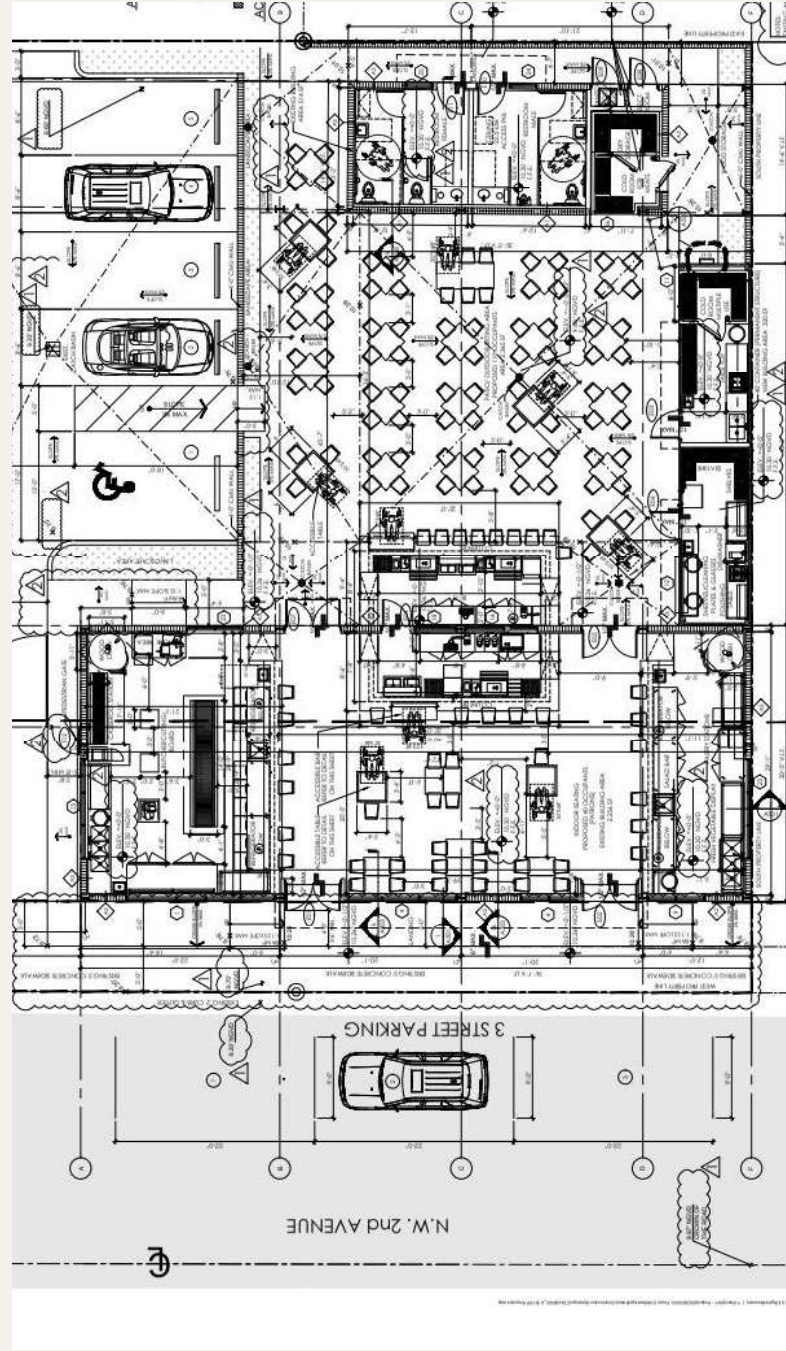
Living vines draped across a steel-cable trellis overhead create a signature architectural feature - rare outdoor capacity that drives foot traffic and social reach.

18 FT exterior ceiling height



ARCHITECTURE · GROUND FLOOR

Ground Floor Plan



SEATING BREAKDOWN

40
INDOOR SEATING

80
COVERED PATIO

14 ft interior ceilings · Detached restrooms

Sheet A101 · Proposed ground-level floor plan

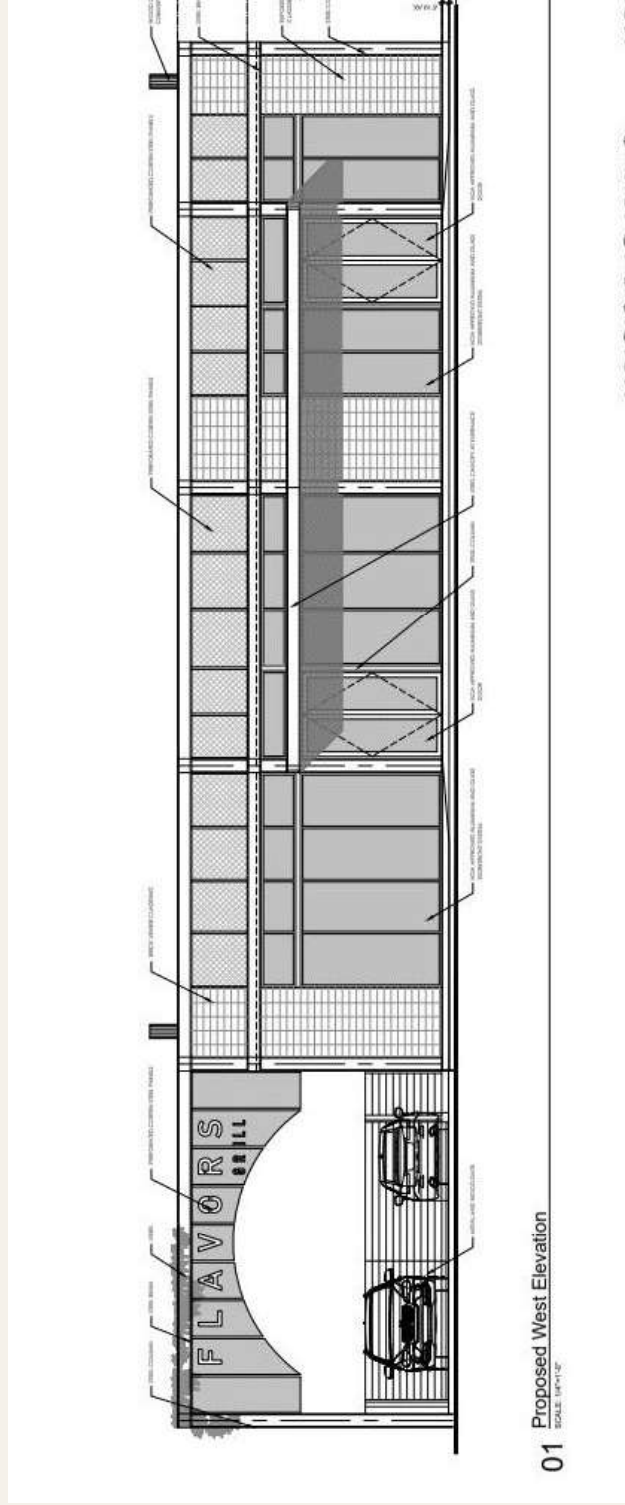
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ARCHITECTURE · ELEVATIONS

Building Elevations

West and North facades from the permit construction set.



WEST ELEVATION

Street-facing facade featuring the FLAVORS archway and corten-steel cladding.

NORTH ELEVATION

Courtyard-side facade with green-wall trellis structure visible.



A trade area built for dining.

Population, household, and income profile for 1-, 3-, and 5-mile rings around 4401 NW 2nd Ave.

| DEMOGRAPHIC | 1 - MILE | 3 - MILE | 5 - MILE |
|-------------------------|----------|----------|----------|
| Population | 49,406 | 306,965 | 686,546 |
| Households | 16,002 | 104,916 | 224,743 |
| Median Age | 35.6 | 37.5 | 39.8 |
| Median Household Income | \$66,605 | \$56,546 | \$62,464 |
| Daytime Population | — | — | — |
| Renter Occupied | 14,395 | 91,135 | 176,128 |

306,965
P O P U L A T I O N
Within 3-mile trade area

\$66,605
M E D I A N I N C O M E
1-mile immediate trade area

104,916
H O U S E H O L D S
Within 3-mile trade area

MARKET CONTEXT

Proven success in the *Design District*.

Indoor-outdoor, design-forward restaurants thriving in the adjacent corridor.

MANDOLIN AEGEAN BISTRO

Greek & Turkish · open since 2009

4312 NE 2nd Ave · Garden & outdoor patio

MICHELIN Bib Gourmand winner literally one block from this site — restored 1940s home with one of Miami's most notable gardens.

MICHAEL'S GENUINE

Michael Schwartz · New American

Anchor since 2007 · 200 seats · indoor-outdoor

James Beard winner and MICHELIN Bib Gourmand; reopened 2024 after expansion with new wood-oven program and outdoor patio.

CONTESSA

Major Food Group · Italian

Two-story · Indoor + alfresco terrace

Northern Italian destination with Lake Como-inspired terrace at 111 NE 41st St; matches the multi-level scale.

COTE

Simon Kim · Korean Steakhouse

5,892 SF · 100+ seats

MICHELIN-starred since 2022; the world's first Michelin-starred Korean steakhouse, anchoring the Design District since 2021.



LET'S TALK

Ready to bring your vision *to life?*

EXCLUSIVE LISTING BROKER

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