



## 1235 SW 22ND ST MIAMI, FL 33145

**HIGH-VISIBILITY CORAL WAY RETAIL/OFFICE WITH PRIME FRONTAGE & SIGNAGE**

Highly visible retail or office space located directly on Coral Way, one of Miami's most established and heavily traveled commercial corridors. The property offers excellent storefront frontage and signage exposure, making it ideal for businesses seeking strong daily visibility and easy customer access.

Positioned between Brickell and Little Havana, the area benefits from dense surrounding residential neighborhoods, professional offices, and constant vehicular traffic. The location supports a wide range of uses including retail, medical, professional services, and showroom concepts.

A major advantage is the availability of over 10 on-site parking spaces, a rare find along Coral Way, providing convenience for both customers and employees.

**LEASE PRICE: \$8,000/MONTH**

Building Size: 2,000 SF

Lot Size: 7,800 SF

**Zoning: T6-8-O**



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