



SECOND GENERATION RESTAURANT SPACE FOR LEASE
230 NE 4th St, Miami, FL 33132



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Miami, FL 33132

- Prime 2nd generation restaurant in the heart of Downtown Miami, surrounded by bustling foot traffic and a diverse mix of businesses.
- Formerly the high performing Jaguar Sun restaurant.
- Located in close proximity to I-95, I-395, Biscayne Boulevard, Kaseya Center, Miami Worldcenter and steps away from the Metro Mover.
- Densely populated trade area with over 260,969 people within a 3 mile radius and 263,270 daytime employees.



NEARBY TENANTS INCLUDE:

CVI.CHE105

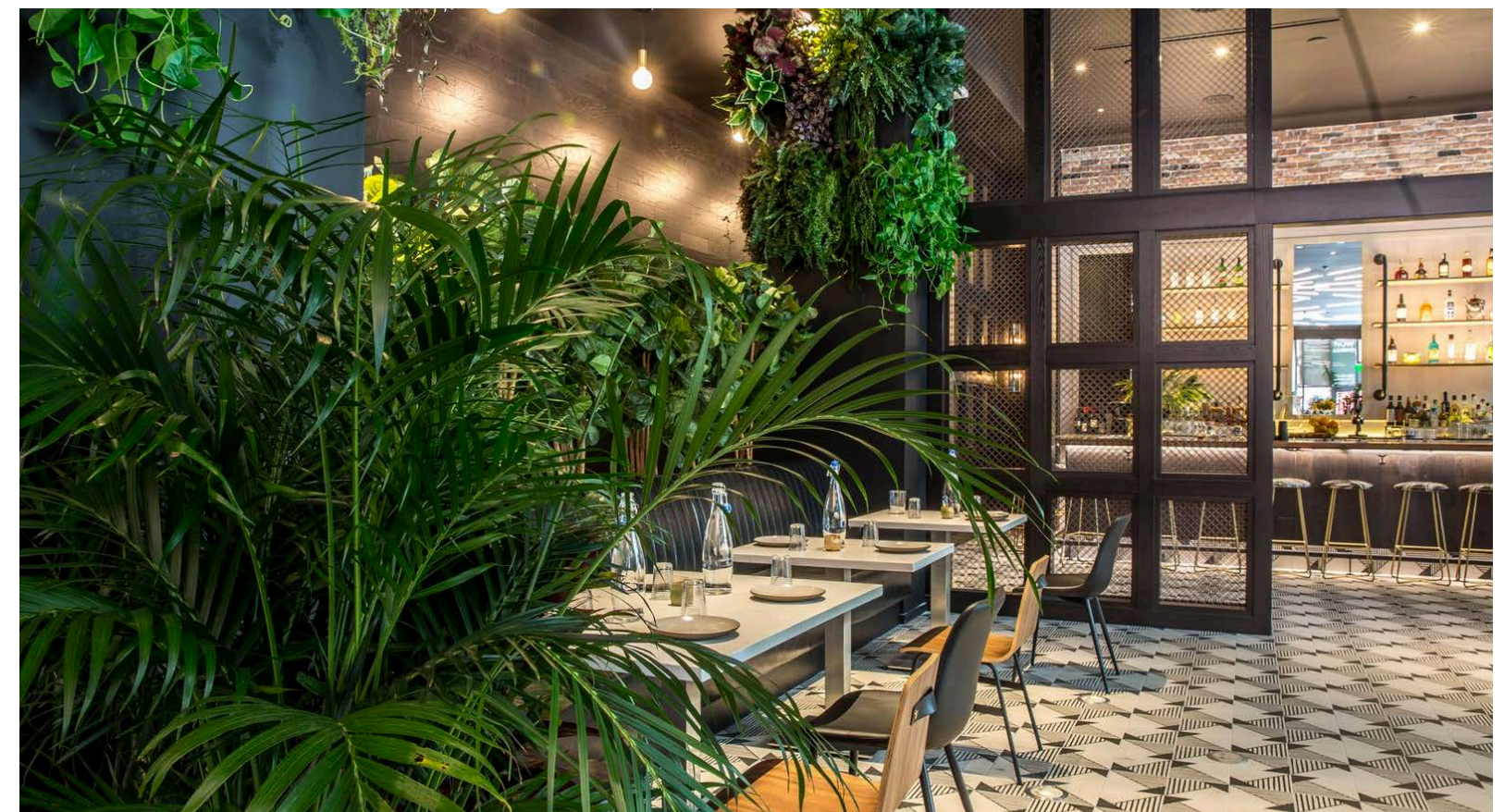


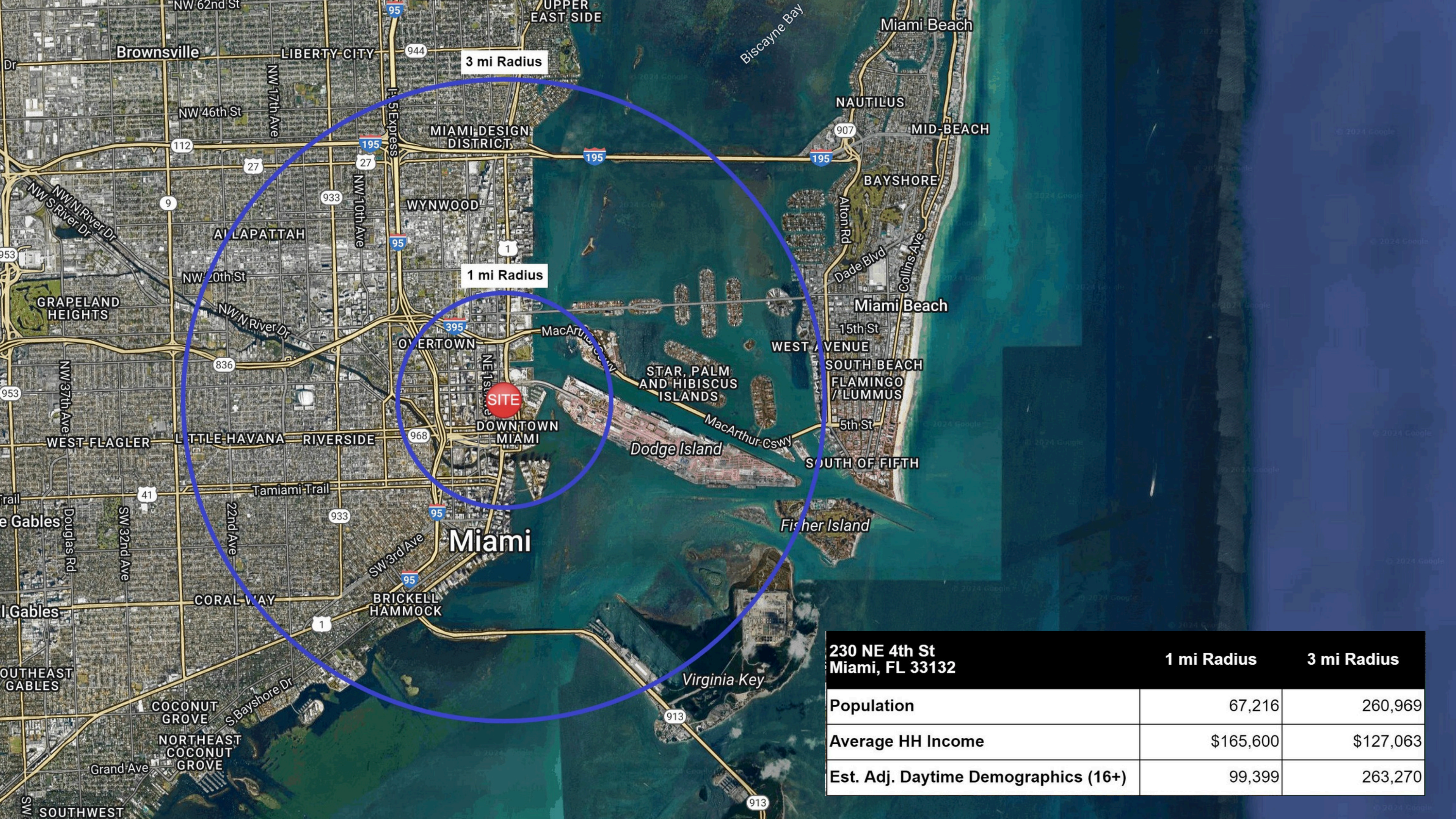
MIAMI
WORLD CENTER

BAYSIDE
MARKETPLACE®



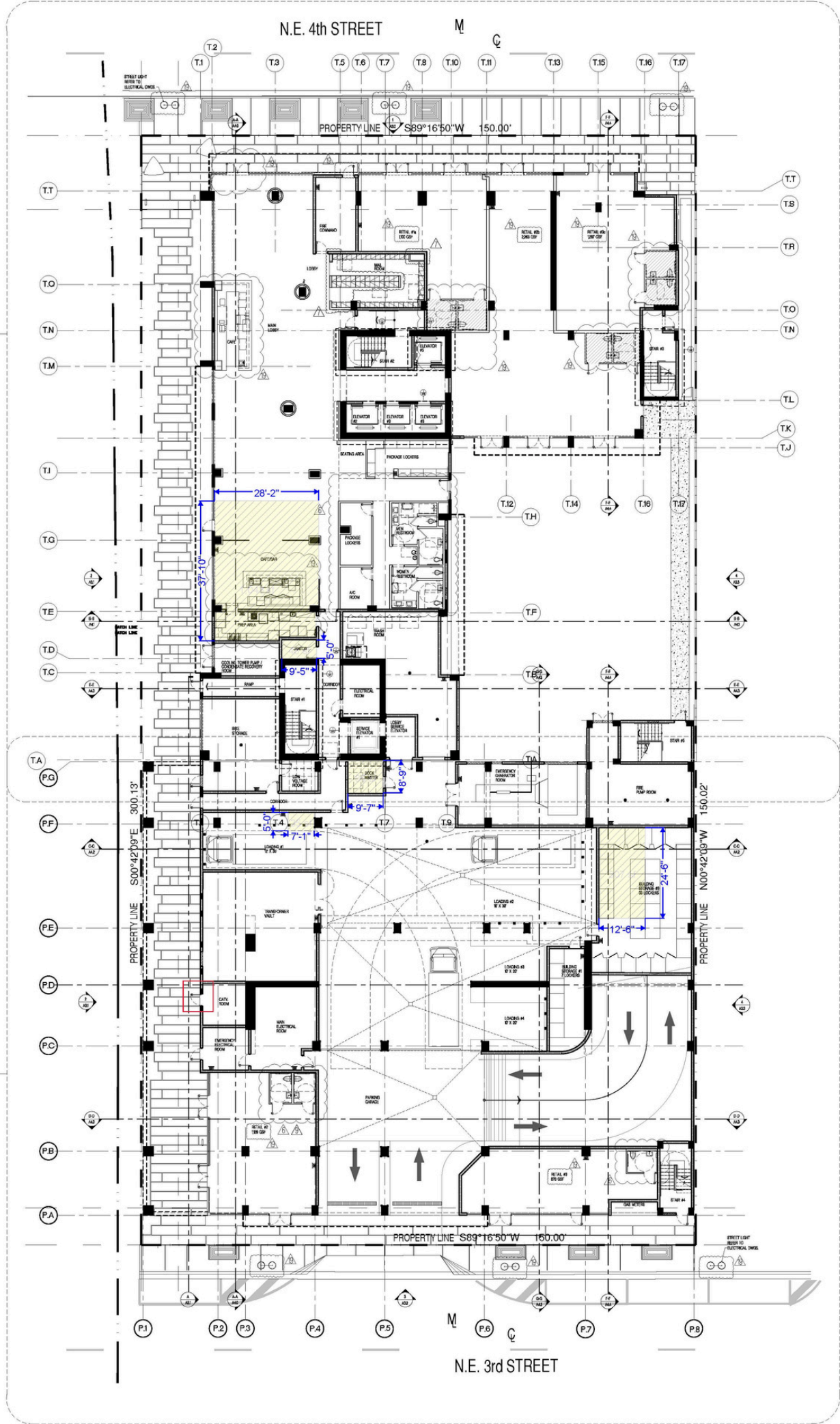
Kaseya
Center





230 NE 4th St Miami, FL 33132	1 mi Radius	3 mi Radius
Population	67,216	260,969
Average HH Income	\$165,600	\$127,063
Est. Adj. Daytime Demographics (16+)	99,399	263,270

Floor Plan





MIAMI
WORLD CENTER

Earls KITCHEN + BAR

Juvia Group

Apple

SIXTY VINES

LAUREL BRASSERIE

MUSEUM OF ICE CREAM

MAPLE & ASH

LUCKY X STRIKE

SEPHORA

Ray-Ban

LUCID

lululemon

citizen

Kaseya Center

BAYSIDE MARKETPLACE

BLACKMARKET Miami

BACON BITCH

FIVE GUYS BURGERS and FRIES

PIER 5

LANDSHARK Bar & Grill MIAMI BAYSIDE

Hard Rock CAFE

sugar FACTORY

SANGUICHE DE MIAMI

BUBBA GUMP SHRIMP CO.

sun-glass hut

VICTORIA'S SECRET

crocs

mojitobar TROPICAL EATS + LATIN BEATS



MOTEL

CARROT EXPRESS

Mama Tried

CY.CHE 105

BAYFRONT PARK MIAMI

W/Flagler St

OVER UNDER

JULIA & HENRY'S

Walgreens

HELL'S KITCHEN

NOVIKOV RESTAURANT & BAR

BOULUDSUD MEDITERRANEAN

SILVERSPOT CINEMA

COURTYARD BY MARRIOTT

Drumming Man

café Bastille

met MIAMI

CACTUS CLUB CAFE

MASTRO'S STEAKHOUSE

HYATT REGENCY

WHOLE FOODS MARKET

KIMPTON EPIC MIAMI

Retailer Map

THE TEAM

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VERTICAL
REAL ESTATE