



Retail

Capital Square

801 NW 37th Avenue | Miami, FL 33125

FOR LEASE

Total Space Available: **394 - 2,117 SF**
Lease Rate & Type: **\$25.00 - \$65.00 PSF, NNN**

For More Information

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For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Capital Square

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Property Features

- Diverse mix of restaurants, retail, services, and medical uses
- Roof replaced May 2026
- Join Pollo Tropical, InstaLoan, Metro by T-Mobile, Boost Mobile, Univista Insurance, and more

Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	33,204	266,898	636,799
Employees	9,625	155,926	456,731

Location Features

- Signalized intersection
- Easy access to Dolphin Expressway (SR-836)
- 2 miles from Miami International Airport (MIA)
- 10 minutes to Coral Gables, Wynwood, and Downtown Miami
- Over 636,000 people in a 5 mile radius
- Daytime population of over 456,700 people in a 5 mile radius



Floor Plan

801 NW 37th Avenue | Miami, FL 33125

First Floor



Availability

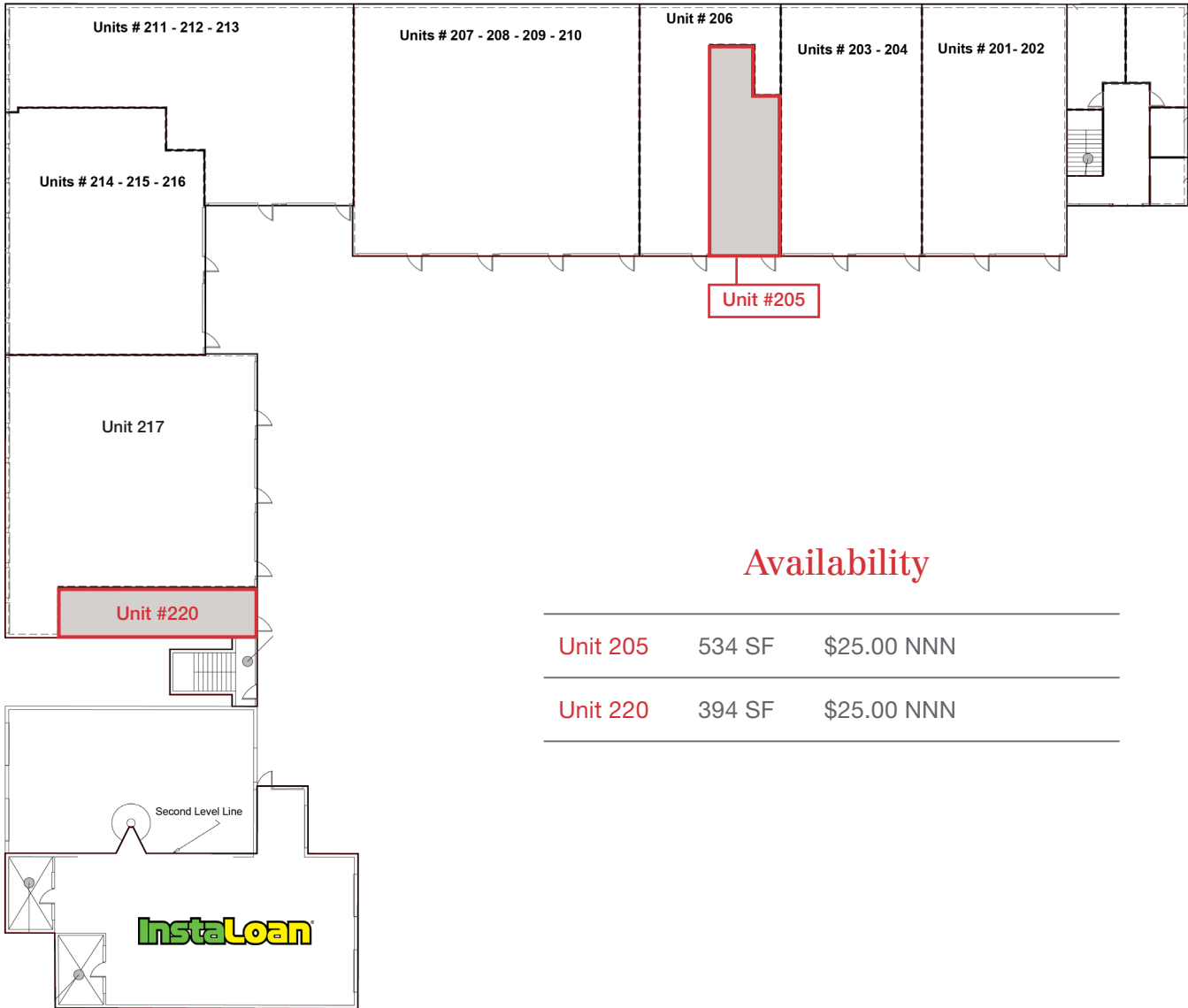
Unit 769	1,804 SF	\$50.00 PSF, NNN
Unit 803*	1,417 SF	\$65.00 PSF, NNN (2nd Gen Restaurant)
Unit 807*	700 SF	\$55.00 PSF, NNN
Unit 833	700 SF	\$55.00 PSF, NNN

*Can be combined for a total of 2,117 SF

Floor Plan

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Second Floor



Availability

Unit 205	534 SF	\$25.00 NNN
Unit 220	394 SF	\$25.00 NNN

Retail Map

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