

FOR LEASE

Midtown Doral 2nd Generation Restaurant

Restaurante Segundo Generación – Cocina Completa Instalada

Fully Built Out – Hood, Grease Trap, Bar, 180+ Seats – Ready to Open

7835 NW 107th Ave, Doral, FL 33178



Property Highlights

- ±6,500 SF indoor + outdoor dining for a restaurant space directly supported by a **fully operational professional kitchen** – 180+ seats, hood, grease trap, and equipment in place
- Built-in customer base with **1,800+ units within 1-mile**, access to 276 retail parking spaces, and an established dining corridor
- **Desirable co-tenancy** with Altamura Trattoria, Echate Palla, Club Pilates, Renzo Gracie Jiu-jitsu, 4d Gelato, El Churrascaso Grill, etc.

Turnkey / Faster Opening Advantage

- Avoid **\$150-250/sf** ground-up buildout costs
- Open months faster versus new construction
- Existing kitchen + bar infrastructure in place
- Prior restaurant approvals reduce permitting risk
- Ideal for expansion or second location rollout
- Economies of scale

Offering Summary

Asking Rent + CAM: \$50.00 + \$15.00

Size SF: **±6,500 SF + Outdoor Patio**

Type: 2nd Gen Restaurant

Infrastructure: Grease Trap + Hood + Professional-Grade Equipment

Lease Type: NNN

Lease Structure

Term: 5-10 + (2) 5 Yr Option

Monthly Rent (Gross)*: **\$35,208**

Annual Rent (Gross)*: **\$422,500**

Key Money: **None Required**

**Gross Rent Includes Base Rent and CAM*

Exterior Facade



Dinning Area



Existing Floor Plan

