



The Wynwood Shops
2399 NW 2nd Avenue Miami, FL 33127

FOR LEASE

WELCOME TO THE NEIGHBORHOOD

Home to landmark restaurants and bars, boutiques, exhibition spaces, galleries and, of course, the eponymous open-air street-art museum known as the Wynwood Walls, Wynwood is one of Miami's hottest destinations.

A LIVING NEIGHBORHOOD PACKED WITH ART, CULTURE, AND INNOVATION.

Wynwood boasts some of the city's heaviest foot traffic, with approximately 510,000 visitors reported in March 2019.



The Shops
On 2nd Avenue

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LOCATION OVERVIEW

MIAMI BEACH

DOWNTOWN / BRICKELL

ARTS & ENTERTAINMENT

OVERTOWN

EDGEWATER

WYNWOOD

MIDTOWN

DESIGN DISTRICT



VERTICAL
REAL ESTATE

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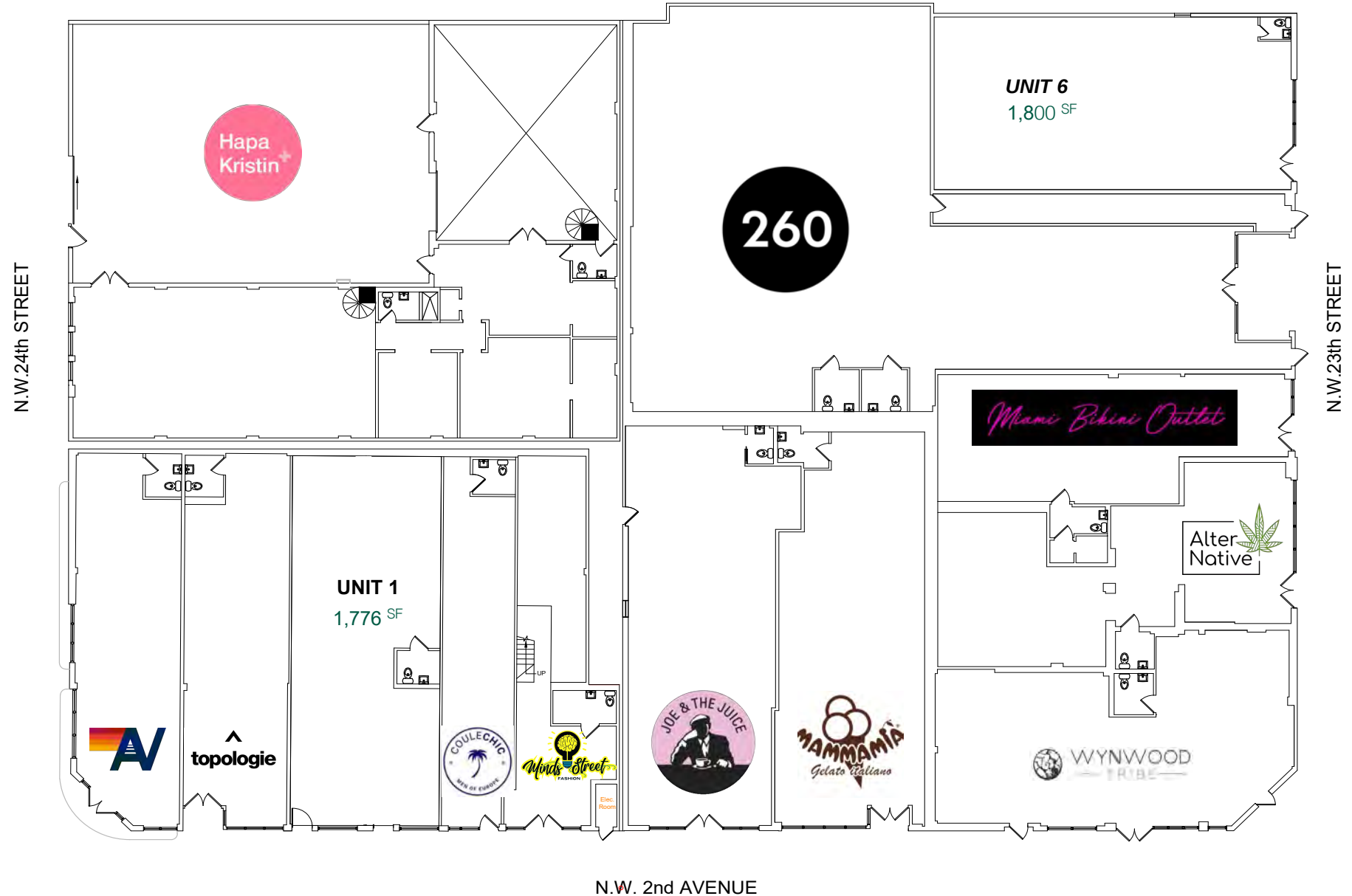
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SITE PLAN

- Ideal for dry retail, fashion boutique, art gallery, showroom, print shop, etc.
- Abundant street parking and nearby parking garage
- Urban location with over 250,000 unique monthly pedestrian footfalls



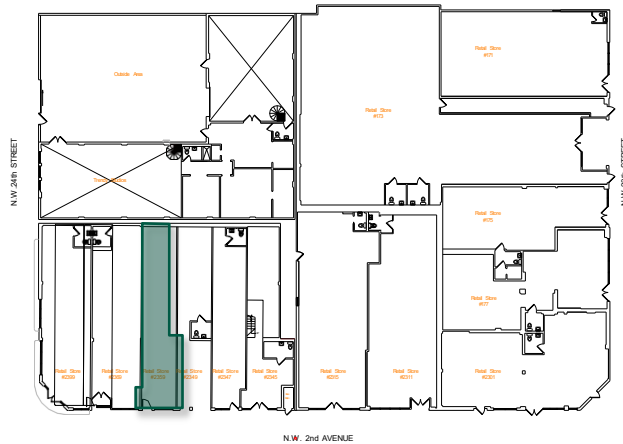
UNIT 1

2349 NW 2nd Ave

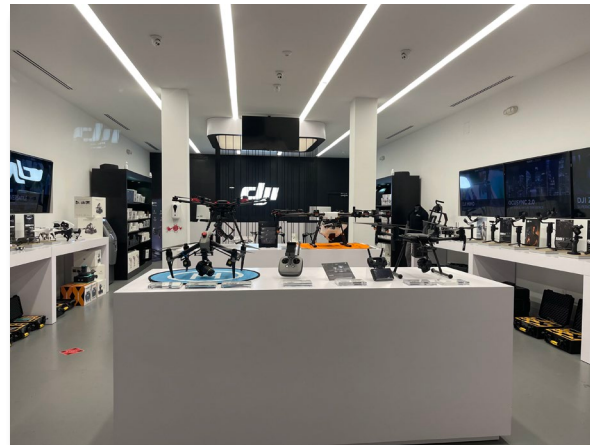
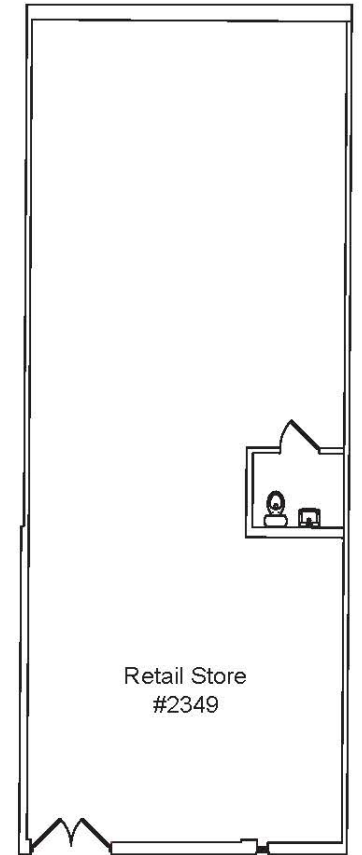
Space Size: 1,776 SF
Frontage: 18 FT

HIGHLIGHTS

- Next door to Topologie
- Vanilla Shell
- Glass Store Front
- Across the street from Coyo-Taco



FLOOR PLAN



UNIT 6

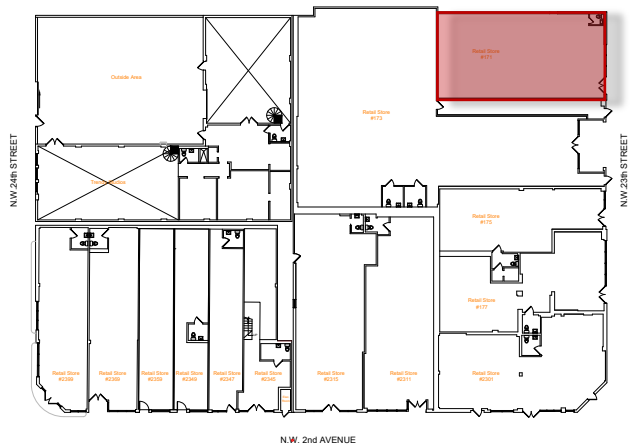
171 NW 23rd Street

Space Size: 1,800 SF

Frontage: 30 FT

HIGHLIGHTS

- Steps away from Main Intersection
- Vanilla Shell
- Glass Store Front
- Branding Opportunities



FLOOR PLAN



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AERIAL (NORTH)



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Wynwood is the embodiment of the best of Miami. Artistic, curated, vibrant, bold.

A unique, all-in-one market for Retail. There's no better place to work, play and relax.



Neighborhood Highlights

- 1 Historically home to art galleries, retail, bars, restaurants and entertainment
- 2 Local business and civic leaders planned for new construction and adaptive re-use, paving the way for new commercial, residential and hospitality uses
- 3 400+ parking spaces on site plus the first centralized parking structure (450 spaces) located 1 block away
- 4 3rd Avenue "woonerf (retail boulevard closed to traffic)" coming in 2021
- 5 Wynwood's Business Improvement District (BID) helped to amend planning and zoning guidelines, which resulted in countless development projects and new businesses in the neighborhood
- 6 Now under development:
XXX residential units
XXX SF office space
XXX hotel keys
XXX SF new retail



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**“One of the Top Ten Coolest
Neighborhoods in the World”**
- Vogue Magazine



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