

CORE WYNWOOD RETAIL | 5,700 SF ON THE BEST CORNER IN WYNWOOD



**DWN
TWN**
REALTY ADVISORS
23 7PM - 95 1PM

FOR LEASE

2545 NW 3RD AVE – WYNWOOD, MIAMI



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 2545 NW 3rd Avenue (the "Property"), a 5,700 square foot ground-floor corner retail space located in Miami's Wynwood Arts District. The space occupies the hard corner of one of the four most important intersections in the neighborhood, alongside the Wynwood Garage, Zak the Baker, and Walt Grace Vintage, and directly adjacent to the world-renowned Wynwood Walls. Currently built out as the Billionaire Boys Club flagship, the space delivers wraparound street frontage, full-height glass, polished concrete floors, and dedicated rear-alley loading for deliveries.

Offered at \$80 per square foot NNN, the Property sits on NW 3rd Avenue, a planned woonerf pedestrian-friendly street in the core pedestrian district of Wynwood. The corner captures foot traffic from every direction: across the street from the Wynwood Garage, which alone accounts for more than 20% of Miami's parking transactions, steps from Zak the Baker, Walt Grace Vintage, KYU and Gibson Garage, and immediately adjacent to the Wynwood Walls. Zoned T5-O within the Wynwood NRD-1 Overlay, the space accommodates a wide range of retail, food and beverage, gallery, and experiential concepts, with the co-tenancy of two of Wynwood's most recognized brands already in place next door.

Wynwood draws over 6 million visitors annually, including more than 2 million out-of-town visitors who spend an estimated \$488 million in the district each year, a base of demand Forbes has called "America's best hipster neighborhood." That demand is intensifying: 5,447 residential units are under construction, 757 hotel rooms and 374,600 square feet of new retail are in the pipeline, and the NW 3rd Avenue woonerf will convert the block directly in front of the space into a pedestrian promenade. For an operator, Core Wynwood Retail is the rare opportunity to secure a turnkey corner box at the single best-positioned intersection in Miami's highest-traffic retail submarket, ahead of the density and pedestrian investment now reshaping the district.

2545 NW 3rd Avenue, Miami, FL 33127

Wynwood Arts District

\$80/SF NNN

Retail Rent

5,700 SF

Unit SF

Core Wynwood

Location

Street Parking

Parking

AT THE HEART OF WYNWOOD'S BEST RETAIL

The Dorsey
306 units

NoMad Wynwood
329 units

Wynwood Plaza
509 units
300,000 SF of Office

Edgewater & Midtown
5min Drive

Twenty Sixth & 2nd
Wynwood Residences
233 units
Under Construction

Moxy
120 rooms

THE
WYNWOOD
GARAGE



NW 26th Street

NW 3rd Avenue

NW 26TH ST

NW 3RD AVE

AVAILABLE
5,700 SF

PRIVATE
GALLERY
MUSEUM OF GRAFFITI

LEASED

MUSEUM
OF
GRAFFITI

LEASED

DRIVEWAY

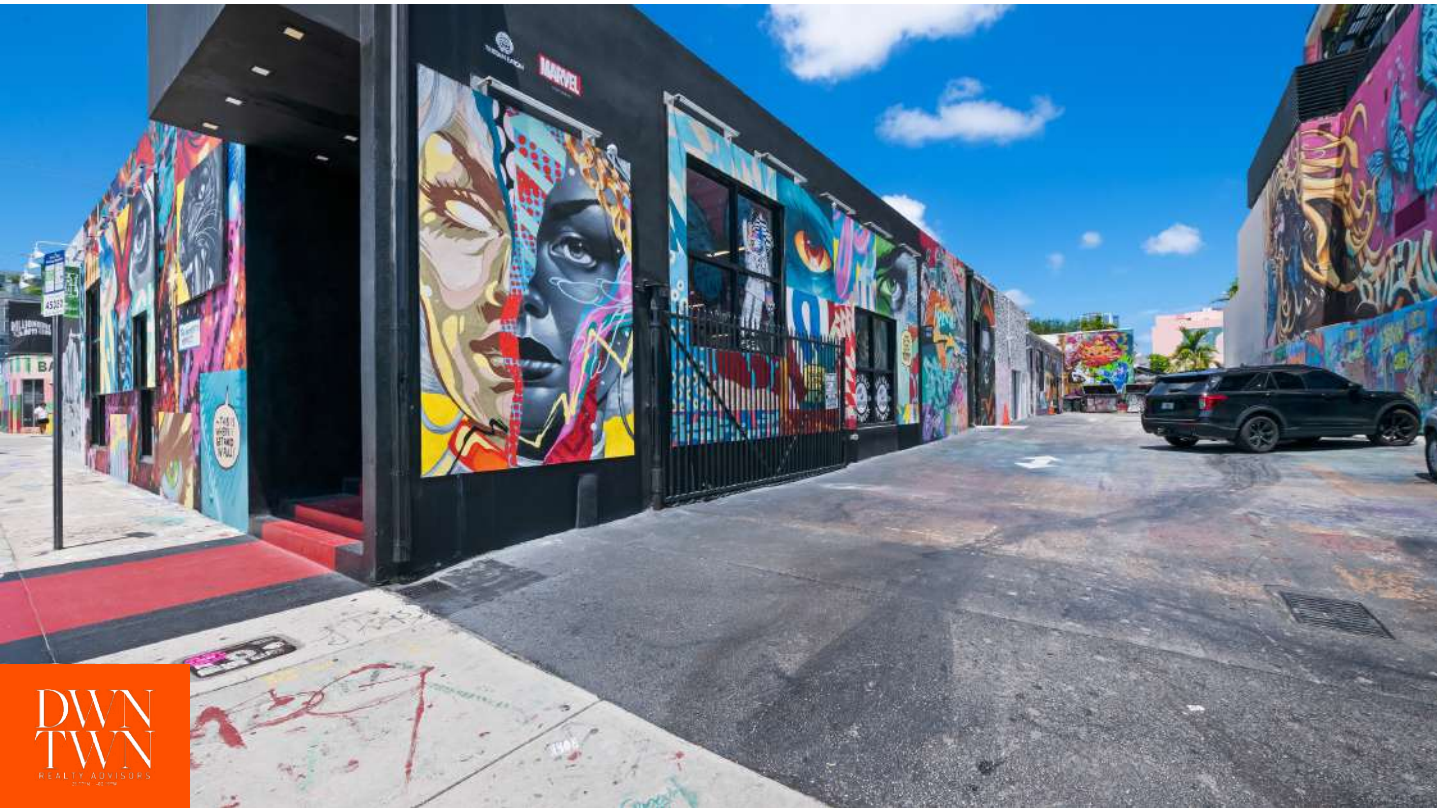
STAIRS
EXIT
TO ROOF

RR

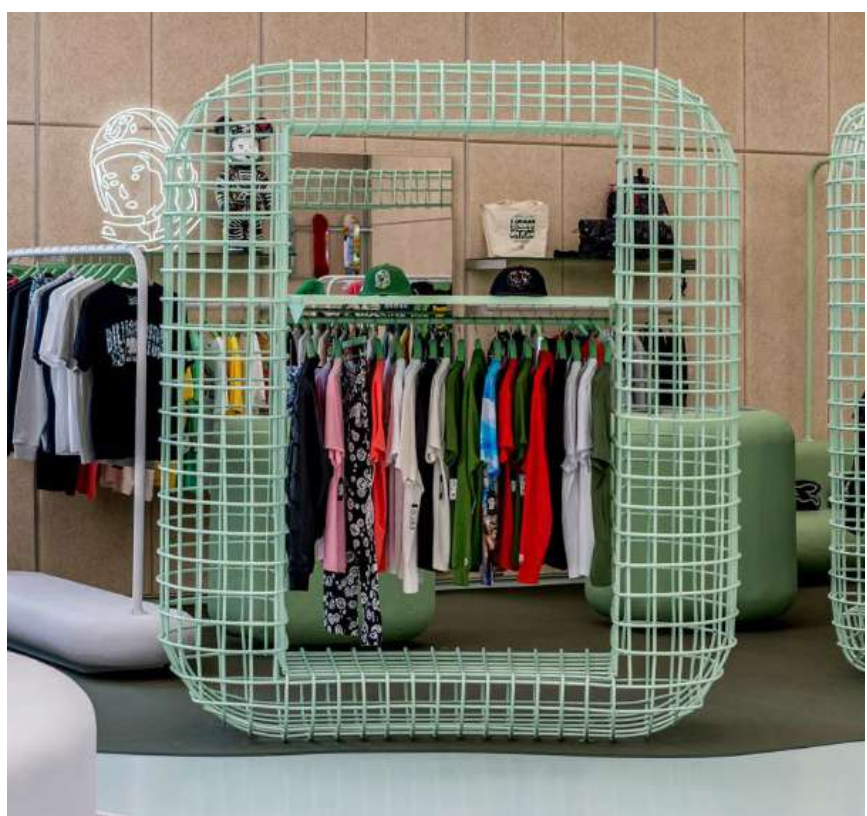
PROPERTY PICTURES



Back alley for deliveries



INTERIOR PICTURES





The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

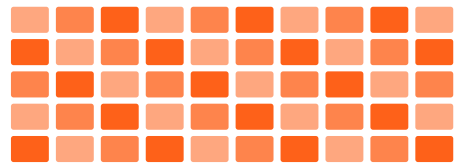
LIVE
WORK
PLAY
EPICENTER



FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

WYNWOOD BY THE NUMBERS



50
CITY BLOCKS
≈ 1 Square Mile of
Vibrant Neighborhood



57+

RESTAURANTS

Acclaimed dining & café destinations



400+

BUSINESSES

Retail, creative & service industries

495

BUILDINGS

Defining Wynwood's iconic urban landscape



6M

ANNUAL VISITORS



16.5K

DAILY VISITORS

Consistent foot traffic, every single day



10k

RESIDENTS

A vibrant local community



6k+

DAYTIME OFFICE POPULATION

A growing professional workforce



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B



RETAIL & FITNESS



OFFICE TENANTS



LANDMARKS



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