



305-264-9661

RETAIL FOR LEASE

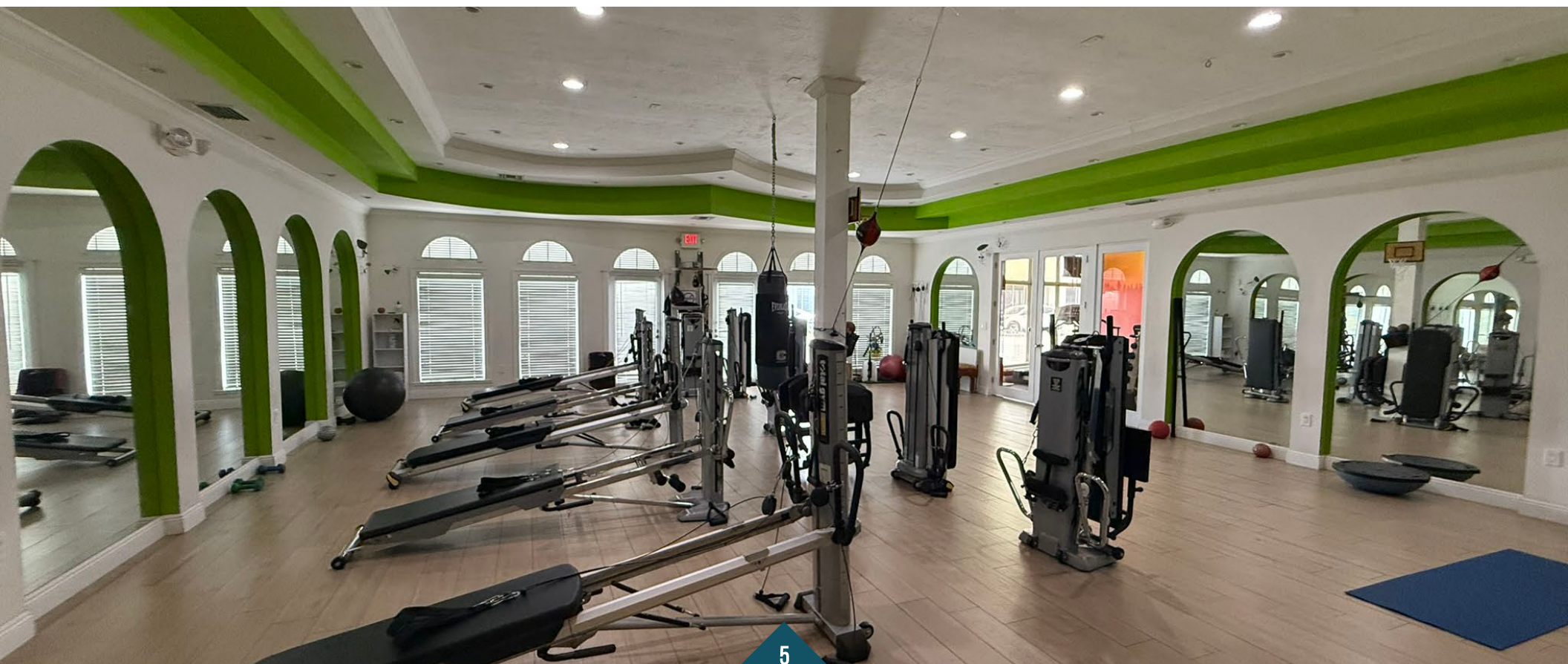
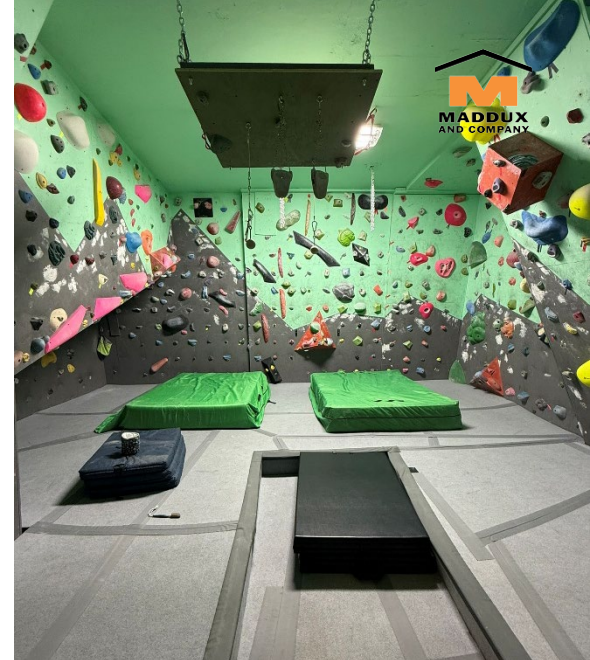
810 SW 22nd Avenue
Miami, FL

3,060 +/- Square Feet

Prime 3060 SF Retail Space for Lease

810 SW 22nd Avenue, Miami, FL - Ground-floor retail in one of Miami's most active urban corridors — steps from Calle Ocho, with reserved parking and ample surface and street parking. Ideal for retail, insurance, personal services, and more. This location provides tenants with immediate market presence and long-term positioning within a dynamic urban trade area.





GIAN TRAINA

305.213.1047

gtraina@madduxco.com**MADDUX AND COMPANY**4950 SW 72nd Avenue

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

PROPERTY DESCRIPTION**FREE-STANDING RETAIL SPACE**

High-visibility frontage on Southwest 22nd Avenue.

Available Spaces:

3,060 +/- SF offered at \$30 per SF (Modified Gross)

LEASE OPPORTUNITY**Prime Retail Opportunity in the Heart of Miami**

An exceptional retail space now available for lease at 810 SW 22nd Avenue — positioned in one of Miami's most active and densely populated urban corridors. With immediate access to Little Havana, Downtown Miami, and Brickell, this location delivers consistent foot traffic and a built-in customer base that few addresses can match.

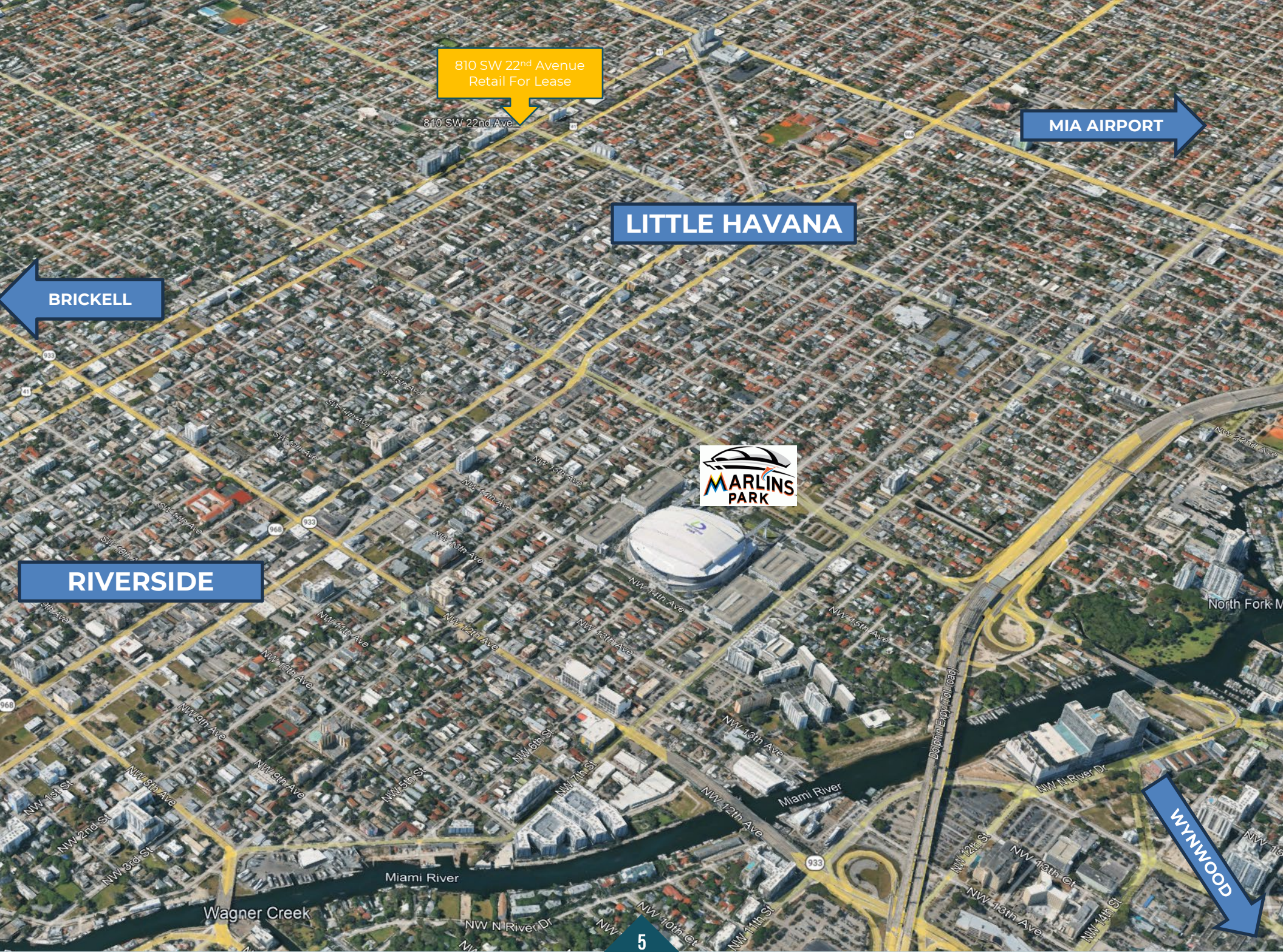
Space Highlights

- 3,060 SF of ground-floor retail space
- Ample surface-parking available behind the building
- Major intersection of 8th Street and SW 22nd Ave
- Easy access to SW 8th Street (Calle Ocho) and major arterials
- Minutes from Downtown Miami and Brickell

The Location Advantage

The location sits at the intersection of Miami's vibrant residential density and commercial energy. The surrounding neighborhood draws strong daily foot traffic from residents, commuters, and visitors — making it an ideal setting for retail, insurance, personal services, boutique fitness, medical/wellness, and a broad range of other commercial uses.





810 SW 22nd Avenue
Retail For Lease

810 SW 22nd Ave

MIA AIRPORT

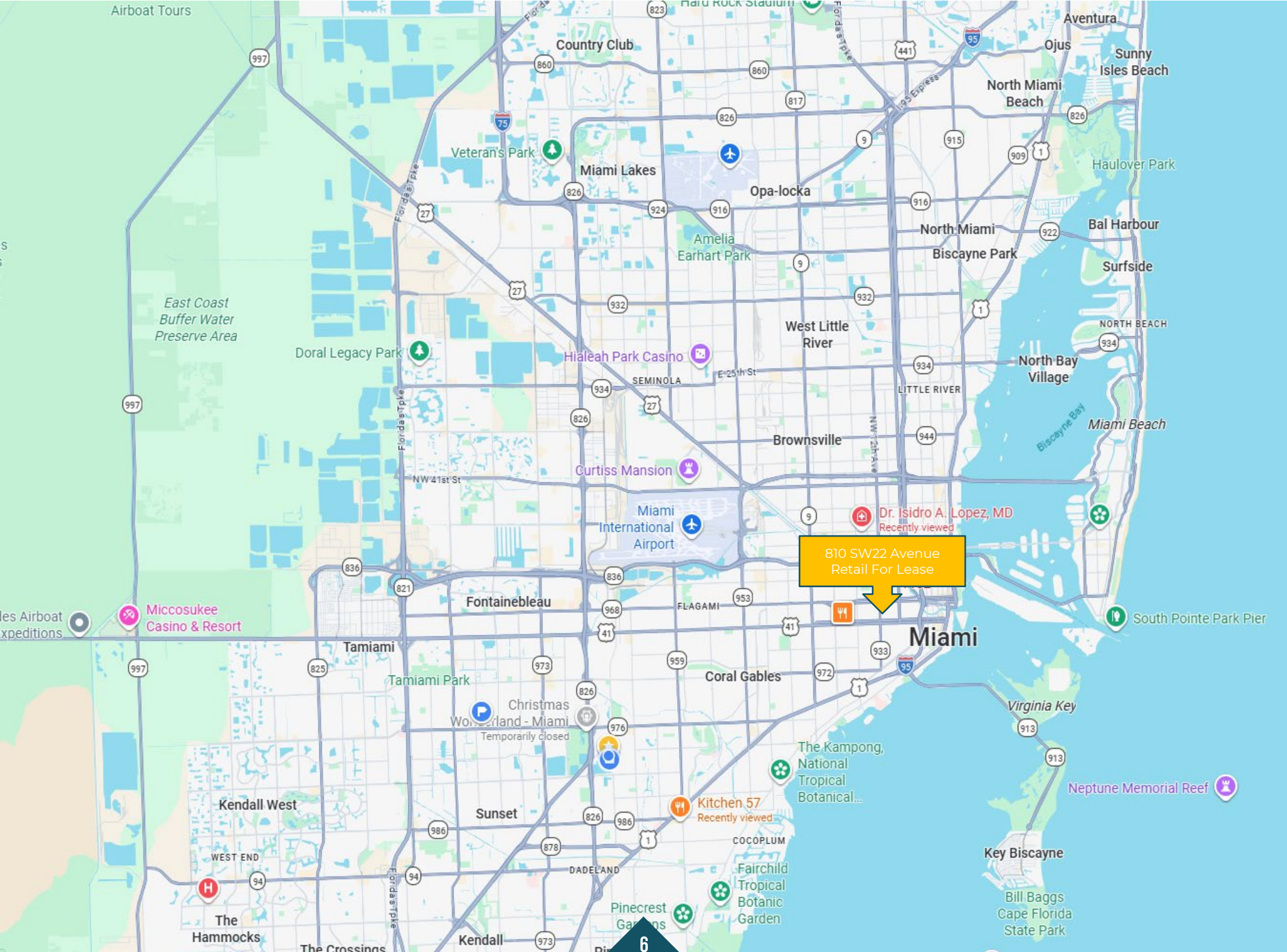
LITTLE HAVANA

BRICKELL

RIVERSIDE



WYNWOOD



MIAMI FLORIDA

MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



GIAN TRAINA

305.213.1047

gtraina@madduxco.com

MADDUX AND COMPANY

4950 SW 72nd Avenue

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com

