

Retail / Restaurant For Lease

1642 NE 1st Avenue Miami, FL 33132

UN



Conceptual rendering

NR
NRI INVESTMENTS

JLL

Property Overview

- New +/- 5,477 RSF retail/restaurant space in the heart of Downtown Miami
- Large wrap around outdoor patio
- 252 apartments with 10,000 SF of office space above
- Surrounded by the Design District, Midtown Miami, Wynwood, Edgewater, Downtown, and Brickell
- Neighboring co-tenants include Aroma Espresso Bar, Miami Slice, Elevation Fitness, Vice City Bean, Bunburry, Bistro Café, BOXR Gym, and more
- Landlord open to divisions and all uses

3 Mile Demographics

282,957
Population

356,344
Daytime Population

\$95,574
Average HHI

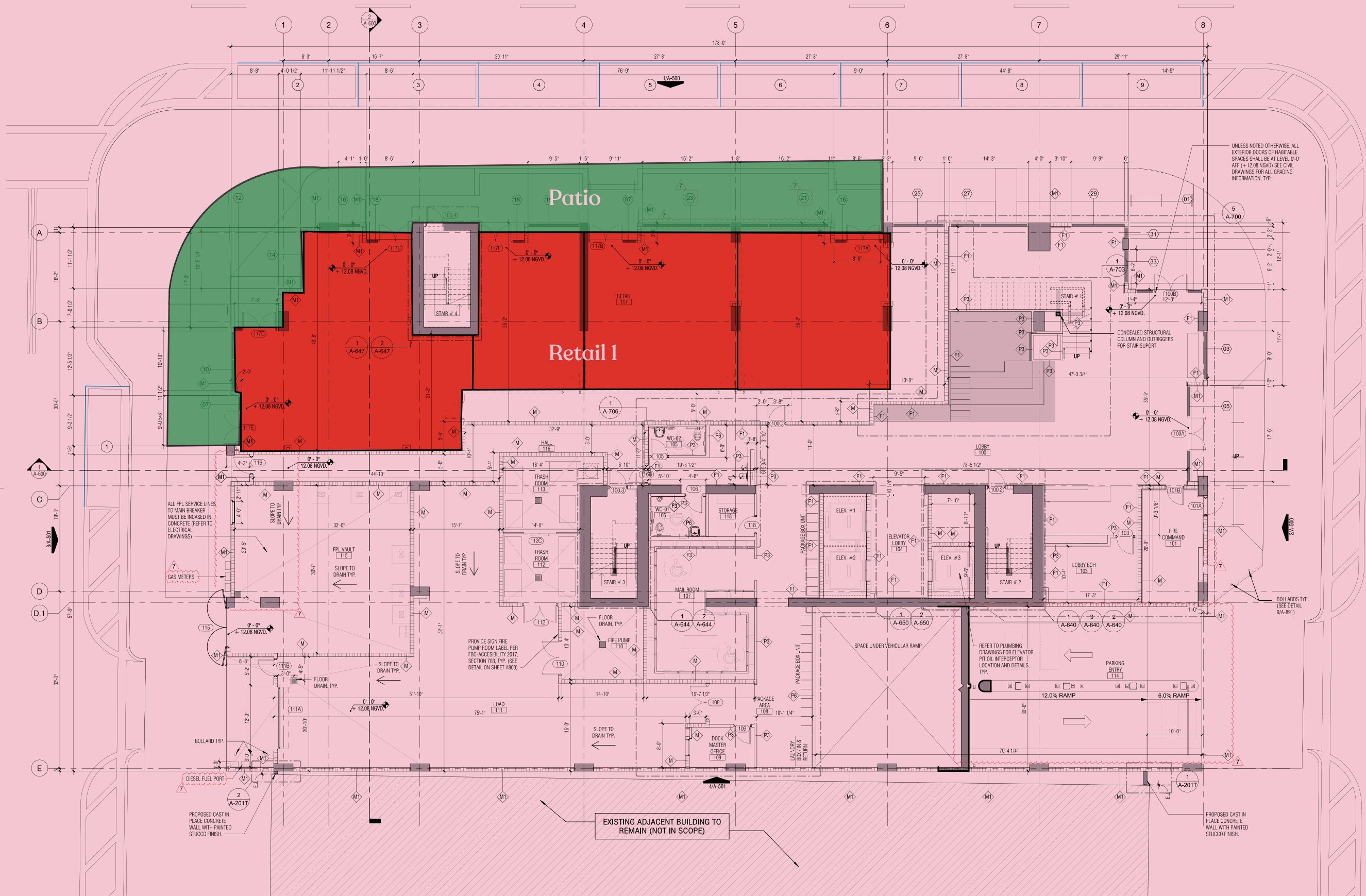
128,443
Estimated Households



Conceptual rendering

Site Plan

Retail 1
5,477 RSF



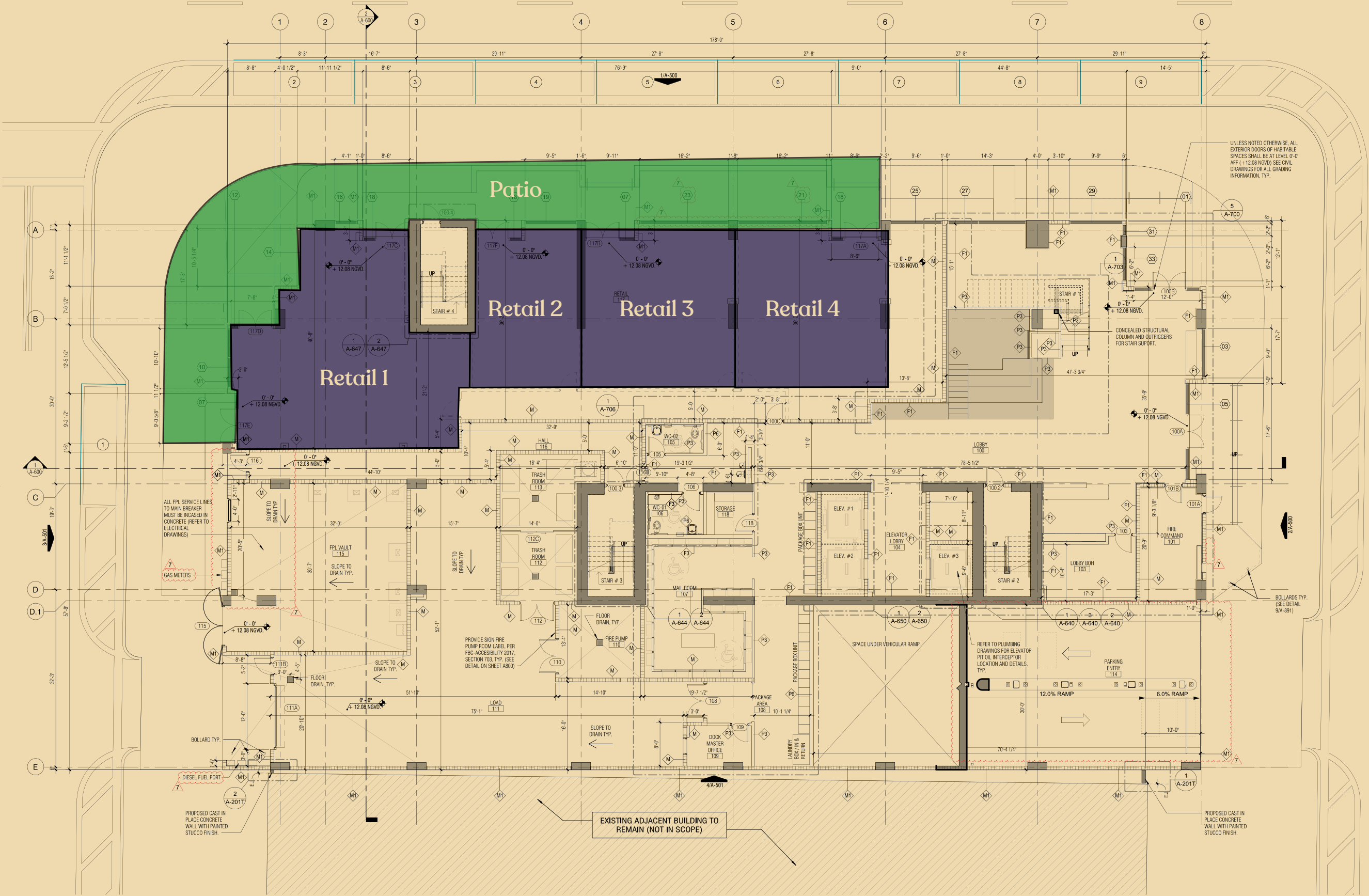
Site Plan - Proposed Divisions

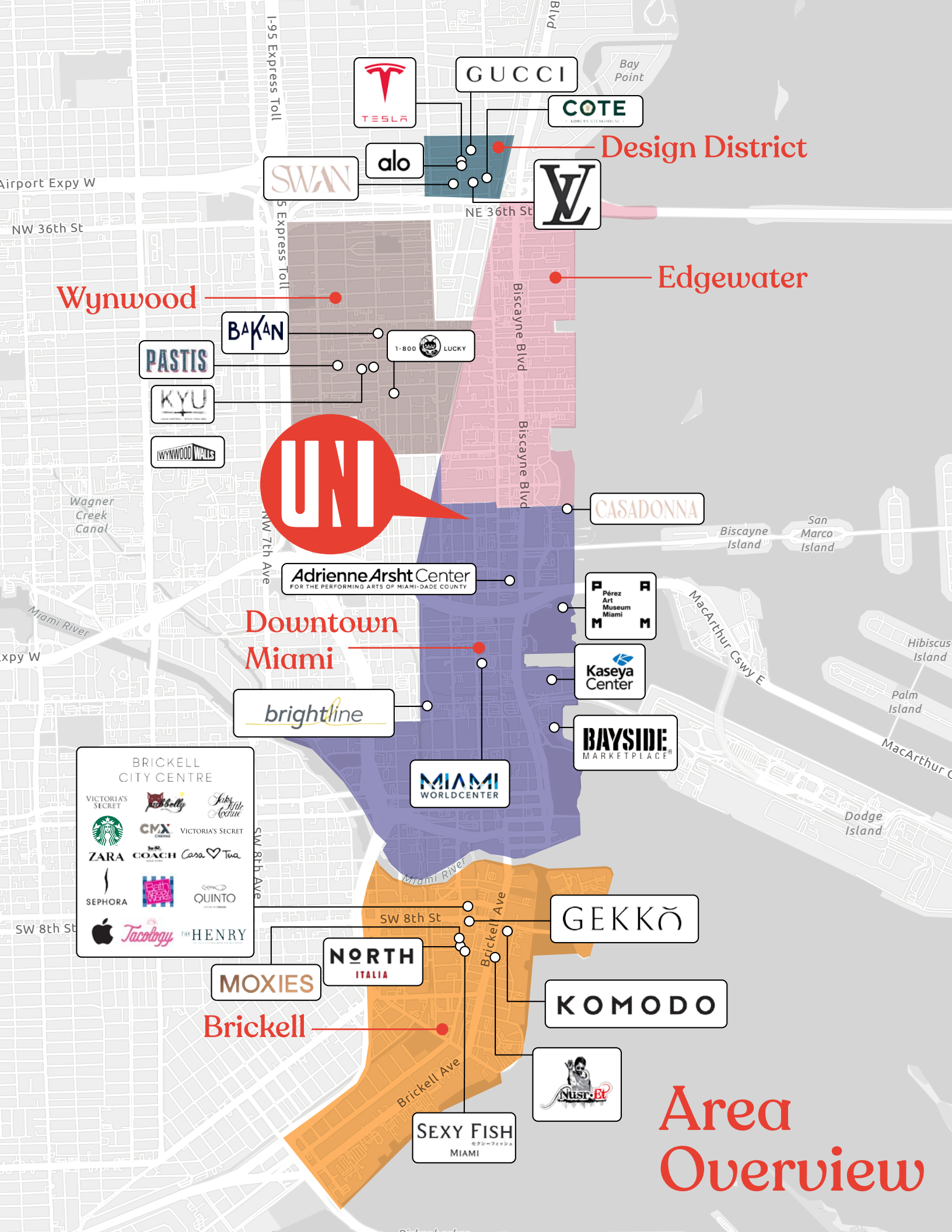
Retail 1
1,868 RSF

Retail 2
778 RSF

Retail 3
1,145 RSF

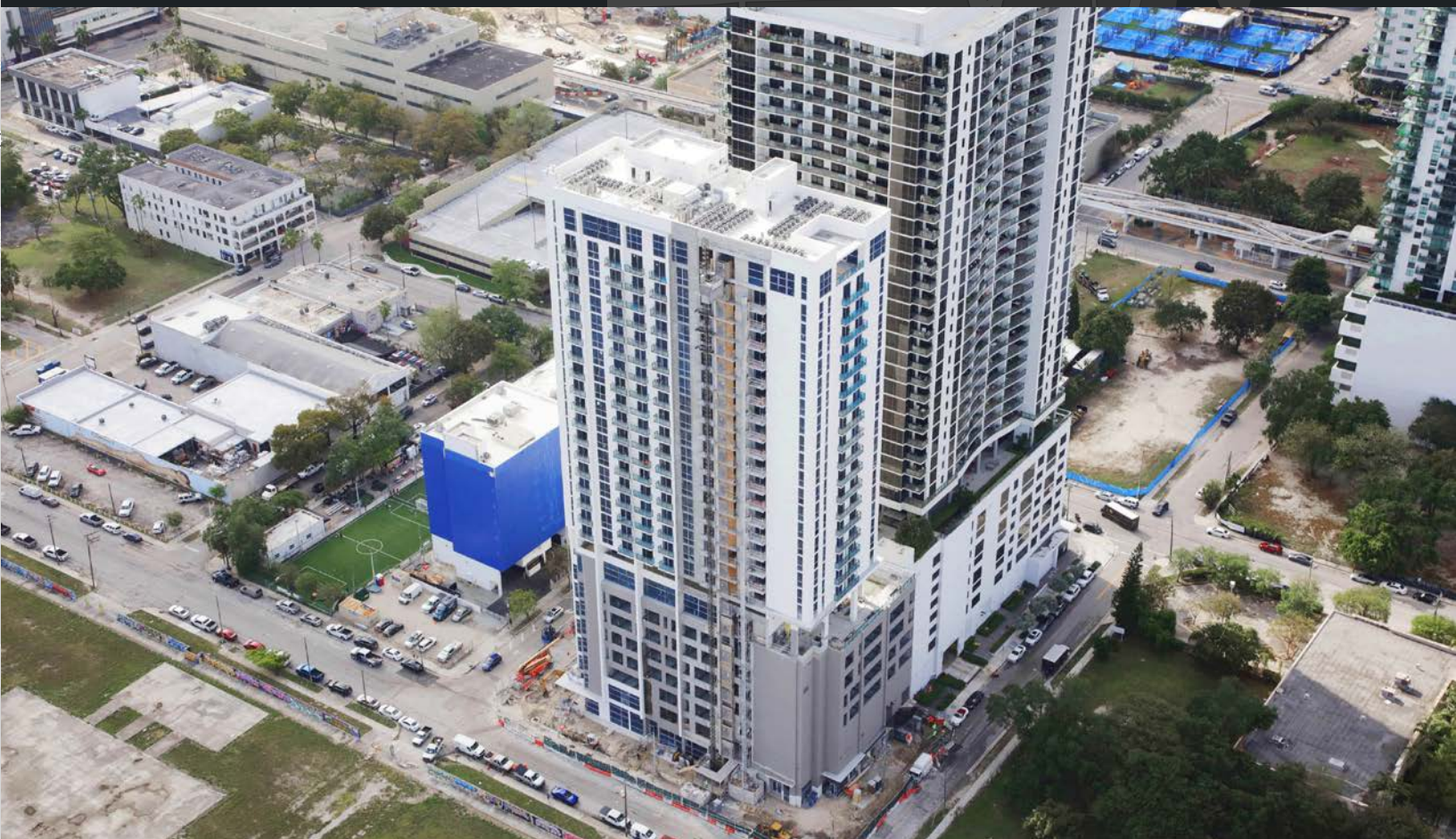
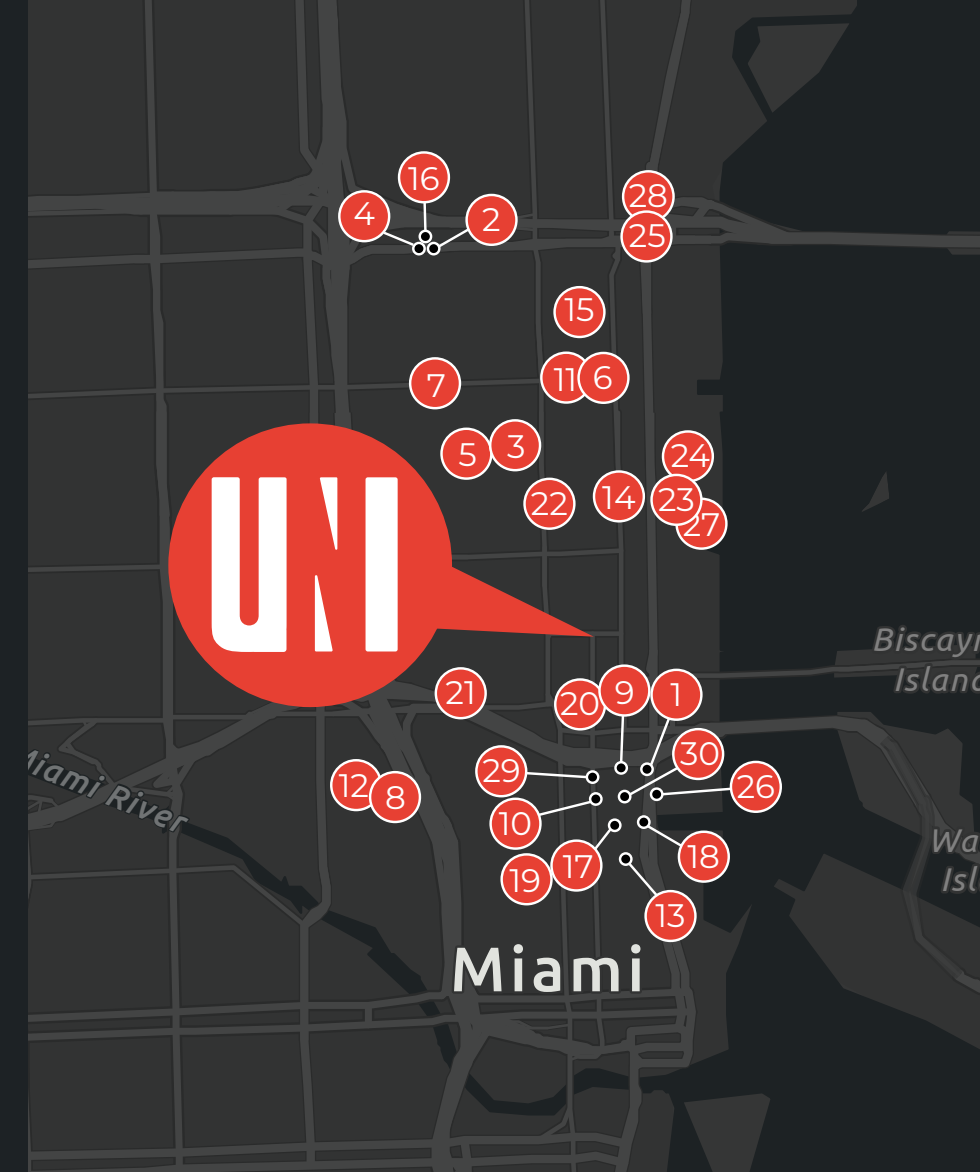
Retail 4
1,686 RSF





Multifamily

1. Wynwood Haus - 224 Units
2. Wynwood 25 - 288 Units
3. AMLI Wynwood - 316 Units
4. 29 WYN - 248 Units
5. Society Wynwood - 318 Units
6. Midtown 29 - 309 Units
7. The Dorsey - 306 Units
8. Arte Grand Central - 360 Units
9. Opera Tower - 635 Units
10. Caoba Miami Worldcenter - 444 Units
11. Cortland Midtown Miami - 387 Units
12. Park Place By The Bay - 465 Units
13. Bezel Apartments - 434 Units
14. Urban 22 - 441 Units
15. AMLI Midtown Miami - 719 Units
16. Annie Coleman Site 14 - 245 Units
17. Alea Miami - 464 Units
18. Downtown 5th - 1,042 Units
19. ParkLine Miami - 816 Units
20. Art Plaza - 667 Units
21. Melody Tower - 497 Units
22. Strata Wynwood - 260 Units
23. 22 Skyview - 273 Units
24. Modera Edgewater - 297 Units
25. 25 Biscayne Park - 245 Units
26. Bay Parc Plaza - 474 Units
27. Watermarc At Biscayne Bay - 296 Units
28. Blu27 at Edgewater - 330 Units
29. Square Station - 710 Units
30. Miami Plaza - 425 Units



CASADONNA

Hilton
MIAMI DOWNTOWN

Publix

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

Kaseya Center
MIAMI
WORLD CENTER
brightline
BAYSIDE
MARKETPLACE

Biscayne Blvd

LAVISH LASER
MedSpa

X
padel

P Pérez Art Museum Miami
M

UNI

aroma
espresso bar

MIAMI * SLICE

WYNWOOD
HAUS

VICE CITY
BEAN

ELEV8TION
FITNESS

Bistro Café
— Since 2011 —

BOXR

Caliber
HAIR STUDIO

INTERSTATE
395

Contact

Jonathan Rosen
954-729-1074
jonathan.rosen@jll.com

Carter Nash
305-704-1328
carter.nash@jll.com

UN



Conceptual rendering

NR
NR INVESTMENTS

JLL