

Downtown Miami Single Tenant Retail Opportunity

31 N Miami Avenue
Miami, FL 33128



THE SPACE

Location	31 N Miami Ave Miami, FL 33128
County	Miami Dade
APN	01-0111-060-1110

HIGHLIGHTS

- Rate: \$47 P/SF
- Versatile Retail Space Available: 3,237 Square Feet
- Fully Remodeled in 2021
- Reroofed 2023
- Hurricane Impact Glass Windows
- +/- 18 Feet of Clear Height.
- Walking Distance to All Public Transit (i.e. Brightline, Metro Mover, Metro Rail, Tri-Rail & Bus Stops)
- 250 Ft. from the \$30 Million Flagler Street Revitalization Project
- Adjacent To Metro Mall Which is Undergoing A \$35 Million Renovation



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
84,671	258,677	498,996



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,886	\$110,859	\$105,442



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
43,780	120,292	223,604

PROPERTY FEATURES

GLA (SF)	3,237
LAND SF	2,375
LAND ACRES	0.054
YEAR BUILT	1987
YEAR RENOVATED	2021
RATE	\$47 P/SF
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
ZONING TYPE	T6-80-O

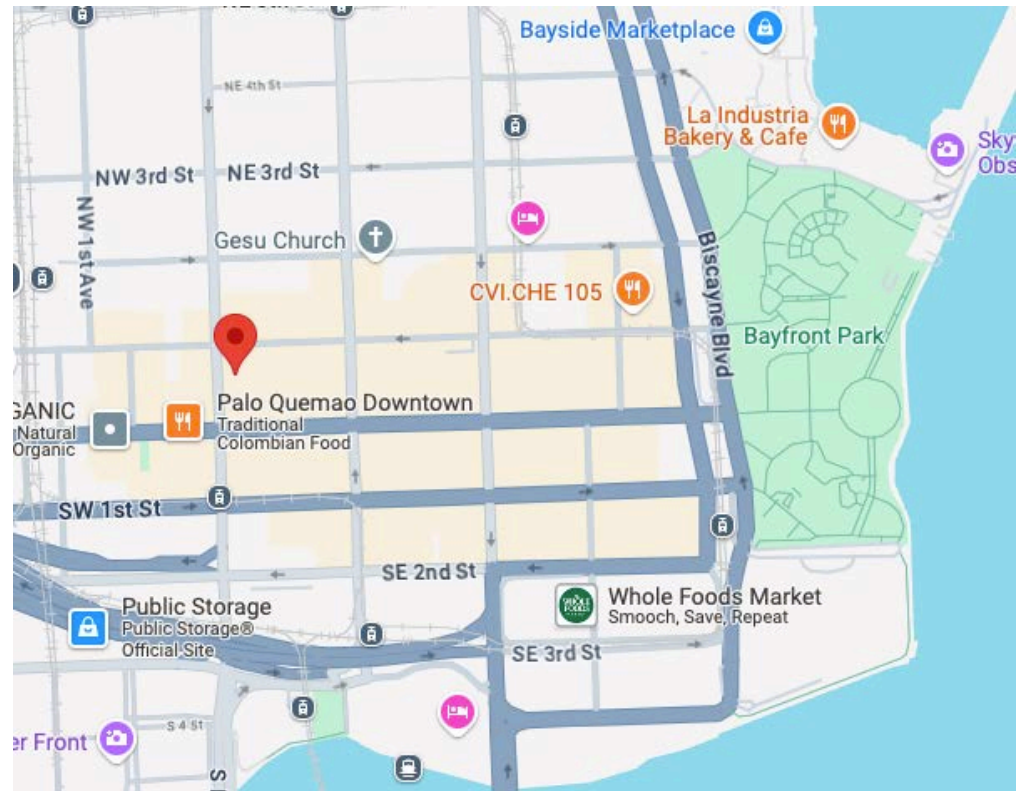
Lease Summary

ONE Sotheby's International Realty is proud to present the lease opportunity for 31 N Miami Ave, Miami, FL 33132—a prime retail space in the heart of Downtown Miami's Central Business District and Diamond District.

This 3,237 SF single-tenant retail building boasts a striking exterior adorned with artwork by renowned graffiti artist Disem305, creating a unique and vibrant storefront.

Situated in a high-traffic area, the property is surrounded by ongoing Class-A multifamily, retail, and office developments, enhancing the neighborhood's walkability and appeal. Its strategic location offers immediate access to I-95 and major transit routes, ensuring seamless connectivity. Additionally, it is just minutes from some of Miami's most dynamic and densely populated neighborhoods, including Brickell, Little Havana, Wynwood, Edgewater, and Midtown.

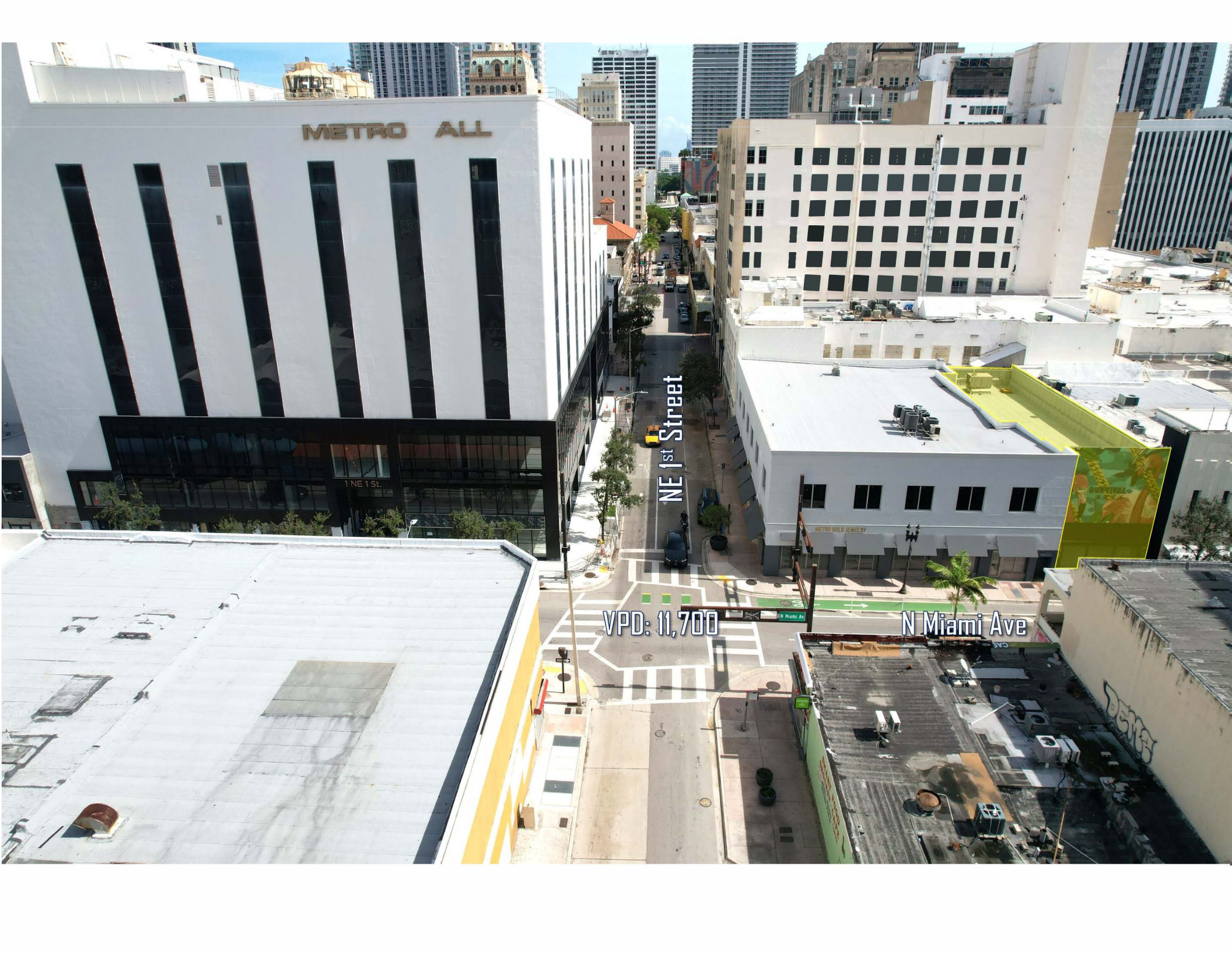
This is an unparalleled opportunity to establish a presence in one of Miami's fastest-growing retail corridors.











METRO ALL

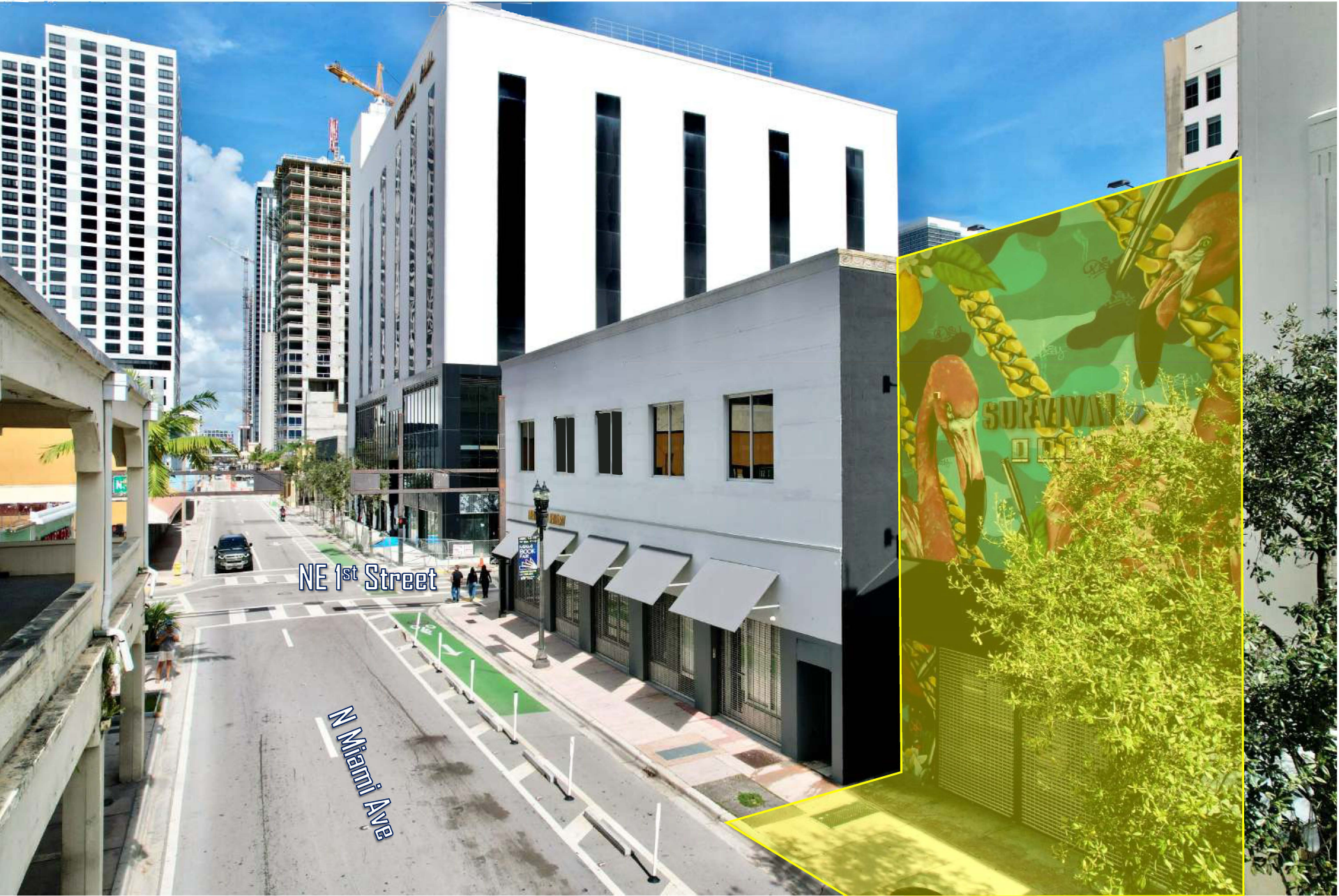
1 NE 1 St.

NE 1st Street

VPD: 11,700

N Miami Ave

METRO GOLD JEWELRY



NE 1st Street

N Miami Ave





31 N Miami Ave
GLA: 3,237 SF
Lot Size: 2,375 SF
Zoning: T6-80-O
Clear Height: +/- 18'

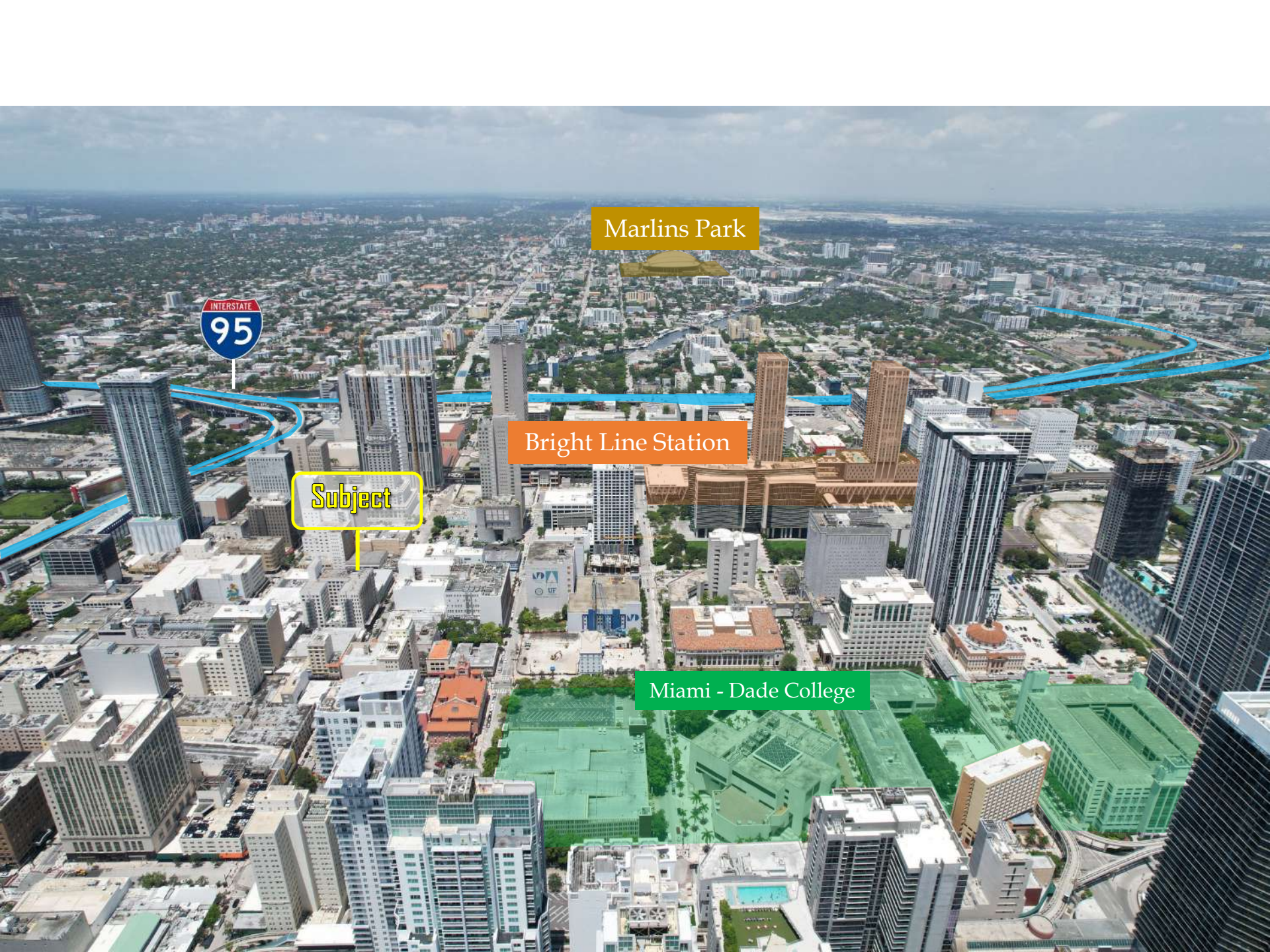
N Miami Ave

NW 1st Street

VPD: 17,500

100 Linear Feet

25 Linear Feet



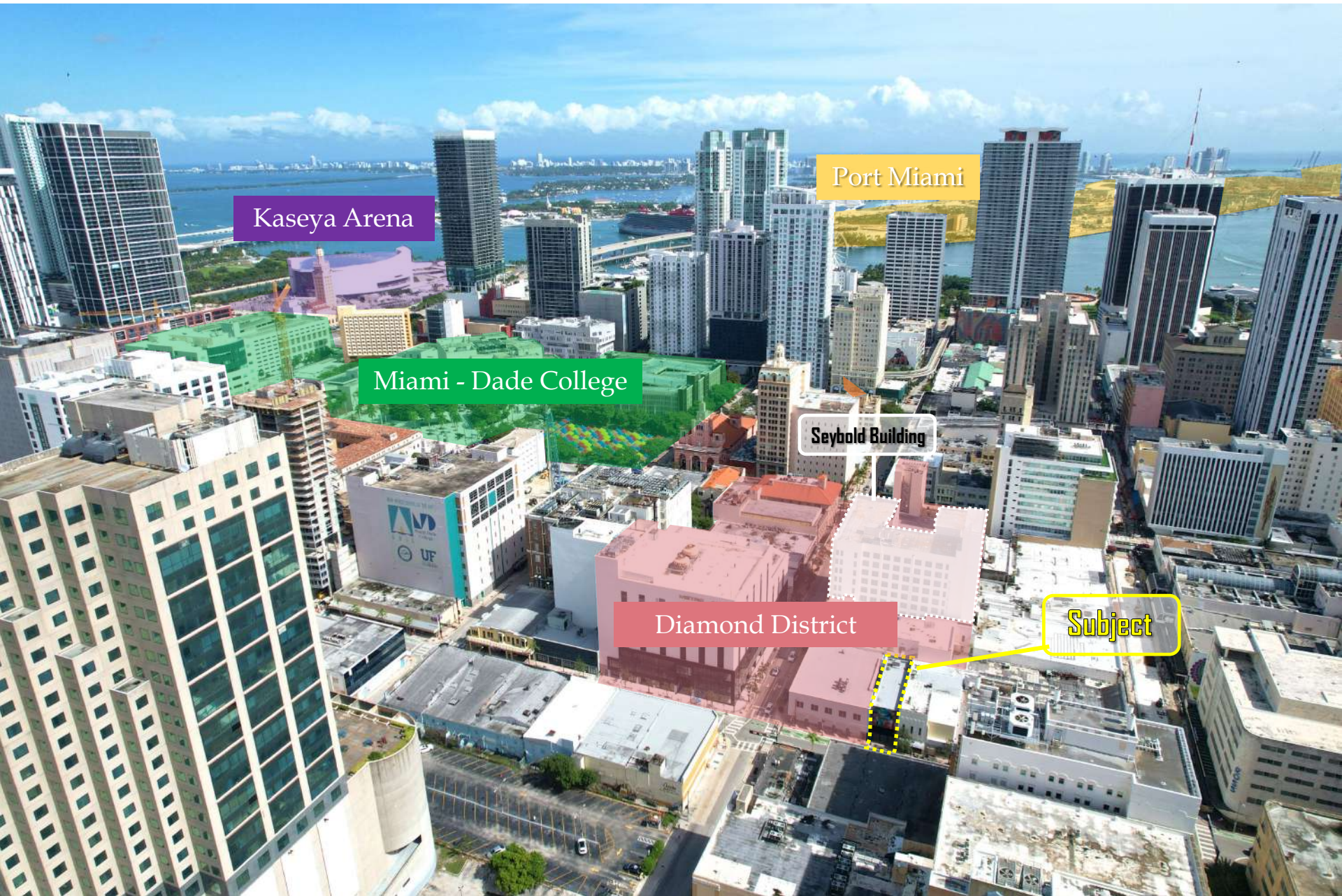
Marlins Park

Bright Line Station

Subject

Miami - Dade College





Kaseya Arena

Miami - Dade College

Port Miami

Seybold Building

Diamond District

Subject

Port Miami

FLAGLER STREET REVITALIZATION



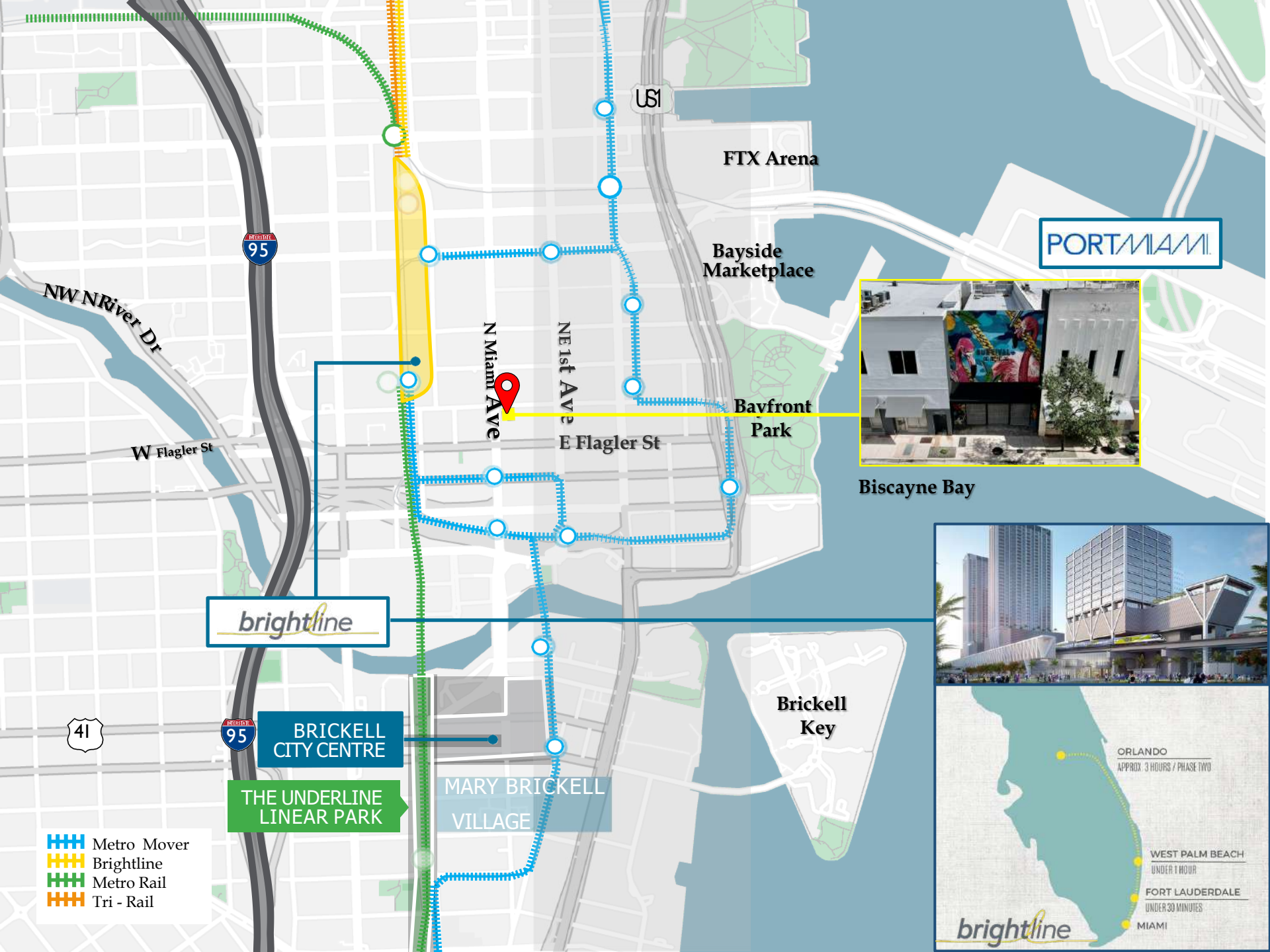
Seybold Building

Subject

Diamond District

Miami - Dade College





PORT MIAMI



Biscayne Bay



brightline

BRICKELL CITY CENTRE

THE UNDERLINE LINEAR PARK

MARY BRICKELL VILLAGE

Brickell Key

FTX Arena

Bayside Marketplace

Bayfront Park

US1

95

41

-  Metro Mover
-  Brightline
-  Metro Rail
-  Tri - Rail

N Miami Ave

NE 1st Ave

E Flagler St

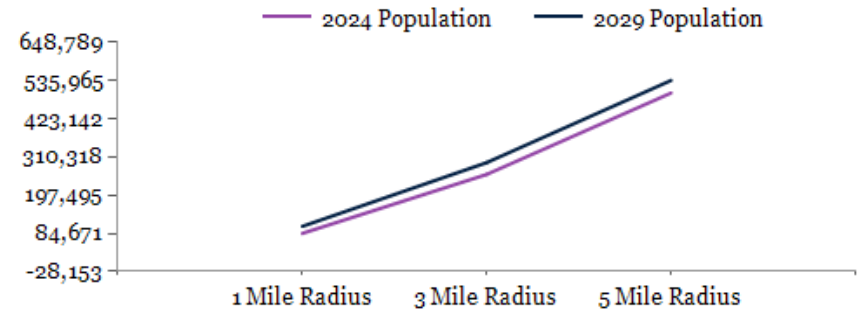
W Flagler St

NW N River Dr

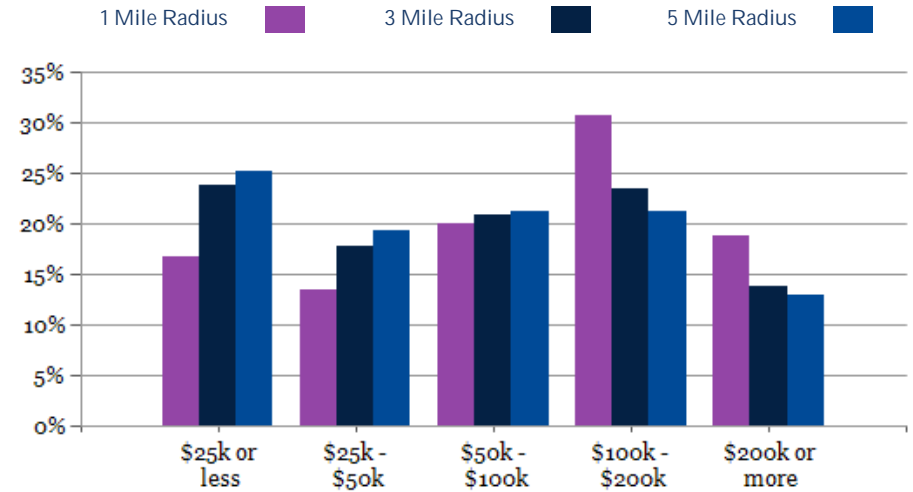
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,454	174,365	406,531
2010 Population	45,253	206,387	443,735
2024 Population	84,671	258,677	498,996
2029 Population	105,392	293,511	535,965
2024-2029: Population: Growth Rate	22.40%	12.80%	7.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,522	17,095	32,218
\$15,000-\$24,999	2,862	11,646	24,064
\$25,000-\$34,999	2,545	10,065	20,155
\$35,000-\$49,999	3,345	11,396	22,988
\$50,000-\$74,999	3,940	12,413	23,424
\$75,000-\$99,999	4,848	12,721	24,221
\$100,000-\$149,999	8,164	17,986	30,275
\$150,000-\$199,999	5,314	10,344	17,235
\$200,000 or greater	8,239	16,624	29,021
Median HH Income	\$98,877	\$68,735	\$61,292
Average HH Income	\$137,886	\$110,859	\$105,442

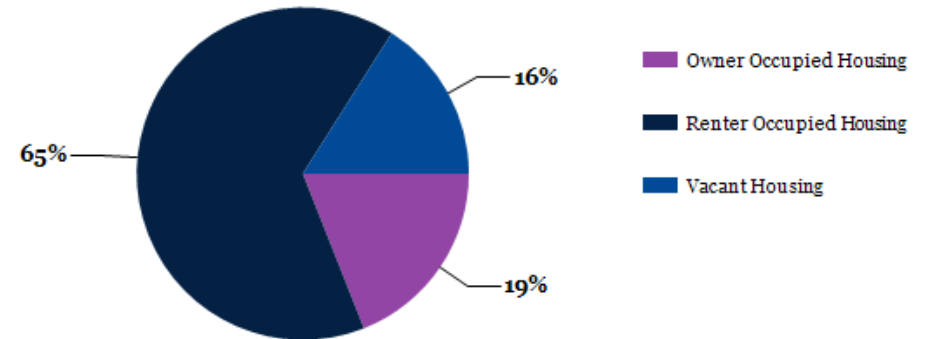
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,552	75,783	183,439
2010 Total Households	22,411	86,754	184,843
2024 Total Households	43,780	120,292	223,604
2029 Total Households	55,856	142,254	248,792
2024 Average Household Size	1.90	2.11	2.20
2024-2029: Households: Growth Rate	24.95%	17.05%	10.80%



2024 Household Income



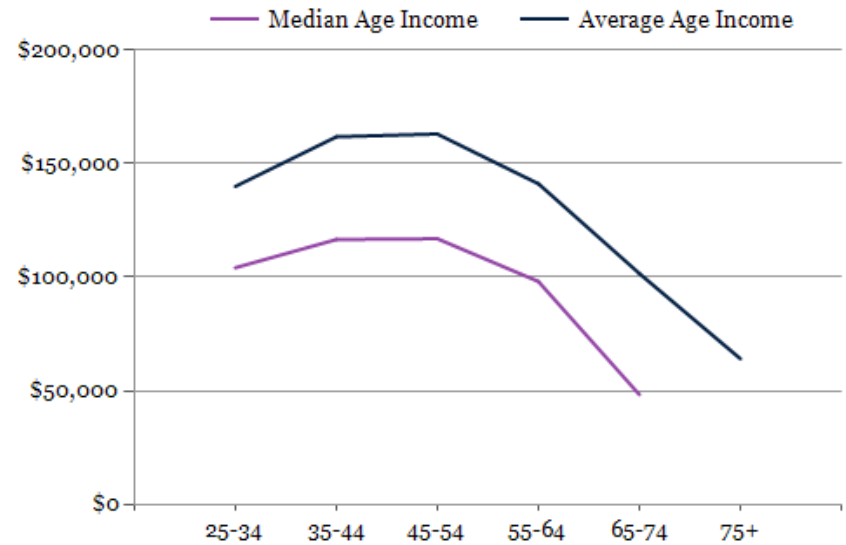
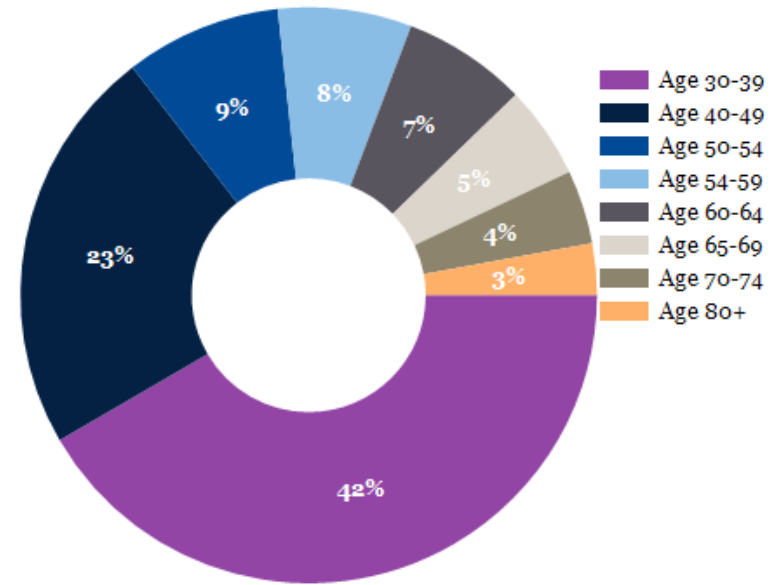
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	12,907	28,431	47,459
2024 Population Age 35-39	9,240	23,532	42,128
2024 Population Age 40-44	6,908	20,014	37,839
2024 Population Age 45-49	5,294	16,936	32,962
2024 Population Age 50-54	4,661	16,381	33,475
2024 Population Age 55-59	3,994	15,089	31,481
2024 Population Age 60-64	3,708	14,339	30,541
2024 Population Age 65-69	2,773	11,513	24,396
2024 Population Age 70-74	2,206	9,622	20,418
2024 Population Age 75-79	1,541	7,569	16,038
2024 Population Age 80-84	980	5,265	11,138
2024 Population Age 85+	922	5,646	12,220
2024 Population Age 18+	74,768	220,814	420,353
2024 Median Age	35	39	40
2029 Median Age	37	39	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,146	\$88,429	\$80,640
Average Household Income 25-34	\$139,931	\$122,889	\$114,126
Median Household Income 35-44	\$116,582	\$89,854	\$82,233
Average Household Income 35-44	\$161,821	\$133,263	\$125,747
Median Household Income 45-54	\$116,919	\$84,653	\$80,255
Average Household Income 45-54	\$163,065	\$129,683	\$125,137
Median Household Income 55-64	\$98,107	\$59,856	\$57,558
Average Household Income 55-64	\$141,165	\$109,939	\$106,418
Median Household Income 65-74	\$48,227	\$37,546	\$38,633
Average Household Income 65-74	\$101,592	\$82,319	\$83,789
Average Household Income 75+	\$64,036	\$55,379	\$60,573



Downtown Miami Single Tenant Retail

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Exclusively Marketed by:

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