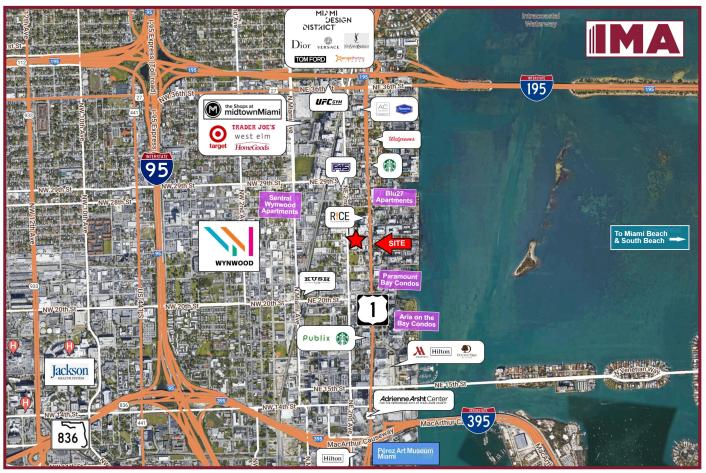
# FOR LEASE Freestanding Building



212 NE 24<sup>th</sup> Street, Miami, FL 33137



## Freestanding Building

# 212 NE 24<sup>th</sup> Street Miami, FL 33137





#### **BUILDING FEATURES:**

- Total Size: 3,629 SF
- Creative Floor Plan with Numerous Office Spaces
- Open Loft Space with 20' Vaulted Ceiling
- Breakroom/Kitchen Area
- Multiple Bathrooms
- Fully Gated Property
- Outdoor Green Space and Seating
- Main Entrance includes Handicap Accessible Ramp
- Covered Parking Spaces Available for Tenant
- Street Side Parking Available for Customers/Clients

**POPULATION: 1 Mile: 37,566 3 Mile: 250,457 5 Mile: 506,127** 

**AVERAGE HH INCOME: 1 Mile:** \$98,636 **3 Mile:** \$98,147 **5 Mile:** \$99,545

TRAFFIC COUNT: Biscayne Boulevard: 47,500 ADT | NE 2<sup>nd</sup> Avenue: 11,500 ADT

### **PROPERTY HIGHLIGHTS:**

- Centrally located in Wynwood-Edgewater District, on corner lot between NE 2<sup>nd</sup> Avenue and Biscayne Boulevard, with easy access to I-95, I-195 & I-395. Minutes from Downtown, Brickell, Midtown, Design District and Miami Beach.
- Ideal for Office, Medical, Daycare, or Restaurant.
- Nestled between the dense residential areas of Midtown, Edgewater and Wynwood neighborhoods.

### FOR LEASING INFORMATION



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