## FOR LEASE Freestanding Building



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



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#### **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:** 44,560 **3 Mile:** 277,386 **5 Mile:** 541,509

AVERAGE HH INCOME: 1 Mile: \$124,715 3 Mile: \$119,696 5 Mile: \$118,781

TRAFFIC COUNT: Biscayne Boulevard: 48,000 ADT | NE 2<sup>nd</sup> Avenue: 11,900 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

INVESTMENT MANAGEMENT ASSOCIATES 2151 S. Le Jeune Road, Suite 202 Coral Gables, FL 33134



T: 305.661.0110 | <u>www.ima-re.com</u>

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