



# 2401 NW 5TH AVE MIAMI, FL 33127

WYNWOOD RETAIL FOR LEASE



561 NE 79 STREET SUITE 420 MIAMI, FL 33138  
305 570 2600  
[APEXCAPITALREALTY.COM](http://APEXCAPITALREALTY.COM)

**ALEXANDROS K. TSOUFAS**  
SENIOR COMMERCIAL ADVISOR  
305 972 7217  
[ALEX@APEXCAPITALREALTY.COM](mailto:ALEX@APEXCAPITALREALTY.COM)

**JULIETTE GRUENER**  
COMMERCIAL ADVISOR  
305 905 1420  
[JULIETTE@APEXCAPITALREALTY.COM](mailto:JULIETTE@APEXCAPITALREALTY.COM)



# EXECUTIVE SUMMARY

NW 25TH ST

NW 24TH ST

NW 5TH AVE

NW 5TH AVE

NW 5TH AVE

Space Use:

Retail, Office, Showroom

Leasable Space:

+ / - 3,750 SF

Parking Spaces:

Pay by Phone lot located directly on site as well as on the street

Zoning:

T5-O

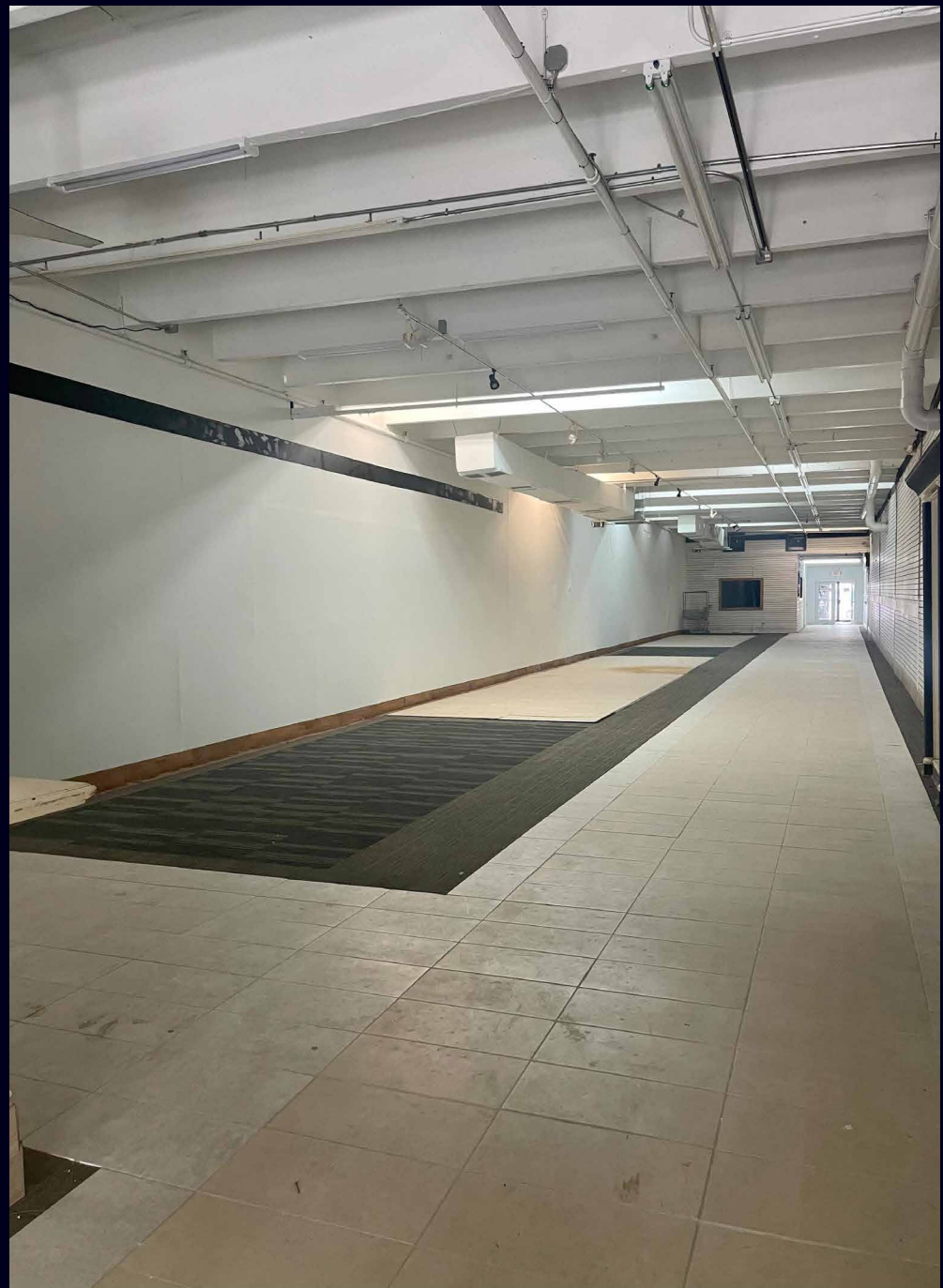
Asking Price:

\$43 PSF gross

Prime retail space available for lease in the highly sought after Wynwood market. Located on the 5th avenue corridor - the property is easily accessible and in an advantageous position. It directly connects to 25th Street, a hotspot for Wynwood Restaurants and nightlife. The property is surrounded by existing businesses, upcoming projects, and rapidly growing foot traffic. The property is currently in shell condition and would need to be renovated to one's specific use. Ideal for retail, creative office, showroom, or entertainment space.











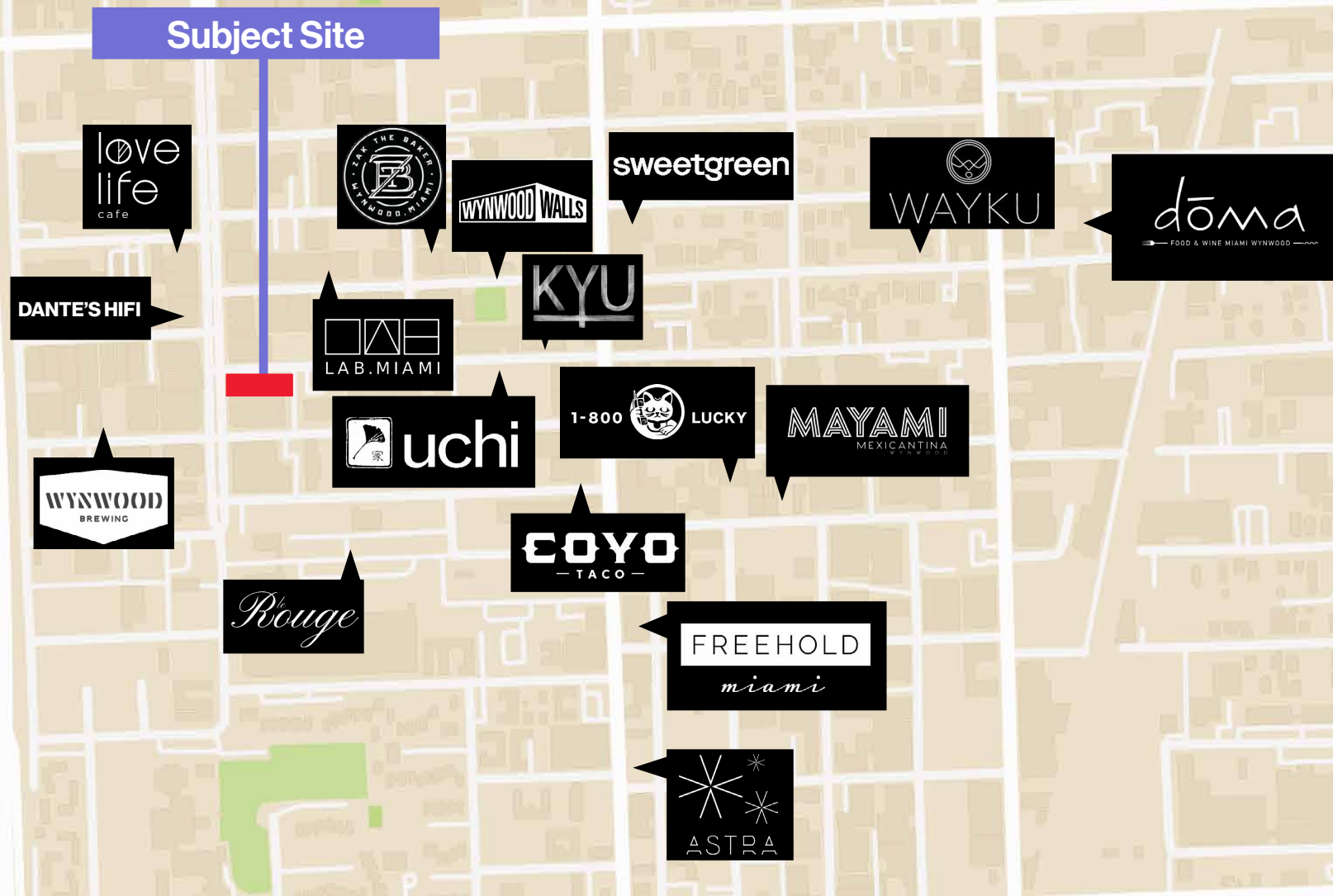
## WYNWOOD AREA HIGHLIGHTS

- 5 Million + Tourists Annually
- Pedestrian Traffic of more than 30,000+ Weekly
- \$552 million in spending from visitors

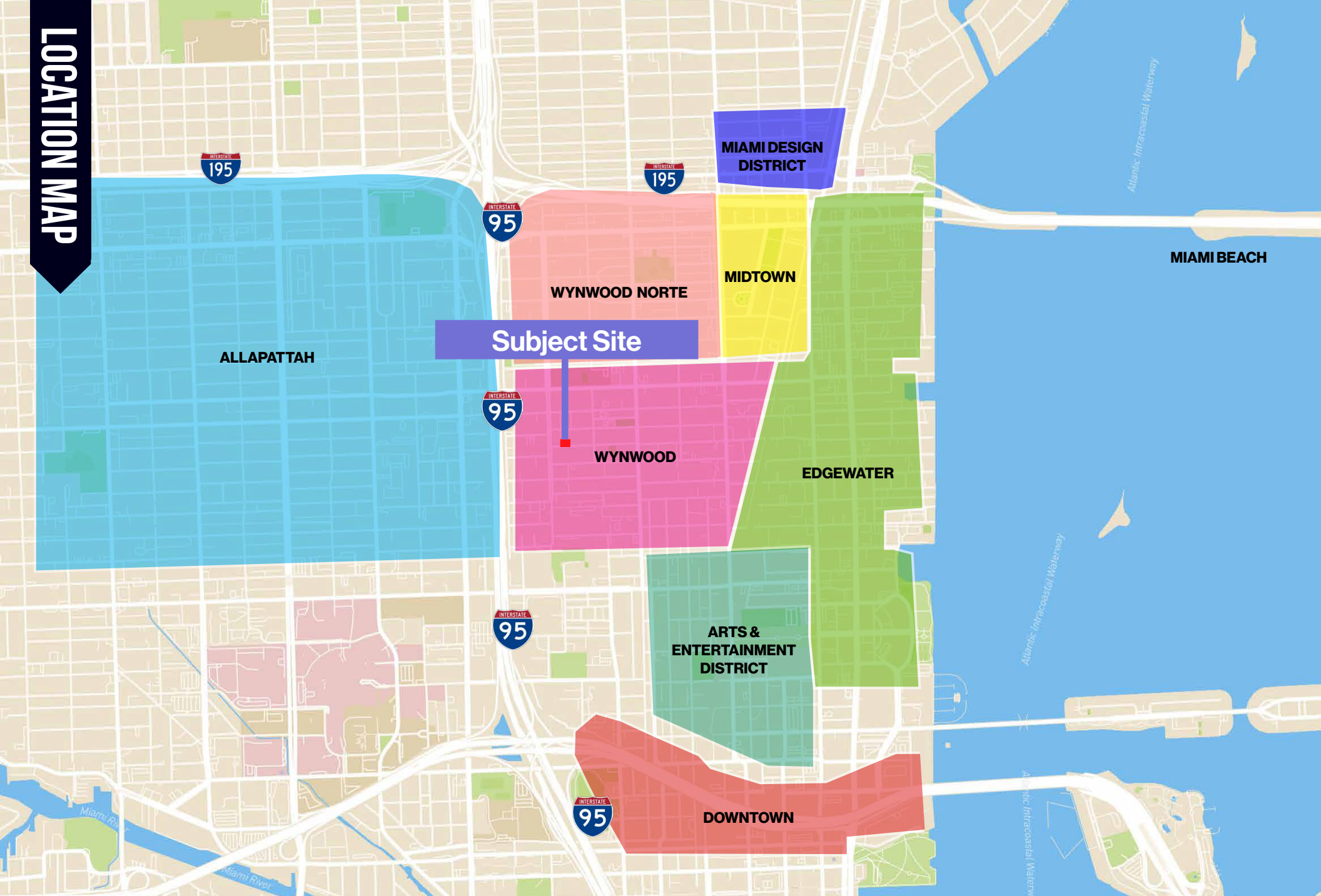




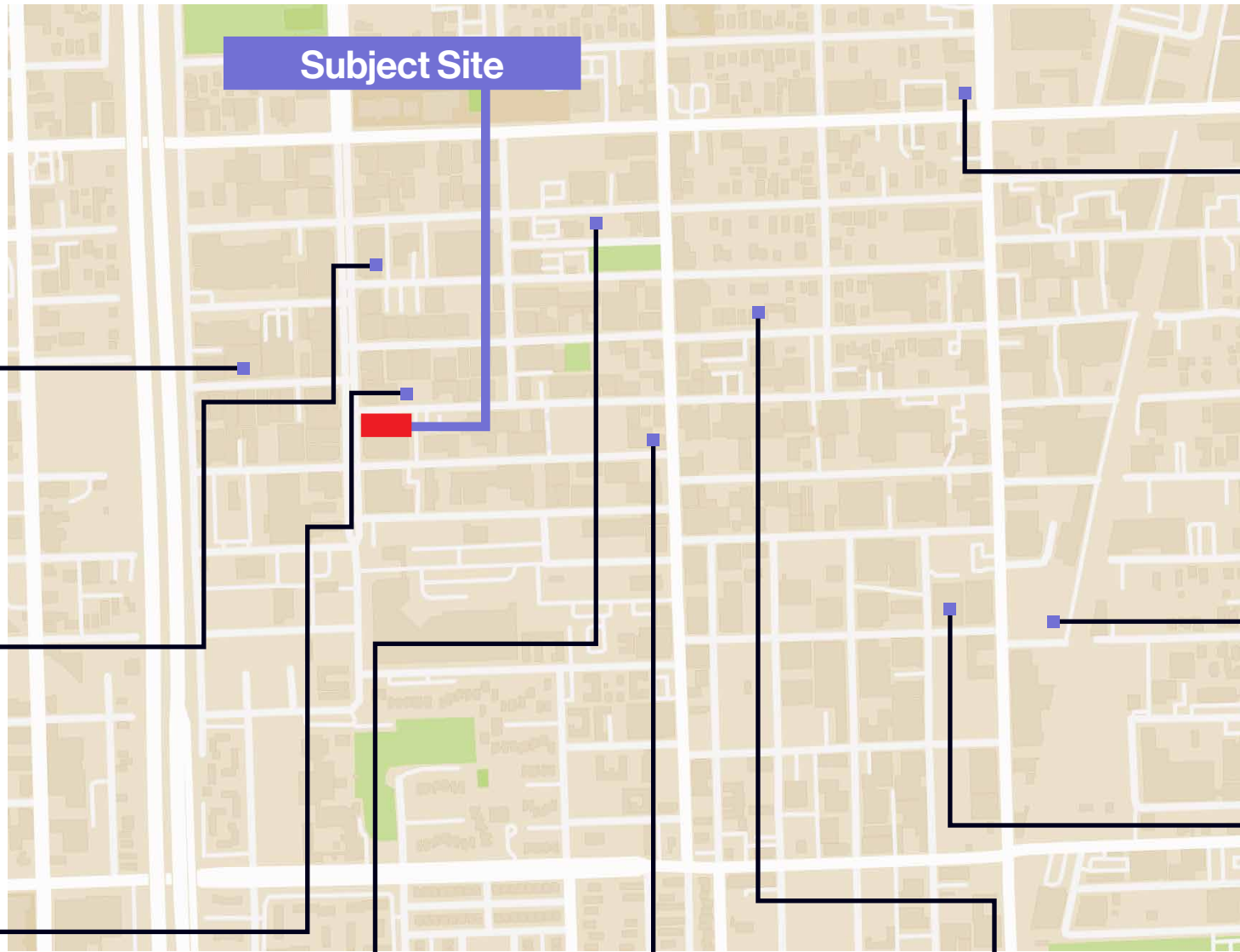
# LOCATION MAP



# LOCATION MAP







**THE GATEWAY  
AT WYNWOOD**  
2916 N MIAMI AVE  
**Class-A Office Space**



**STRATA WYNWOOD**  
2201 NORTH MIAMI AVE  
**257 Units**



**ARLO WYNWOOD**  
2217 NW MIAMI CT  
**217 Room Hotel**



**545WYN**  
545 NW 26TH ST  
**Office Space**



**5TH AVE**  
2701 NW 5 Ave  
**Class-A Office Space**



**MOXY WYNWOOD**  
255 NW 25TH ST  
**120 Room Hotel**



**THE DORSEY**  
280 NW 28TH ST  
**306 UNITS**



**THE ANNEX**  
215 NW 24TH ST  
**Class A Office Space**



**WYND 27**  
129 NW 26TH ST  
**152 Units**







901 NE 79 ST | MIAMI, FL 33138  
305 570 2600  
[APEXCAPITALREALTY.COM](http://APEXCAPITALREALTY.COM)

**ALEXANDROS K. TSOUFAS**  
SENIOR COMMERCIAL ADVISOR  
305 972 7217  
[ALEX@APEXCAPITALREALTY.COM](mailto:ALEX@APEXCAPITALREALTY.COM)

**JULIETTE GRUENER**  
COMMERCIAL ADVISOR  
305 905 1420  
[JULIETTE@APEXCAPITALREALTY.COM](mailto:JULIETTE@APEXCAPITALREALTY.COM)