

# FOR LEASE

## 2ND GENERATION KITCHEN

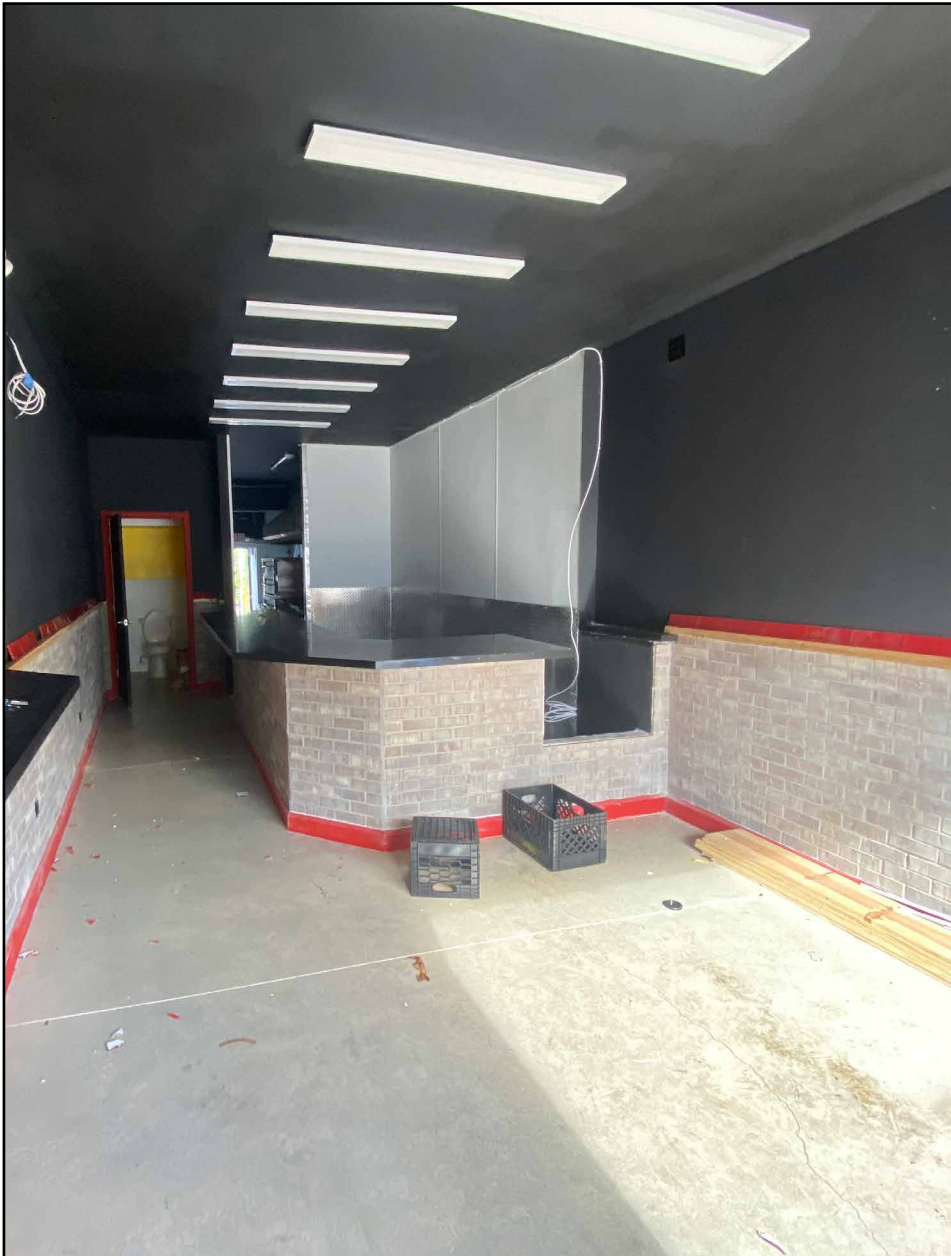


### 7915 BISCAYNE BOULEVARD MIAMI, FL 33138

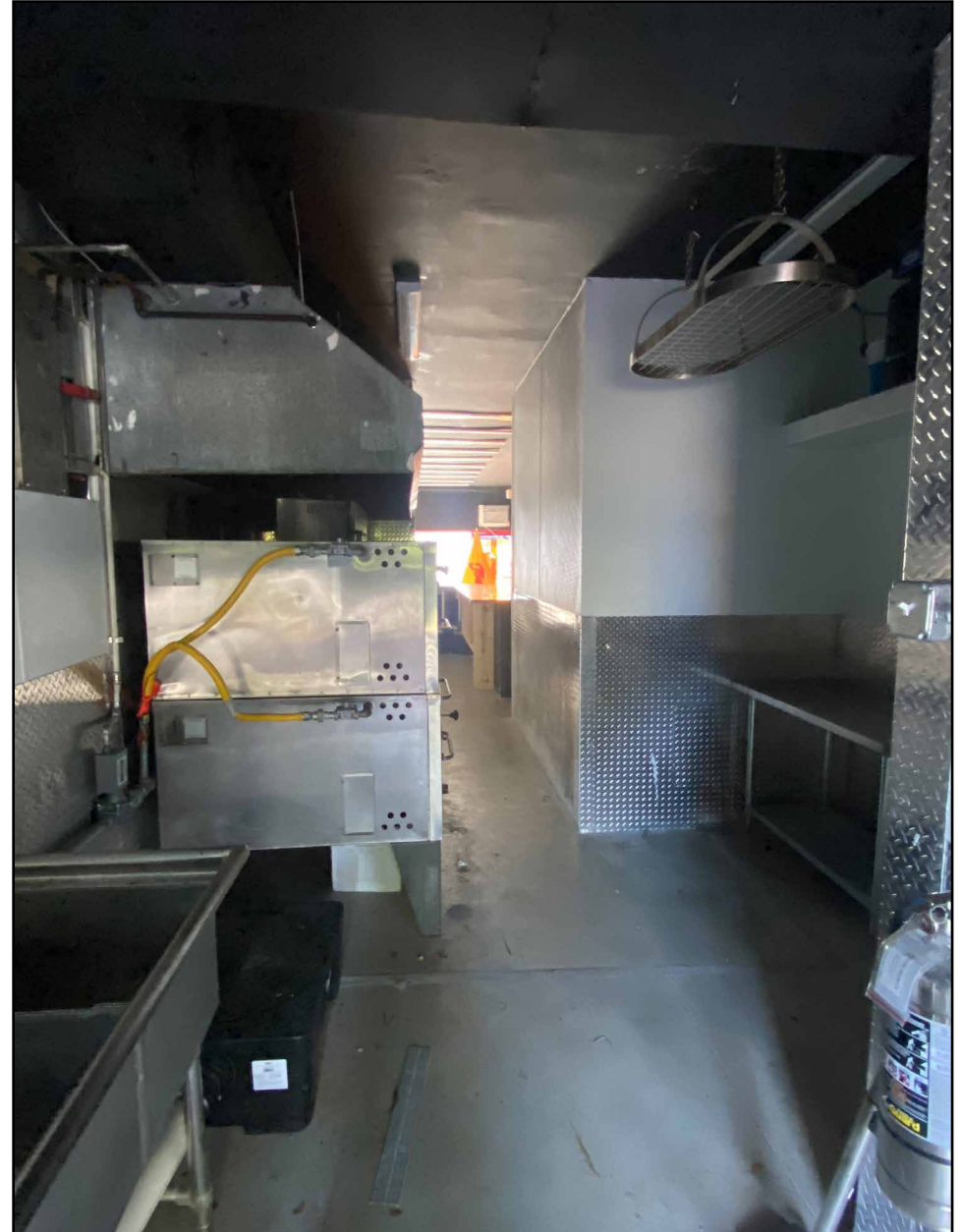
<b>Leasable Area:</b>	+/- 600 SF
<b>Neighborhood:</b>	Little River / Miami Shores / MiMo
<b>Zoning:</b>	T6-8-O
<b>Traffic Count:</b>	60,000 UVD
<b>Asking Price:</b>	<b>\$55 / SF NNN</b>

#### HIGHLIGHTS

- Extremely high-traffic location
- Bus stop directly in front of building
- Great exposure with signage to the street
- High-volume retail pocket, with national tenants including CVS, McDonalds & Wendy's right across the street
- Includes fully built out kitchen w/ grease trap, 10 ft hood, & walk-in freezer









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