

FOR LEASE



OFFERING MEMORANDUM

5100 NW 22nd Avenue

Miami, FL 33142

ASKING RENT

\$32 / SF NNN

2,440 SF · ENTIRE BUILDING

FREESTANDING RETAIL & RESTAURANT OPPORTUNITY · RENDERING SHOWN

Danilo Aquino (786) 201-3020

Freestanding retail & restaurant opportunity.

BUILDING SIZE

2,440 SF

4,372 SF LOT

ZONING

UC-MC

RETAIL USE

PARKING

7 Spaces

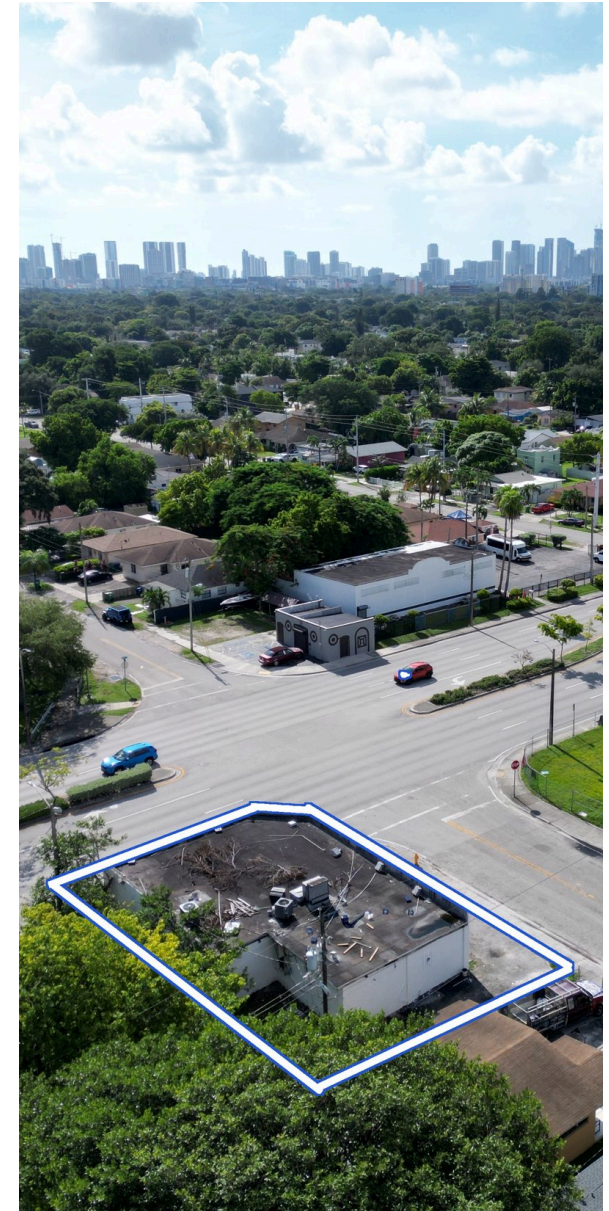
ON SITE

APEX Capital Realty presents 5100 NW 22nd Avenue, a freestanding retail opportunity along a highly visible Miami corridor. The approximately 2,440 SF building offers a flexible layout for restaurant, retail, grocery, café or commercial kitchen concepts, subject to zoning and approvals.

A comprehensive rehabilitation is underway: new roof, upgraded electrical, new plumbing and a grease trap. Delivered vacant, the space can be customized around the tenant's concept. With freestanding identity, visibility, dedicated parking and a dense surrounding residential population, it is a compelling leasing opportunity in the Miami market.

PROPERTY HIGHLIGHTS

- **Freestanding building on a highly visible corner**, 2,440 SF on a 4,372 SF lot with 7 parking spaces, ideal for restaurant, retail, grocery or kitchen concepts.
- **Comprehensive rehabilitation underway**: new roof, upgraded electrical, new plumbing and a grease trap installation.
- **Delivered vacant at \$32.00/SF NNN** — customize the space around your concept and operating requirements.



Potential Uses

ASKING RENT

\$32 / SF NNN

\$6,506.67 / MO BASE RENT

BUILDING

2,440 SF

4,372 SF LOT

PARKING

7 Spaces

ON SITE

Corner Store

Convenience Retail

Restaurant

Café

Commercial Kitchen

Grocery / Market

Specialty Retail

Concept mood board

CONCEPT ONLY · FOR ILLUSTRATION



Corner Store / Convenience

A bright neighborhood market: oak shelving, a full cooler wall, a compact deli counter and fresh produce up front.

Terracotta
 White Oak
 Cream
 Matte Black

BRIGHT · GRAB-AND-GO · NEIGHBORHOOD



Café / Small Restaurant

A warm café and bakery: a fluted oak counter with pastry case and espresso bar, pendant lighting and café seating along the windows.

White Oak
 Oat
 Espresso
 Matte Black

WARM · NATURAL MATERIALS · ALL-DAY

Interior concepts are AI-generated illustrations of possible build-outs, not the current interior, approved plans or tenant commitments. All uses subject to applicable zoning (UC-MC) and approvals. Tenant to verify.



RENDERINGS

Rendering of the completed rehabilitation · corner view with on-site parking





SUBJECT PROPERTY

5100 NW 22ND AVE

NEIGHBORHOOD

NW 22nd Avenue looking toward the Downtown Miami skyline

LOT OUTLINE APPROXIMATE



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