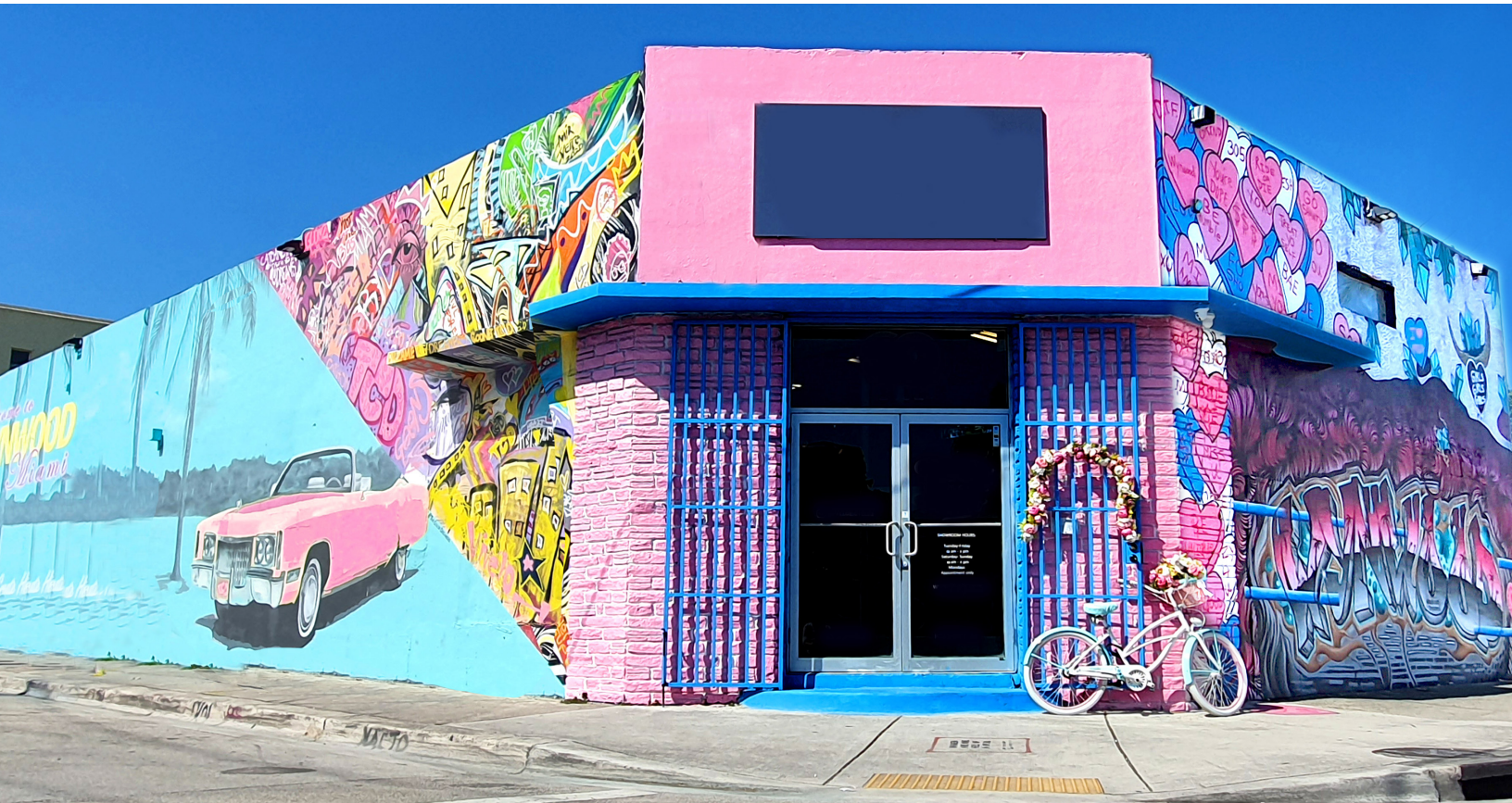


Wynwood Opportunity



Property Highlights

Avison Young is pleased to present a special opportunity 2032 NW 2nd Ave, a 3,111 SF freestanding retail building located at the Southern Gateway to the thriving Wynwood Arts District. The building can accommodate a full variety of uses, retail, office, and more. A tenant will enjoy premium exposure to all the visitors entering the market on NW 2nd Ave, the Wynwood's main and most trafficked artery.

Asking Rent \$50 NNN

Long Time Owner-Minimal Operating Expenses



**WYNWOOD ARTS
DISTRICT MIAMI'S HUB OF
ARTS AND CULTURE**



**SINGLE TENANT
FREESTANDING BUILDING**



**DIRECTLY ON WYNWOOD'S
ARTERIAL ROADWAY
(NW 2ND AVENUE)**



**HIGH EXPOSURE SIGNAGE &
MURAL OPPORTUNITY**



HIGH CEILINGS



STREET LEVEL ROLL-UP DOOR



88 Very Walkable



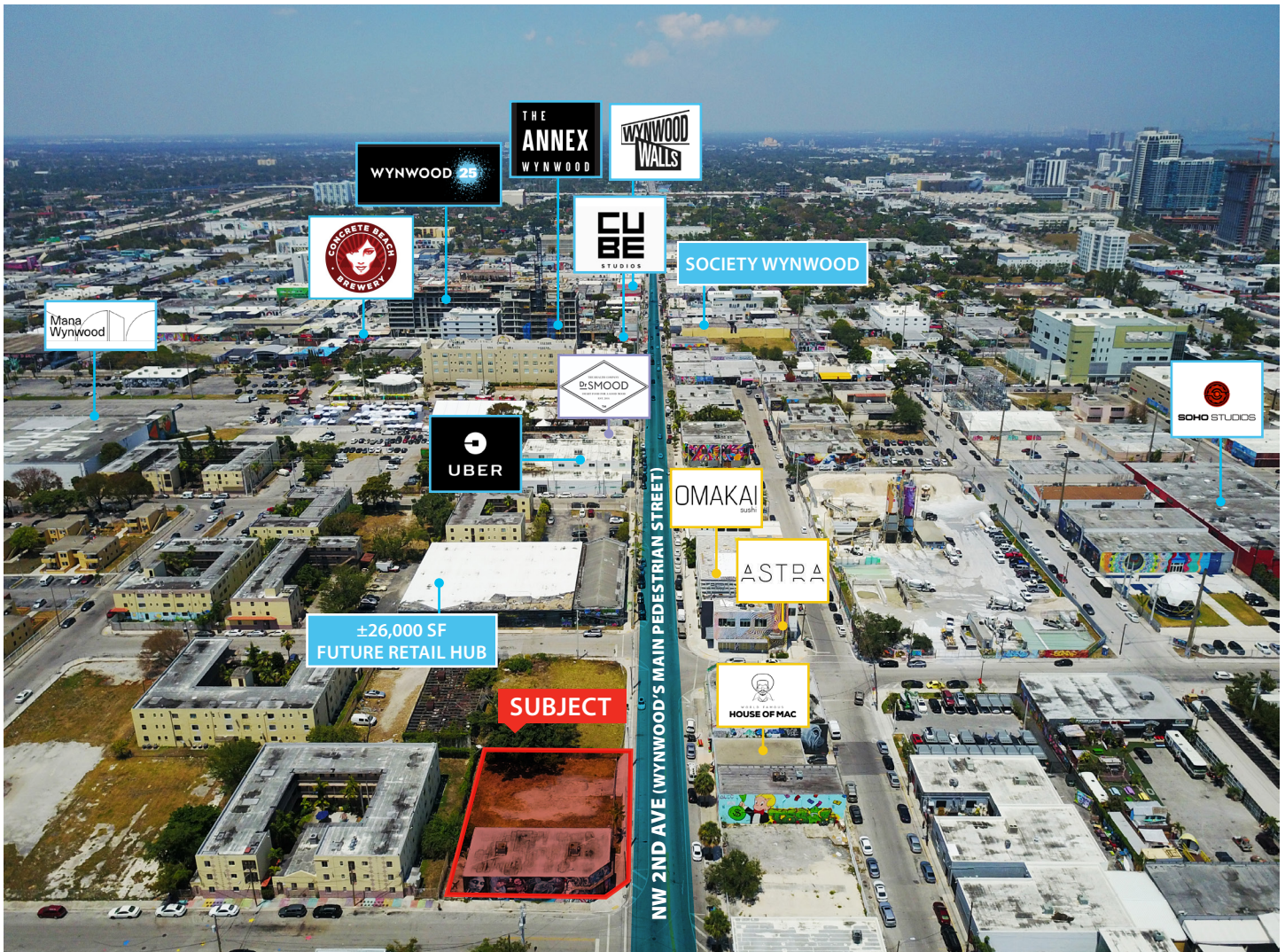
74 Excellent Transit

Brian de la Fe

Vice President

D 305 476 7134

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Property Stats

Address	2032 NW 2nd Ave Miami, FL 33127
Rentable Building Area	3,111 SF
Lot Area	0.30 AC
Year Built	1951
Type	Freestanding Retail

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