

2895 Collins Avenue,
Miami Beach, FL



FOR LEASE

Retail / Office / Hair Salon

PROPERTY FACTS

AVAILABLE

From 830 SF – 1,667 SF

CO TENANTS

Shepherd Artisan Coffee
Subway
Century 21 Real Estate
South Beach Dentist
Cantina 27 Restaurant
Triton Supermarket
Tropical Cafe

RENT

\$60/ SF Gross

NEIGHBORHOOD

Located at the base of Triton Towers – a 562-unit condo complex. More than 10,000 condos are located within a 5-mile radius.

AAVPD

72,000 vehicles



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305-798-2223



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- Bay 5 (#2755) was occupied by Triton Hair Salon. Size: 1,065 SF.
- Bay 12 (#2895-B) was previously occupied by Century 21 Real Estate. Size: 1,667 SF.
- Bay 11 (#2895-A) was previously occupied by Air World Travel. Size: 1,009 SF.
- Street parking in front of bays and in adjacent lot. Free parking in lot after 6pm.
- Frontage on Collins Avenue.
- Located at the base of Triton Towers – a 562-unit condo complex. More than 10,000 condos are located within a 5-mile radius.
- Next to Marriott Edition and located just south of Faena Hotel.



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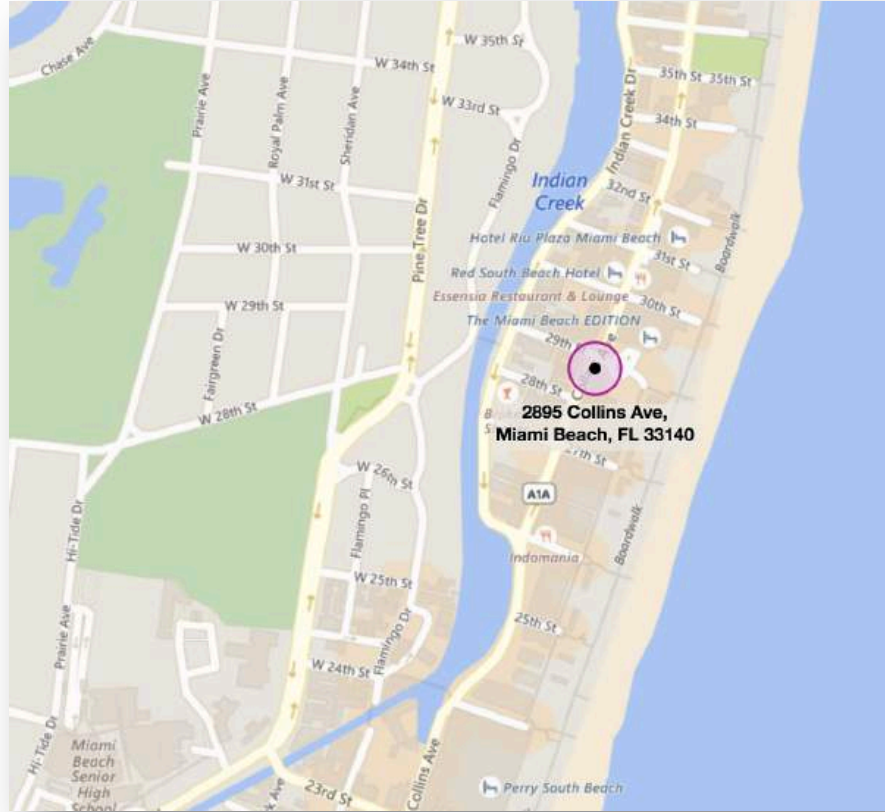


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PRME NEIGHBORHOOD



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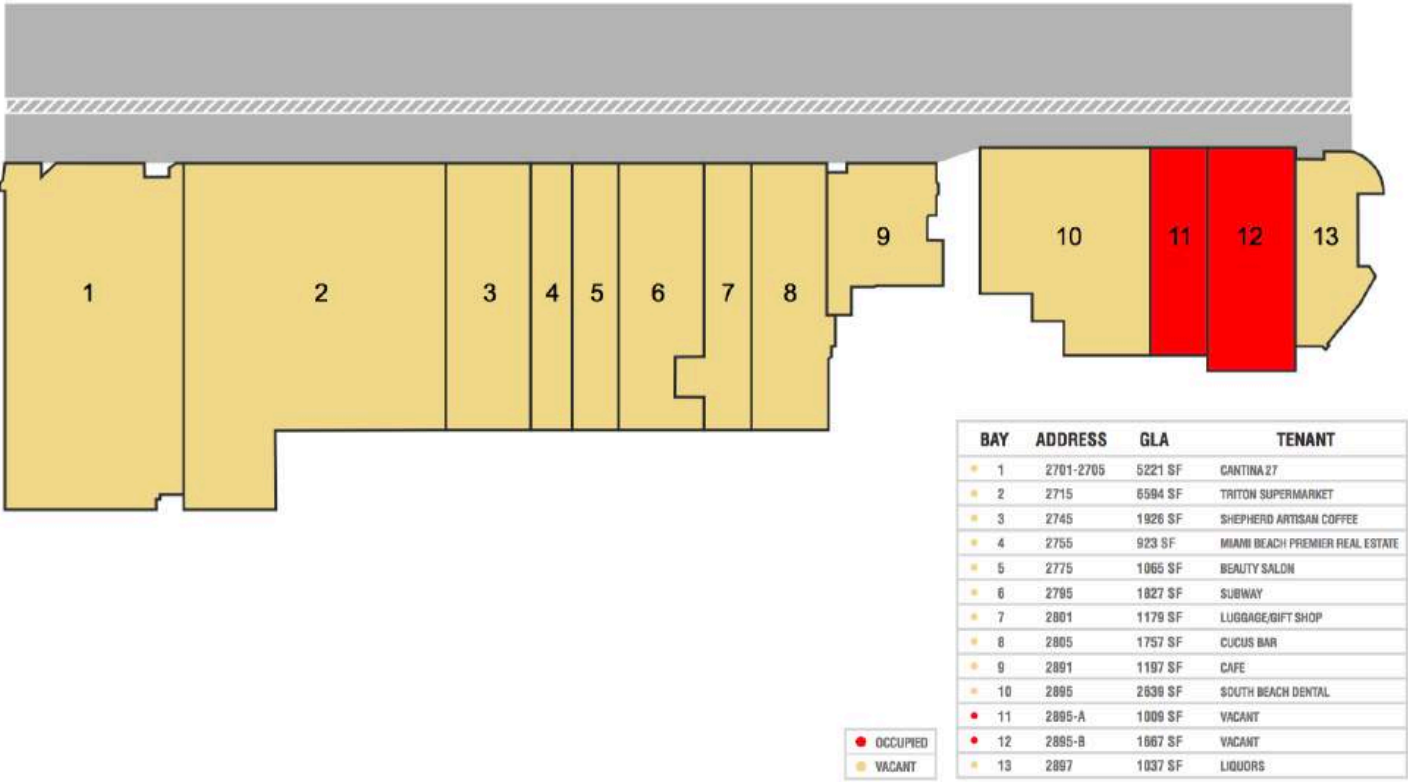


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TRITON TOWERS SITE PLAN



BAY	ADDRESS	GLA	TENANT
1	2701-2705	5221 SF	CANTINA 27
2	2715	6584 SF	TRITON SUPERMARKET
3	2745	1926 SF	SHEPHERD ARTISAN COFFEE
4	2755	923 SF	MIAMI BEACH PREMIER REAL ESTATE
5	2775	1965 SF	BEAUTY SALON
6	2795	1827 SF	SUBWAY
7	2801	1179 SF	LUGGAGE/GIFT SHOP
8	2805	1757 SF	CUCUS BAR
9	2891	1197 SF	CAFE
10	2895	2639 SF	SOUTH BEACH DENTAL
11	2895-A	1009 SF	VACANT
12	2895-B	1867 SF	VACANT
13	2897	1037 SF	LIQUORS

● OCCUPIED
● VACANT