



FOR LEASE



Flagship Retail/Office for Lease in the Heart of Downtown

118 E Flagler St, Miami, FL 33131

Flagler St Retail

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: \$12.50 PSF

Lease Format: NNN

Ground Floor Area: 6,000 SF

Second Floor Area: 4,000 SF

Ceiling Height: 14'+

Year Built: 1930

Building Size: 10,120 SF

PROPERTY OVERVIEW

118 E Flagler Street is a 2-story commercial building in the heart of the Flagler Entertainment District. With 6,000 SF on the ground floor, a 4,000 SF second floor with potential for a rooftop deck, this is a perfect space for entertainment, fitness or even corporate office. Both the ground floor and second floor have high ceilings and an open format allowing for unparalleled flexibility of use.

PROPERTY HIGHLIGHTS

- Beautiful retail space on Flagler St
- Rooftop space available
- Over 65K plus people living in a 1 mile radius
- 80K plus workers in 1 mile radius
- Join some of emerging tenants: Over Under, Mama Tried, Lost Boy Dry Good, Supply & Advise, NIU Kitchen, Black Market
- <https://youtu.be/TPM61D92fT0>

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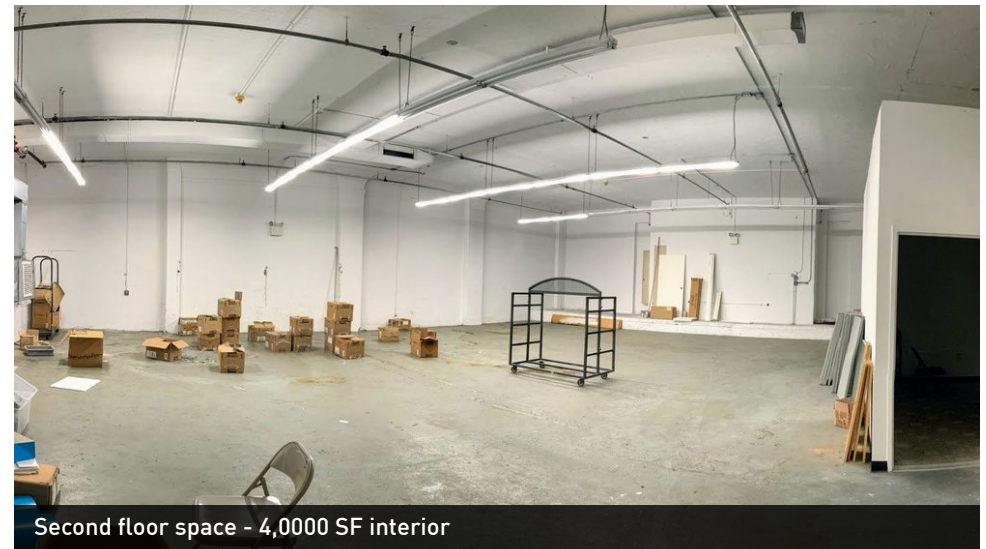
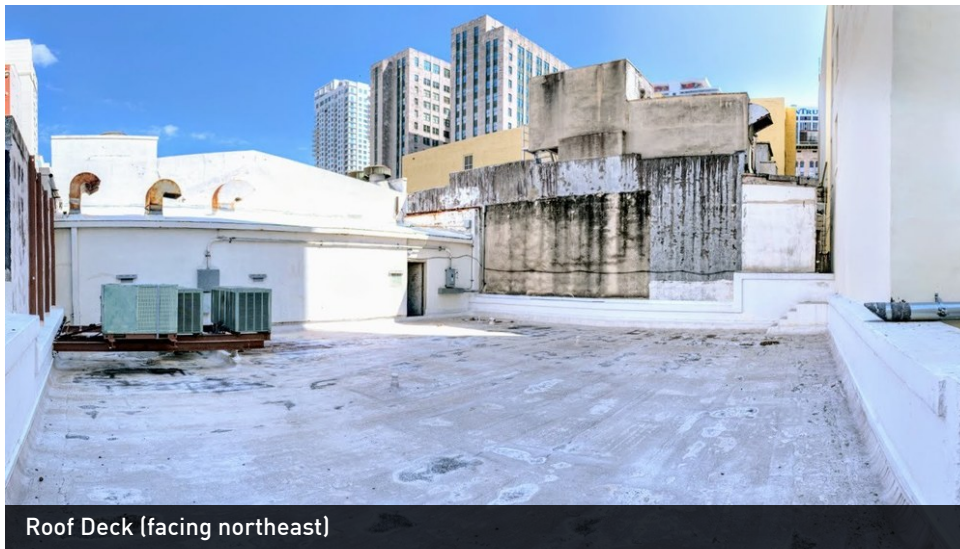
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PROPERTY PHOTOS



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JOIN DOWNTOWN MIAMI'S HOT SPOTS

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25.77°N -80.19°W



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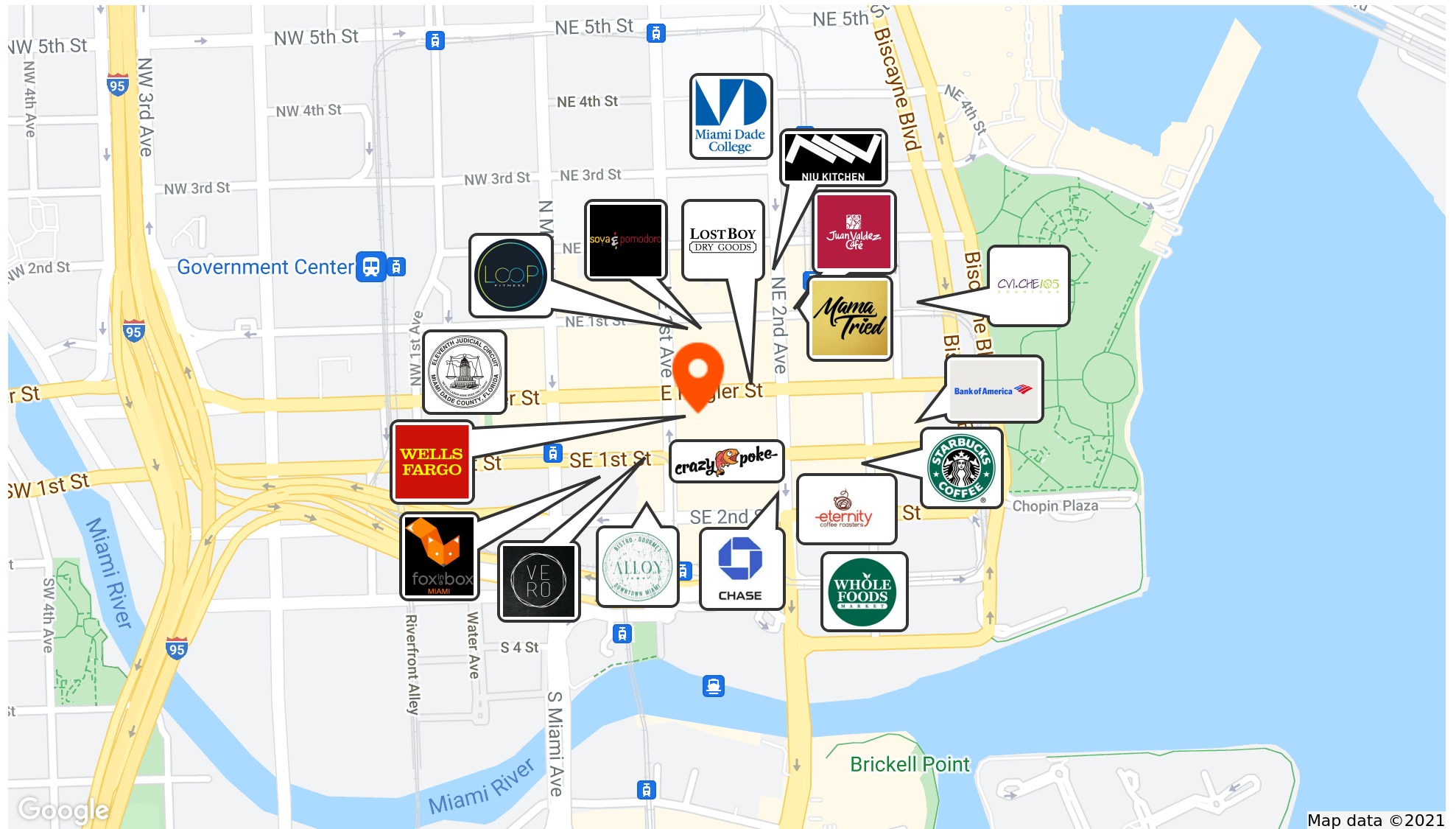
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RETAILER MAP



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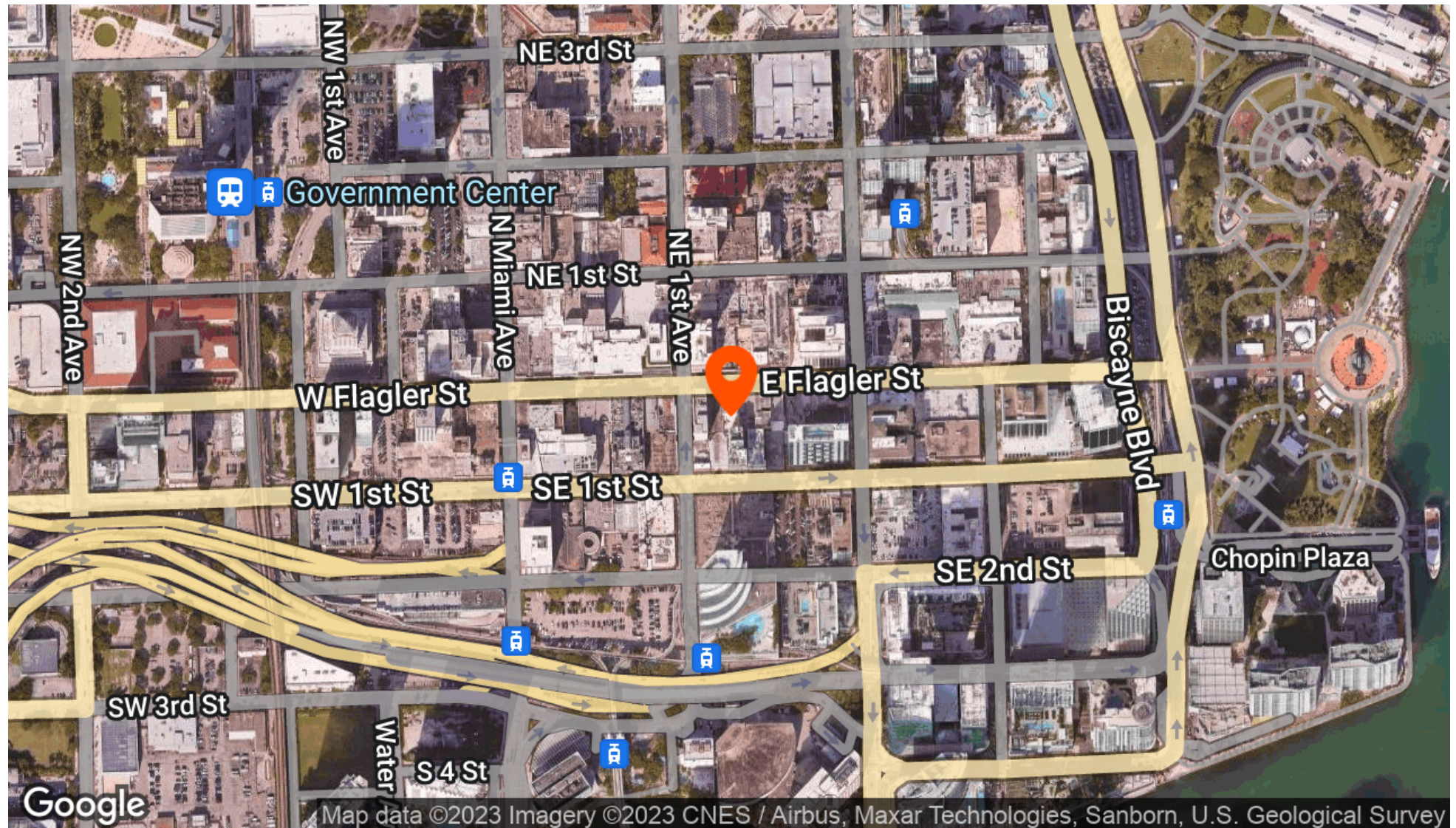
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AERIAL MAPS



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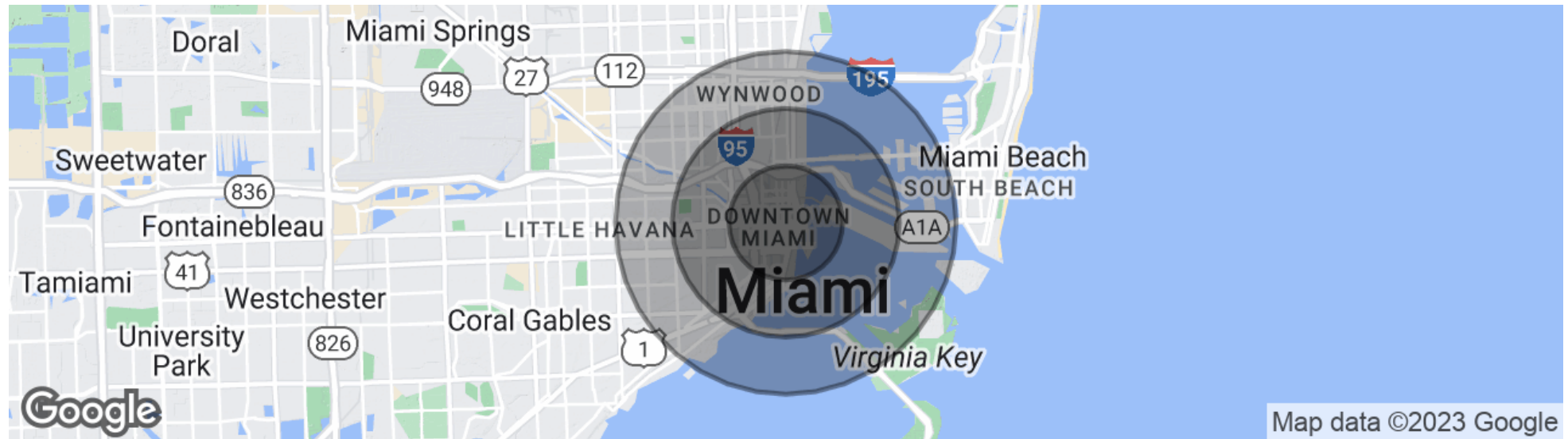
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,924	98,595	190,134
Median age	36.0	37.5	38.1
Median age (Male)	35.7	36.7	37.0
Median age (Female)	36.0	38.3	39.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,343	43,374	76,213
# of persons per HH	2.1	2.3	2.5
Average HH income	\$53,294	\$55,809	\$51,640
Average house value	\$440,811	\$456,743	\$449,536

* Demographic data derived from 2020 ACS - US Census

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