

# PRIME OFFICE/RETAIL SPACE ON MIAMI RIVER

92 SW 3RD AVE, SUITE CU1  
MIAMI, FL 33130

**FOR LEASE**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | [leesouthflorida.com](http://leesouthflorida.com)



PRESENTED BY:

**Michael Betancourt**

*Senior Vice President*

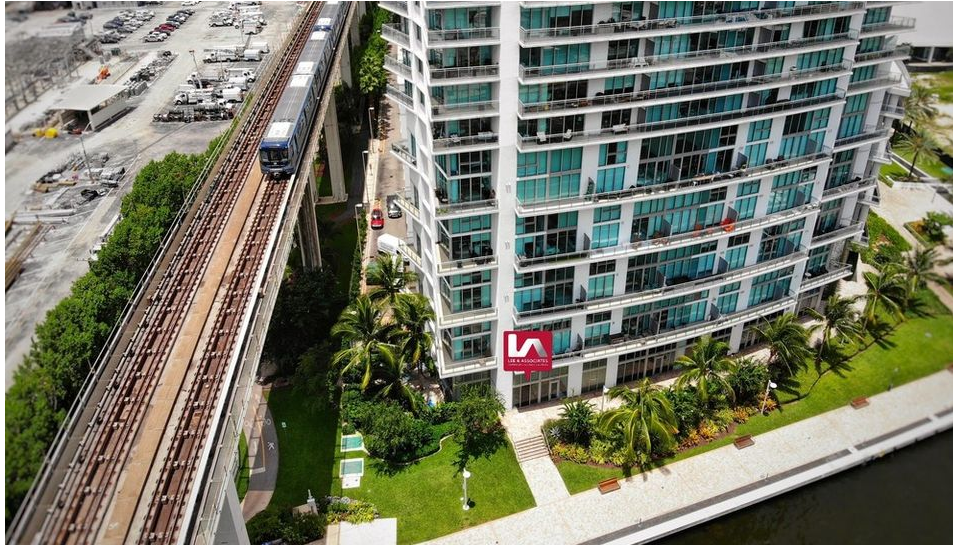
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# PROPERTY SUMMARY

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



## OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	10,000 SF
Available SF:	
Lot Size:	
Year Built:	2009
Zoning:	CBD
Market:	South Florida
Submarket:	Downtown Miami

## PROPERTY OVERVIEW

Lee & Associates presents a Miami riverfront retail or office space located on the ground floor of the MINT at Riverfront property with nearly 2,000 residents in a three-tower community. The space is located on the southern end of Downtown Miami within walking distance to Miami Metrorail and Metromover stations, and in close proximity to Brickell City Center, Downtown Miami, Wynwood, and Miami Beach. The 1,500 SF space features 16' high ceilings, floor to ceiling storefront windows with river views and outdoor patio seating available. The space was previously built out as a CryoTherapy center and is Turnkey with several private rooms plus a reception area. MINT at Riverfront was built in 2008, designed by the renowned Revuelta Vega Leon Architects, and developed by Key International.

## PROPERTY HIGHLIGHTS

# LEASE SPACES

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

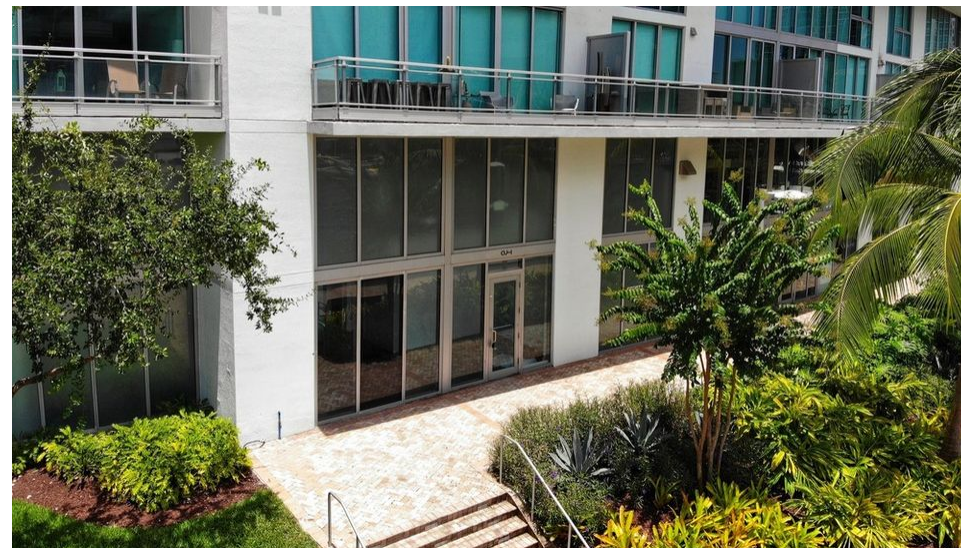
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
92 SW 3rd St., CU1	-	1,500 SF	NNN	\$39.50 SF/yr



## ADDITIONAL PHOTOS

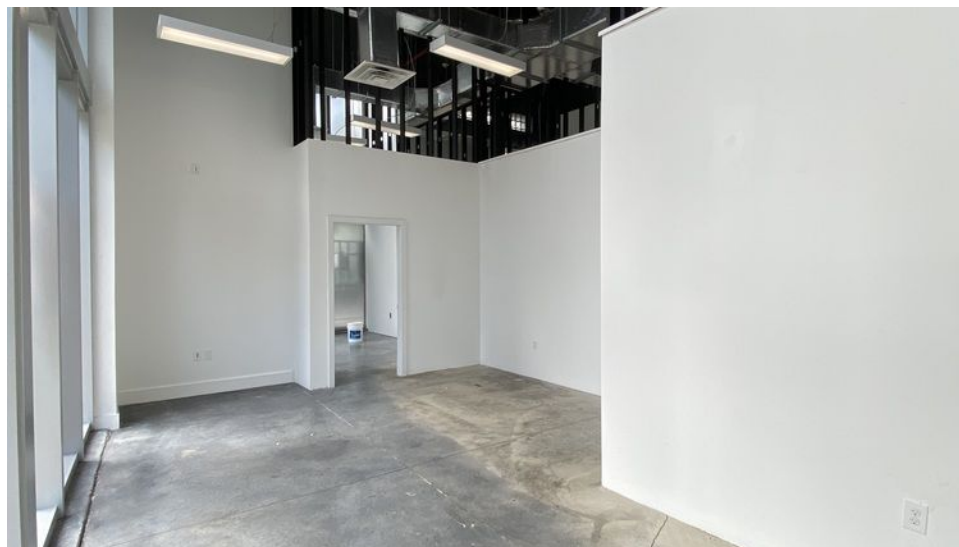
92 SW 3rd Ave, Suite CU1, Miami, FL 33130





## ADDITIONAL PHOTOS

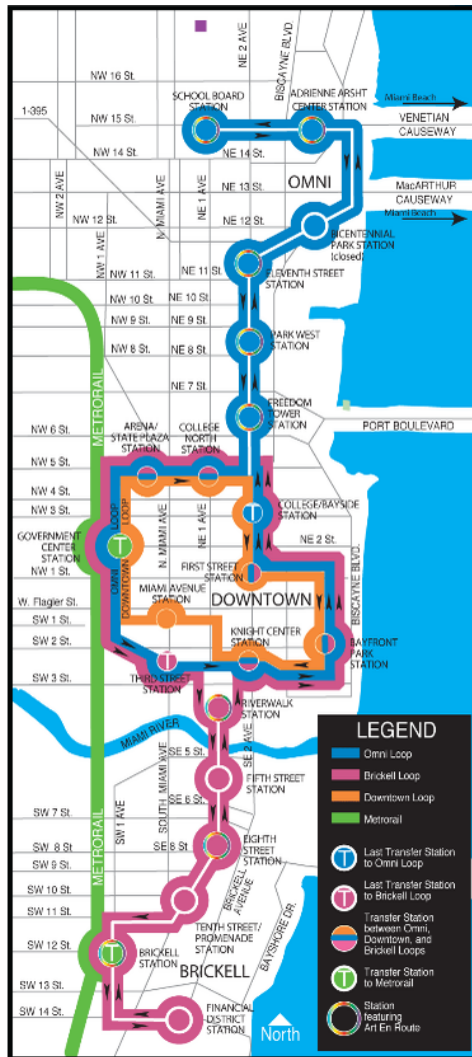
92 SW 3rd Ave, Suite CU1, Miami, FL 33130





# NEIGHBORHOOD & TRANSPORTATION MAP

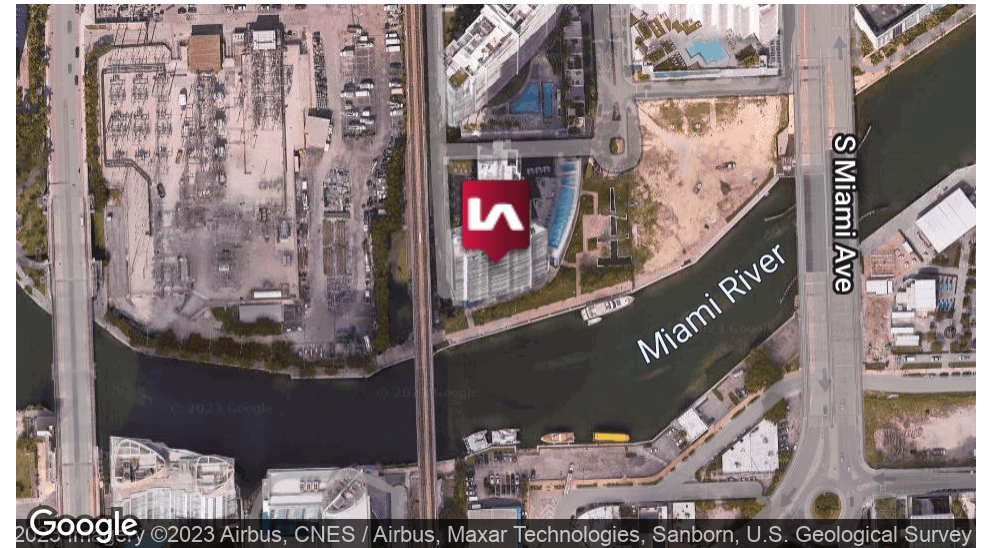
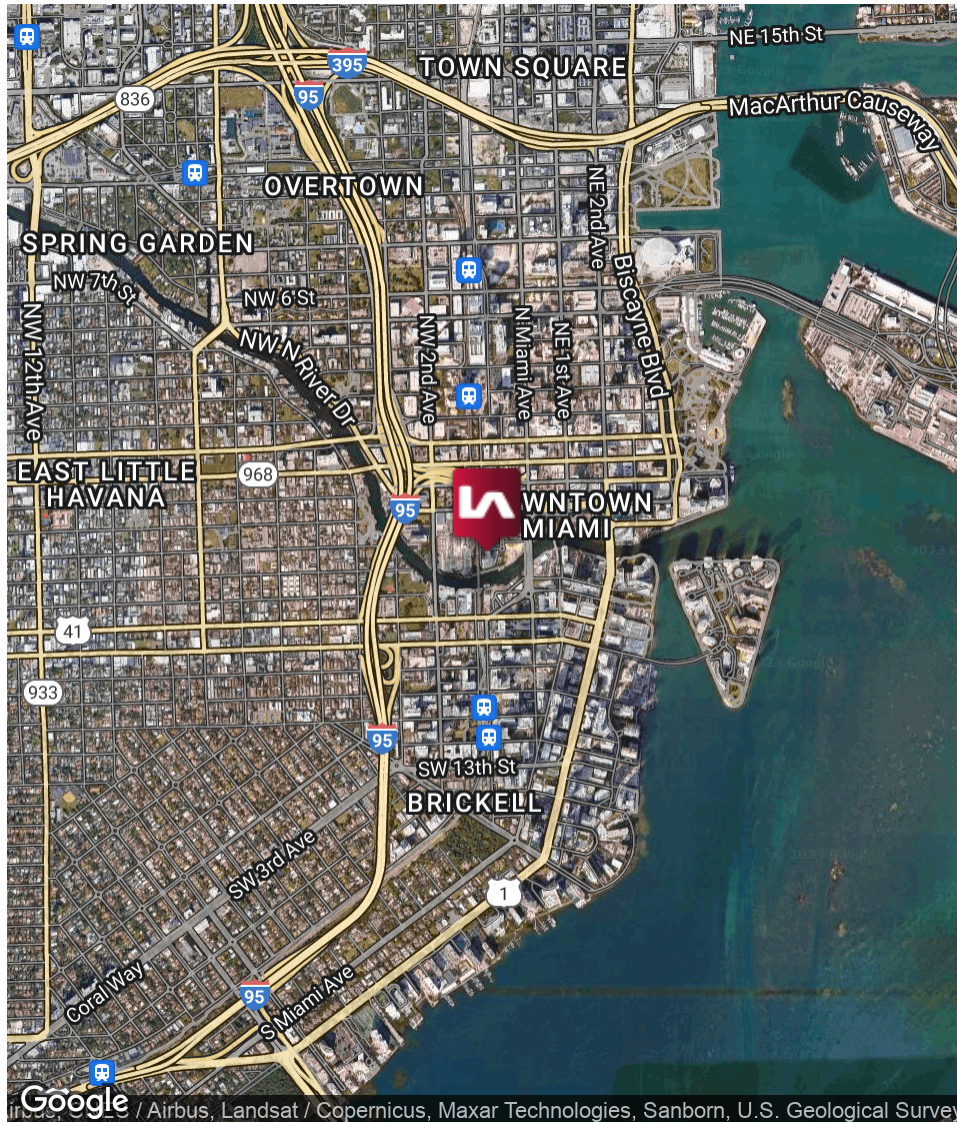
92 SW 3rd Ave, Suite CU1, Miami, FL 33130





# LOCATION MAP

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



## LOCATION OVERVIEW

Property is located right on the Miami River in beautiful Downtown Miami in close proximity to I-95 and a short walk to metromover.

## CITY INFORMATION

City:	Miami
Market:	South Florida
Submarket:	Downtown Miami
Nearest Highway:	I-95, US-1, & I-395
Nearest Airport:	Miami International Airport

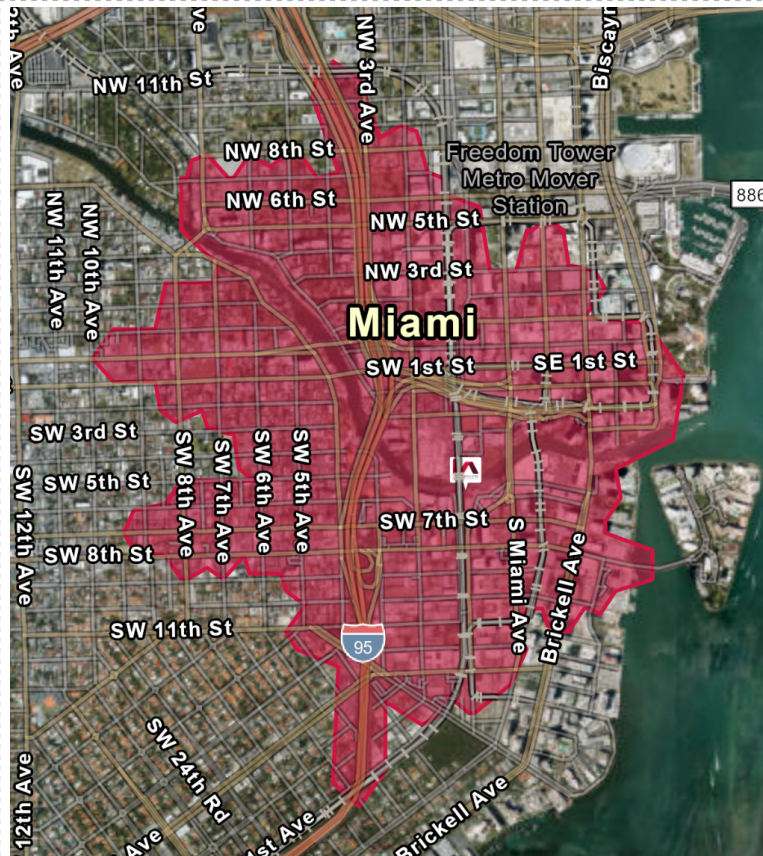


# MARKET DEMOGRAPHICS

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



Drive time of 5 minutes



## KEY FACTS

44,243

Population

36.2

Median Age

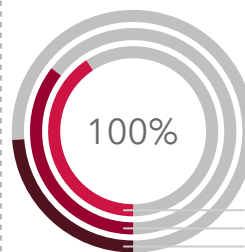


Average  
Household Size

82,957

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 32,078  
2018 Total Housing Units 27,936  
2010 Total Housing Units 18,784

## BUSINESS



7,457

Total  
Businesses



53,486

Total  
Employees



\$8,099,253

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



78,792

Total Daytime  
Population



61,393

Daytime Population:  
Workers



17,399

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

66%



Blue Collar

13%



Services

21%

3.2%

Unemployment  
Rate

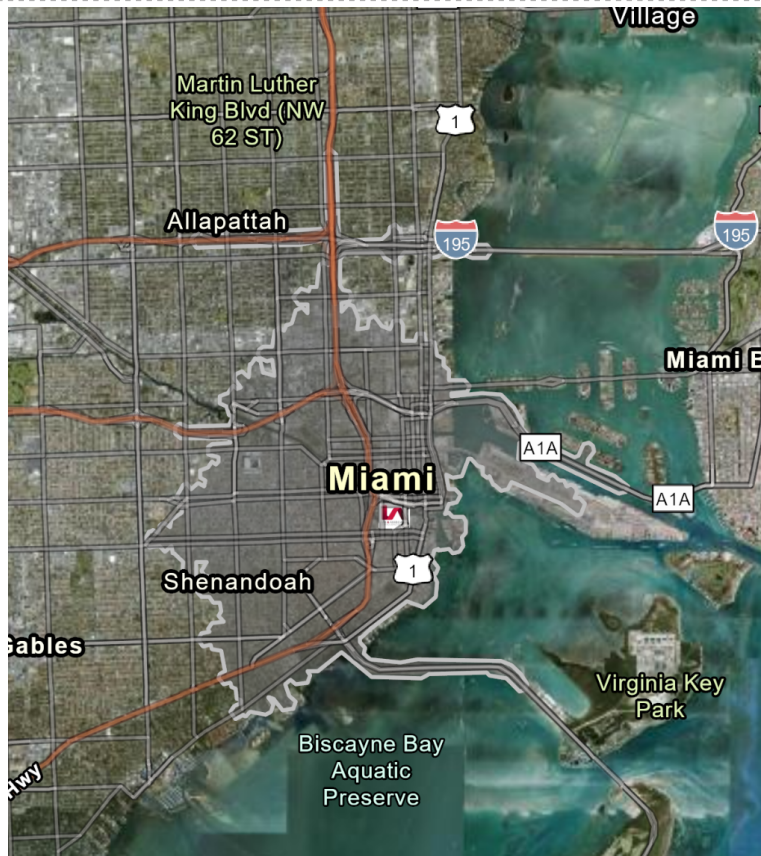


# MARKET DEMOGRAPHICS

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



Drive time of 10 minutes



## KEY FACTS

164,901

Population

38.1

Median Age

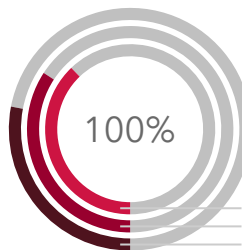


Average  
Household Size

71,203

2018 Average  
Household Income

## HOUSING UNITS



100%



2023 Total Housing Units 95,822  
2018 Total Housing Units 86,613  
2010 Total Housing Units 70,913

## BUSINESS



17,127

Total  
Businesses



151,556

Total  
Employees



\$20,959,832

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



244,909

Total Daytime  
Population



168,789

Daytime Population:  
Workers



76,120

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

59%



Blue Collar

20%



Services

22%

4.3%

Unemployment  
Rate

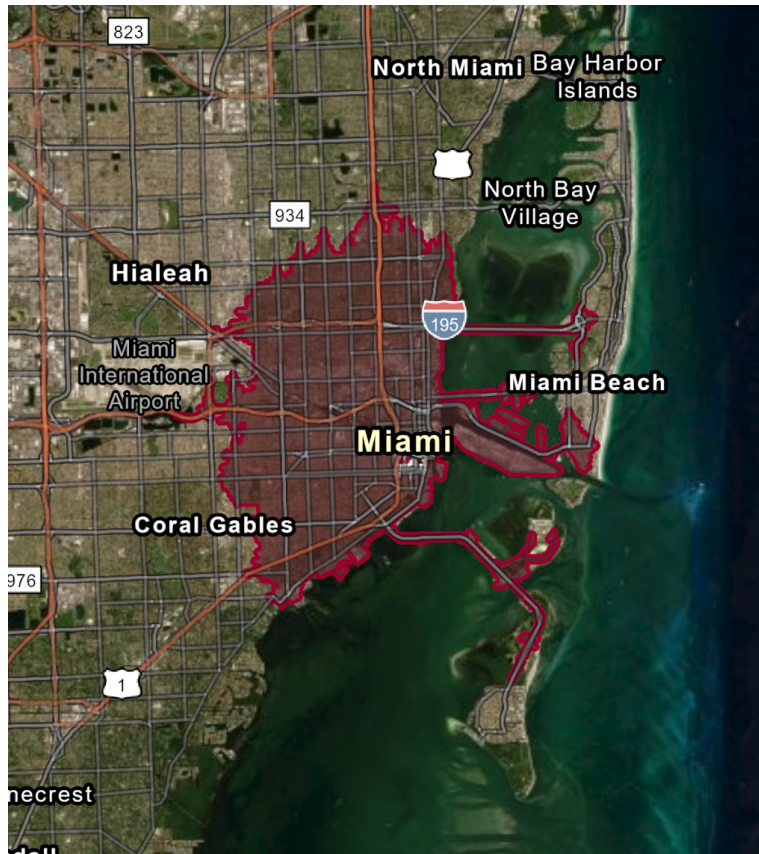


# MARKET DEMOGRAPHICS

92 SW 3rd Ave, Suite CU1, Miami, FL 33130



Drive time of 15 minutes



## KEY FACTS

405,704

Population

38.6

Median Age

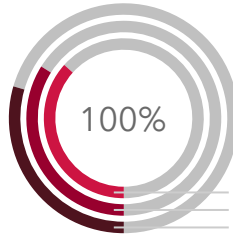


Average  
Household Size

65,870

2018 Average  
Household Income

## HOUSING UNITS



100%



2023 Total Housing Units 206,906  
2018 Total Housing Units 191,599  
2010 Total Housing Units 166,545

## BUSINESS



31,290

Total  
Businesses



250,370

Total  
Employees



\$38,674,551

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



495,105

Total Daytime  
Population



295,580

Daytime Population:  
Workers



199,525

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

56%



Blue Collar

21%



Services

23%

4.8%

Unemployment  
Rate