

FOR LEASE
2,358 SF

Quadro Collection

3900 Biscayne Blvd,
Miami, FL 33137



AVAILABILITIES

- » 2,358 SF available

PROPERTY HIGHLIGHTS

- » Prime Biscayne Boulevard Location at 3900 Biscayne Blvd, with exceptional proximity to the Design District, Midtown & Miami Beaches
- » Large Outdoor Patio Available — ideal for restaurant or café use
- » Highly Desirable End-Cap Retail Space with excellent visibility and exposure
- » 21' Finished Ceiling Heights
- » Multiple Access Points from Biscayne Blvd, Federal Hwy & NE 39th St
- » 200 Residential Rental Units, all sold and occupied
- » Excellent Retail Exposure with opportunities for restaurants, bars, apparel, furniture, and service-oriented businesses

TRAFFIC COUNTS

- » 49,000 VPD on Biscayne Blvd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	35,359	222,611	573,384
Households	17,746	99,606	252,891
Average HH Income	\$149,730	\$106,312	\$121,692
Daytime Population	40,726	273,544	656,624

Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



954-364-7585



javier@jblmgmt.com

JBL
ASSET MANAGEMENT



N FEDERAL HWY

33,000 VPD

NE 39TH ST

49,000 VPD BISCAYNE BLVD

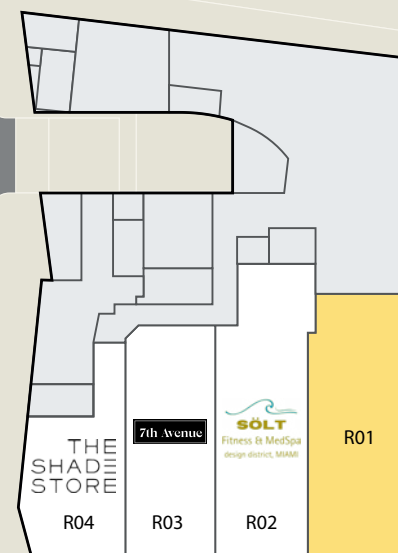
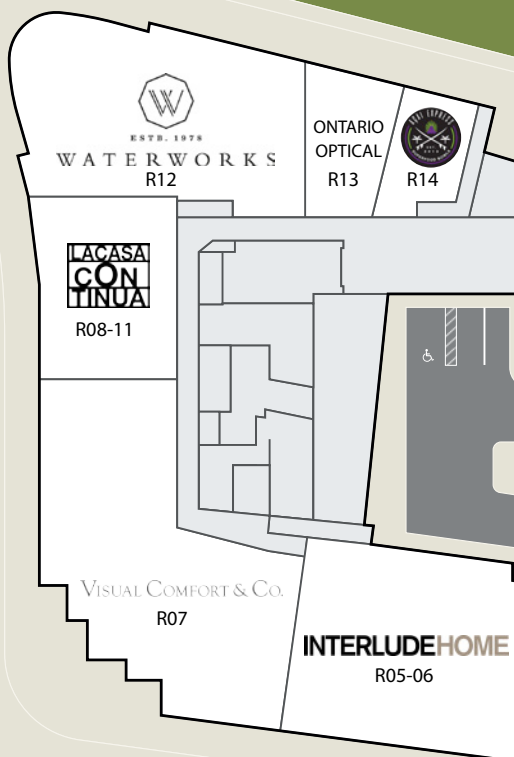


Quadro Collection

3900 Biscayne Blvd, Miami, FL 33137, United States

	TENANT	SF
R01	AVAILABLE	2,358
R02	SÖLT Fitness & MedSpa	2,473
R03	7th Avenue	1,869
R04	The Shade Store	1,503
R05-06	Interlude Home	3,976
R07	Visual Comfort & Co	5,106
R08-11	La Casa Continua	2,737
R12	Waterworks	4,496
R13	Otario Optical	1,097
R14	Açaí Express	879

 Available



FOR LEASE
2,358 SF

Quadro Collection

3900 Biscayne Blvd,
Miami, FL 33137



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



954-364-7585



javier@jblmgmt.com



JBL
ASSET MANAGEMENT