

THE
GATEWAY_{AT}
WYNWOOD

A HIGH VISIBILITY **RETAIL LOCATION** AT ONE OF THE

**BUSIEST
INTERSEC-
TIONS**

IN MIAMI FLORIDA



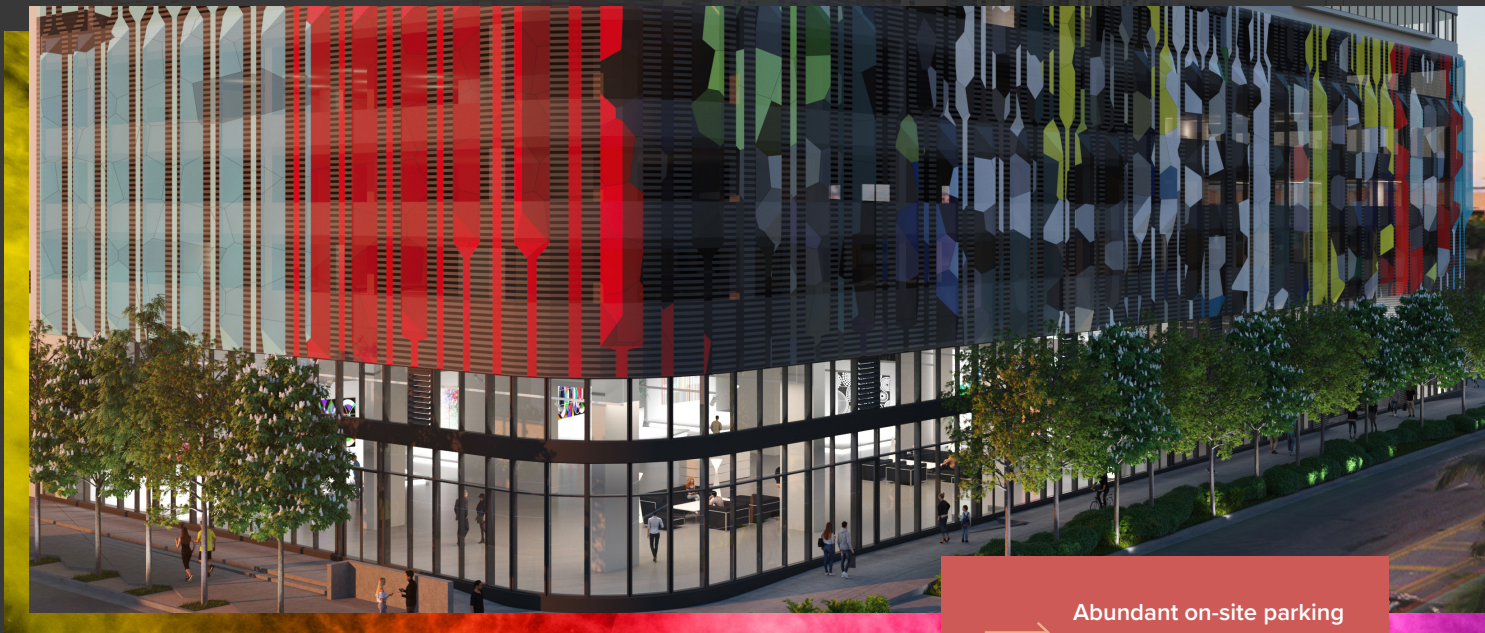
2916 North Miami Ave. Miami, FL 33127

CBRE

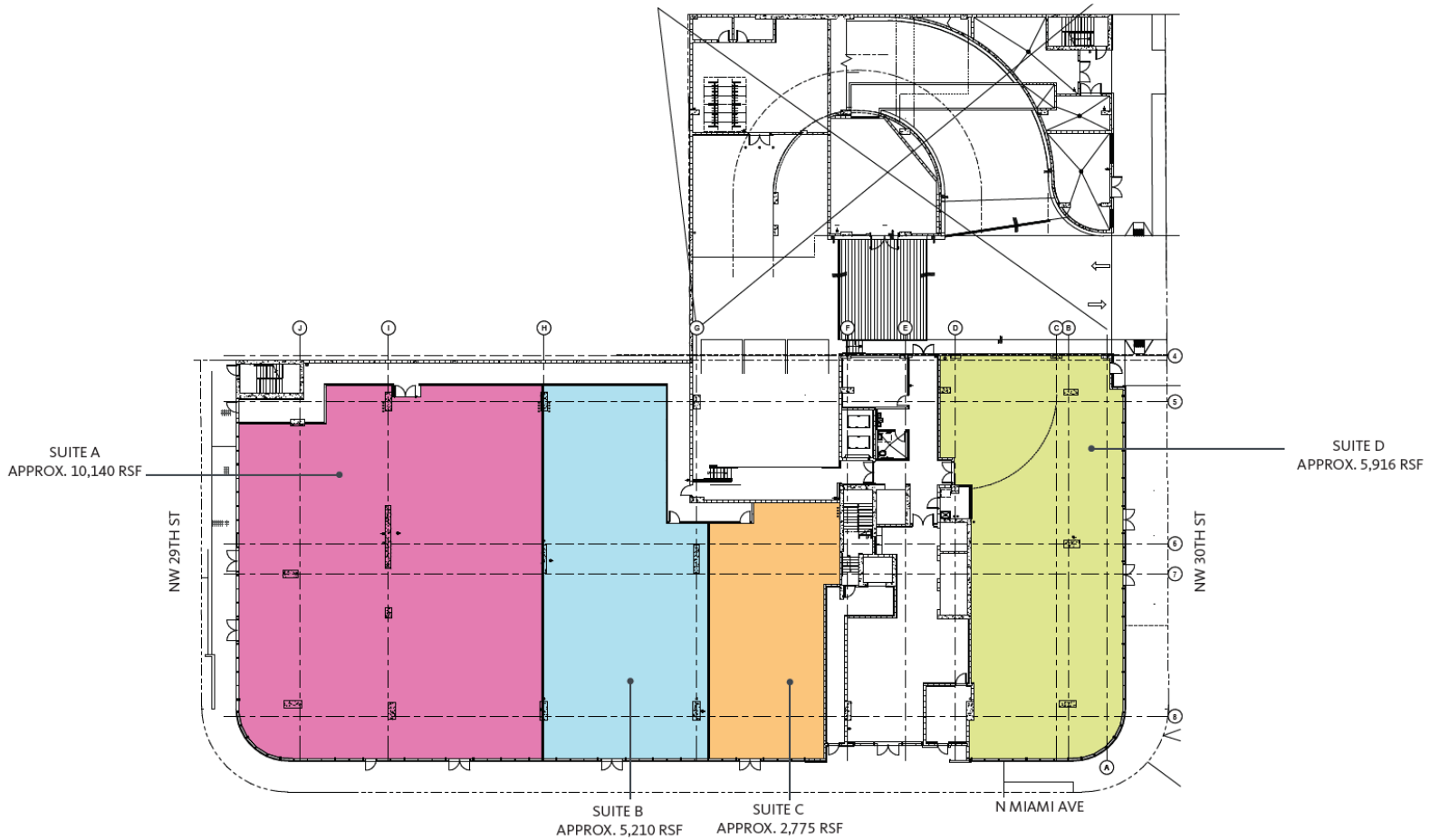
WYNWOOD

STARTS HERE

- + Retail opportunity totaling $\pm 24,041$ SF with flexible divisions for multiple users
- + High visibility retail location at one of the busiest intersections in Miami
- + Term: Negotiable
- + New construction
- + Strategically located to draw from Design District, Midtown and Wynwood
- + Eight floors of creative office space above totaling $\pm 183,990$ SF
- + 20 foot ceiling heights on the Ground Floor and higher in some areas
- + Chase Bank just opened across the street



Abundant on-site parking
for retail tenants



TOTAL OF ±24,041 SF - CAN BE COMBINED

SURROUNDING RETAILERS



WARBY
PARKER



west elm



- + Amati Furniture
- + Bat Louie
- + BEAKER & GRAY
- + Brasserie Azur
- + Bar SPANGLISH
- + R House
- + Sugarcane
- + Tap 42
- + The Cheese Course
- + VEZA SUR BREWING





THREE MILE

DEMOGRAPHICS



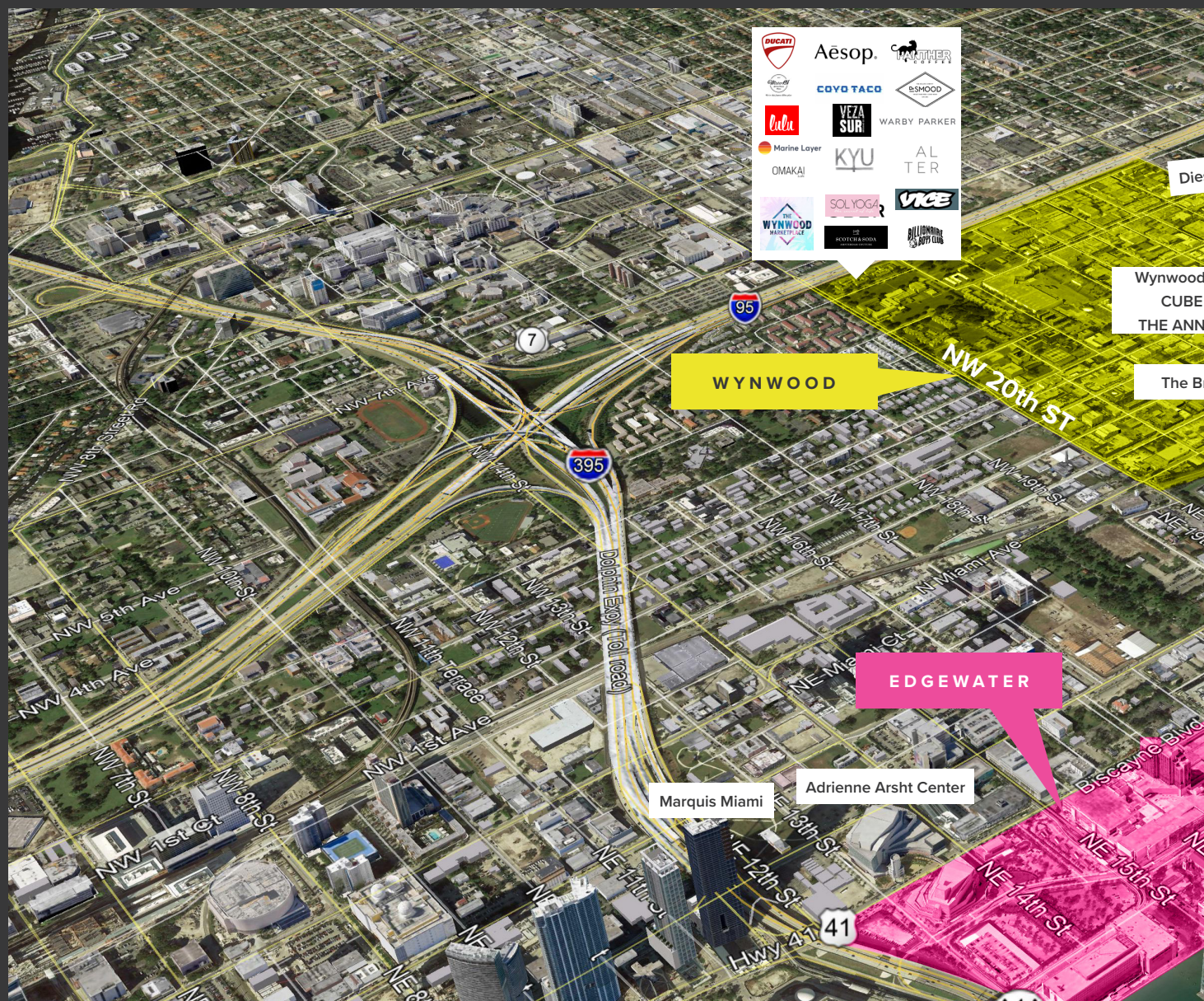
267,922 Total Population



345,182 Daytime Population



\$57,085 Avg HH Income





36.7 Median Age



±2M SF Retail & ±3M SF Office
in Development



±1M New Residential Units



THE GATEWAY AT WYNWOOD



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