



RETAIL/RESTAURANT SPACE FOR LEASE

THE **one** **740 SW 109 AVENUE, MIAMI, FL**
AT UNIVERSITY CITY

KONIVER
STERN GROUP
RETAIL REAL ESTATE & BROKERAGE



The property is located directly across from Florida International University (FIU) on the ground floor of this premium 886-unit student community. There are approximately 40,000 students enrolled at the campus. Only 15 minutes from Miami International Airport and 5 minutes from Doral.

Approx. 3,600 SF (may be sub-divided)

Corner space with frontage along NW 7th Terrace and visible from SW 8th Street

Approx 4,000 students within a few blocks of the building including the 1,244 in the project

57,000 VPD on SW 8th Street
11,700 VPD on SW 109th Avenue

