



**COMMERCIAL LEASE OPPORTUNITY
SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY**



Property Address: 271-75 NW 10TH Street
268 NW 11TH Street

Folio#1: 01-0101-050-1071
Folio#2: 01-0101-050-1070

Zoning: C-1 Restricted Commercial

Unit Size: Approximately 400 sq.ft.

Annual Rent: Approximately \$15 per sq.ft.

The Southeast Overtown/Park West Community Redevelopment Agency (“CRA”) is seeking commercial tenants to lease newly rehabbed commercial storefronts at New Arena Square, 271-75 NW 10th Street and 268 NW 11th Street. The storefronts are centrally located in the Overtown neighborhood within walking distance to downtown Miami and accessible by Miami-Dade County’s Metromover, Metrorail and Metrobus systems. The storefronts are located within specified target areas including the Southeast Overtown/Park West Community Redevelopment Area (“CRA”), the Central Enterprise Zone, and the North Central Empowerment Zone, that may offer financial incentives for businesses. The square footage of each unit is approximately 400 square feet. This is a triple net lease opportunity, which includes a negotiated five-year term at \$500 per month.

It is preferred that applicants seeking to lease a commercial storefront have been in business for a minimum of two (2) years and provide two (2) years of financial statements for the business. All applicants must provide a detailed description of the proposed business use, background information on the proposed management team and expertise, and a list of all persons or entities with an interest in the business.

Additionally, as part of the submission package, applicants will be required to complete a grant application and provide the required supporting documents listed therein. Grant applications are available on the CRA’s website at <http://www.miamicra.com> or can be obtained by contacting the CRA office. Applicants awarded a lease opportunity will be required to complete a nine-week business development training program offered by the CRA. For more information about this commercial leasing opportunity, please contact SEOPW CRA Assistant Director, Clarence Woods, at (305) 679-6800.

Pieter A. Bockweg
Executive Director