



Turn-key Restaurant

365 N ROYAL POINCIANA BLVD

Miami Springs, FL 33166

FOR SALE / FOR RENT

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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PROPERTY DESCRIPTION

Apex Capital Realty proudly presents a fully equipped turnkey restaurant with a Second Generation kitchen, located on one of the most prominent retail streets in Miami Springs, Poinciana Blvd.

This renovated property includes the real estate, inventory, furniture, appliances, a well-maintained kitchen and a bar. With a seating capacity of 70 and ample storage, it's ideal for an independent owner/operator or expanding brands.

BUILDING SIZE	3,576 SF
LOT SIZE	6,750 SF
MAX. HEIGHT	3 Stories / 40 Ft Max.
PARKING SPACES	5
ZONING	NBD – Neighborhood Business District
ALLOWABLE USES	Restaurant/Lounge, Delicatessen, Office, Retail, Day Care/Nursery, Medical Office, Dispensary, Pharmacy, Fitness, Laundry, Pet Grooming.



SALE PRICE

\$1,700,000

RENTAL PRICE

\$25 /SF + CAM

PROPERTY HIGHLIGHTS

LOCATION & VISIBILITY

- This location benefits from a very large customer base of locals and those traveling to the airport. There are currently over 13,000 residents.
- Proximity to Miami International Airport, major highways, and high-traffic areas.
- Surrounded by popular shops, offices, and residential neighborhoods.
- Great signage visibility and steady foot and vehicle traffic.

PARKING & ACCESS

- 5 dedicated parking spaces plus street parking.
- Easy ingress and egress for deliveries.

CONDITION & RENOVATIONS

- Recently upgraded dining area and bar.
- Well-kept kitchen with hood, grease trap, and walk-in cooler/freezer.
- Turnkey condition — ready for immediate operation.

FLEXIBILITY & POTENTIAL

- Suitable for various cuisines or café concepts.
- Potential to add delivery, catering, or private events for increased revenue.

ADDITIONAL SELLING POINTS

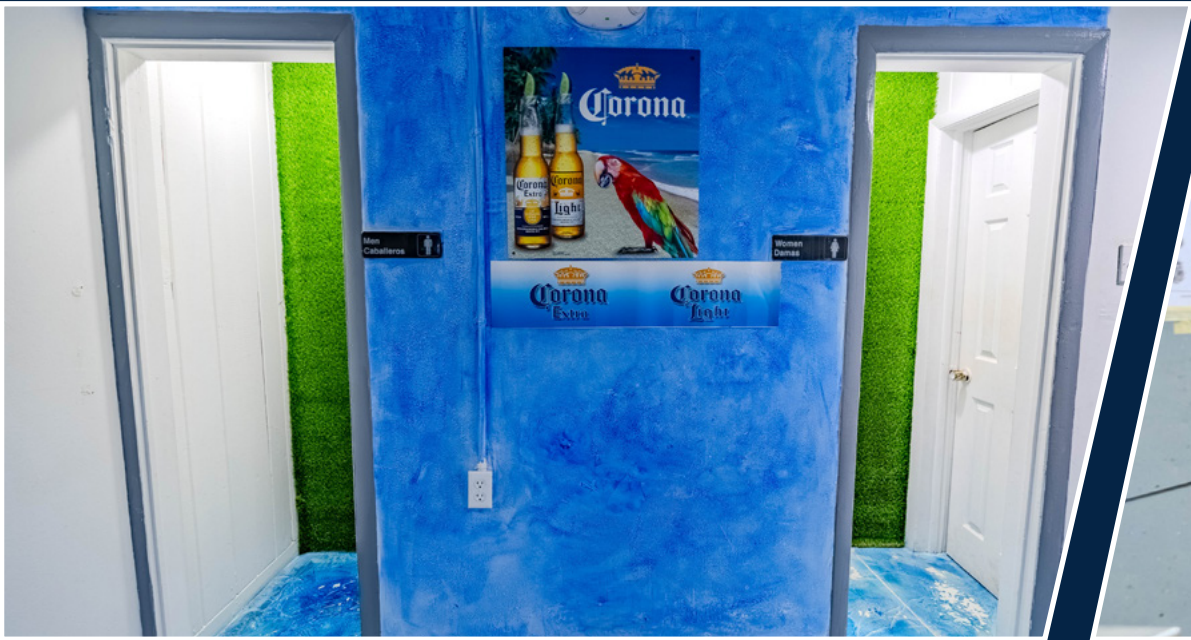
- Second-generation restaurant (saves on build-out costs).
- Includes all furniture, fixtures, and equipment (FF&E).
- Opportunity to purchase or lease (For Sale & For Rent).



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS



RETAIL MAP



DEVELOPMENT & GROWTH OF MIAMI SPRINGS



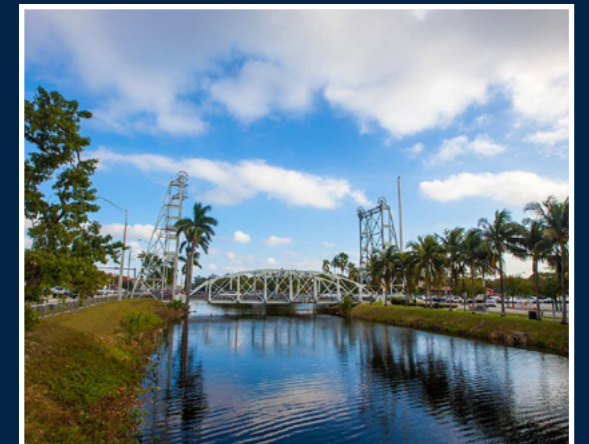
- Miami Springs Town Center: A new mixed-use development featuring 51 residential units and 23,500 square feet of retail space is now leasing. Apartments range from 950 to 1,050 square feet, with rental rates starting at \$1,850/month. [ALL IN MIAMI+1](#)
- Canal Street Development: A new retail/residential project at 30 Canal Street has been approved, featuring ground-floor retail with two floors of residential units above. [NEW.MIAMISPRINGS.COM](#)
- Eastern Miami Springs Redevelopment: Plans have shifted from high-rise apartment towers to the development of affordable townhomes on a 167,140 sq ft parcel located on South Royal Poinciana Blvd and LaBaron Drive. [NEW.MIAMISPRINGS.COM+1](#)

MIAMI SPRINGS

Located “in the heart of it all,” Miami Springs is bordered by Miami International Airport, the City of Hialeah, the Village of Virginia Gardens and the Town of Medley.

As the City became engulfed by the growth of Miami-Dade County, it remained a desirable “bedroom community” because of its small-town flavor, great location and family-oriented civic amenities, including parks, racquetball and tennis courts, golf course, municipal pool and new community center and theater.

Hometown to 13,000 residents, Miami Springs is mostly single-family dwellings and limited apartments, with a historic downtown area of professional offices, restaurants and small retail stores.



LA CASA NICARAGUA

OPEN



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