



THE ALPHA
COMMERCIAL

FOR SALE

LITTLE RIVER NEXUS DEVELOPMENT SITE

7050 NE 2ND AVENUE

MIAMI, FL 33138

NEIGHBORHOOD EXPERTS



THE LISTING TEAM

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THE ALPHA COMMERCIAL

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Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

OFFERING SUMMARY

7050 NE 2ND AVENUE MIAMI, FL 33138

Neighborhood: Little River

Total Lot Size: 33,864 SF [0.77 AC]

Existing Bldg Area: 5,694 SF

Allowable Uses: Multi-Family, Retail,
Office, Hotel, Mixed-Use,
Educational, Religious

Zoning: T6-8-0

Max. Density: 116 units (by-right)

Max. Height: 8 stories

Max. Buildable Area: 169,320 BSF

Traffic Count: 22,100 AADT

Asking Price: \$7,250,000



Introducing the rare opportunity to own a full block of covered land in the rapidly growing Little River neighborhood.

Situated at the intersection of NE 71st St and NE 2nd Ave, the site features T6-8-0 zoning, allowing for high-density commercial or mixed-use developments and its central location provides excellent accessibility and proximity to ongoing and planned projects in the area plus major neighborhoods. With Little River emerging as a key area of development, the property is well-positioned to benefit from the neighborhood's upward trajectory.

OPPORTUNITY ZONE

DEVELOPMENT POTENTIAL

MAX. ZONING ALLOWANCES

TOTAL LOT SIZE: 33,864 SF [0.77 AC]

	BY RIGHT	LIVE LOCAL
MAX. DENSITY:	116 units	777 units
MAX. HEIGHT:	8 stories	12 Stories
MAX. BUILDABLE AREA:	169,320 BSF	812,736 BSF

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, including Glitch Bill (SB-328) updates pertaining to Floor-to-Area Ratio (FAR) approved June 2024, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

BIRD'S EYE VIEW

NE 71ST ST

161'

ASSEMBLAGE BREAKDOWN

Address	Lot Size	Bldg SF	Zoning
7050 NE 2 AVE	6,724	2,699	T6-8-0
7020 NE 2 AVE	3,558	2,995	T6-8-0
7012 NE 2 AVE	10,092	-	T6-8-0
7010 NE 2 AVE	1,250	-	T6-8-0
190 NE 71 ST	5,820	-	T6-8-0
185 NE 70 ST	6,420	-	T6-8-0
Total:	33,864 SF (0.77 AC)	5,694 SF	

214'

164'

NE 2ND AVE

141'

NE 70ST ST

SOUTH VIEW

DOWNTOWN MIAMI



MAGIC CITY™
INNOVATION DISTRICT

LITTLE HAITI

LITTLE RIVER

NE 2ND AVE 13,800 AADT



NE 71ST ST 8,300 AADT

NORTHEAST VIEW



NORTH BAY VILLAGE

« BISCAYNE BLVD 37,000 AADT »



SUBJECT SITE



LITTLE RIVER

« NE 71ST ST 8,300 AADT »

« NE 2ND AVE 13,800 AADT »

WEST VIEW



LITTLE HAITI

LITTLE RIVER



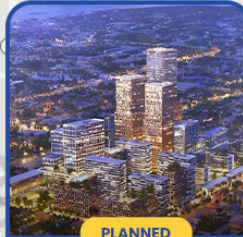
NE 71ST ST

8,300 AADT

NE 2ND AVE 13,800 AADT

AREA DEVELOPMENT MAP

THE ALPHA COMMERCIAL



PLANNED
Holland Park
 8060 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms



PLANNED
River Haus
 123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



COMPLETED
The Citadel
 8300 NE 2nd Ave

Pioneering Little River's growth with it's 2019 opening, this 80,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED
Future Project
 8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED
Evvo House Hotel
 8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



UNDER CONSTRUCTION
Pagan Residences
 7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



PLANNED
Continuum Club and Residences
 1755 79th St Causeway

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



PLANNED
Palm Tree Club
 1855 79th St Causeway

Luxury waterfront restaurant by D.J Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

79TH ST CORRIDOR

SUBJECT SITE 7050 NE 2ND AVENUE



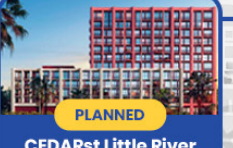
UNDER CONSTRUCTION
Miami Breeze Way
 301 NW 71st St

Nearly 25 acre assemblage mixed-use project in process of increasing local density for future development.



PLANNED
FUTURE PROJECT
 530 NW 75th St

Swardlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



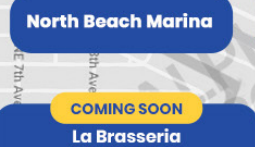
PLANNED
CEDARst Little River
 7715 - 7737 NE 2nd Ave

Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED
Noli 75
 7601 NE 2nd Ave

169 apartments, 537 SF of retail and 191 parking spaces in 10 stories.



COMING SOON
La Brasseria
 620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED
Little River Plaza
 279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



PLANNED
Sunbeam Towers
 1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



PLANNED
Marina View
 7913 to 7915 West Dr

Proposed 328,277 SF building is set to offer 94 units amid a 22-story tower by S2 Development.



UNDER CONSTRUCTION
Shoma Bay Condo
 1850 79th St Causeway

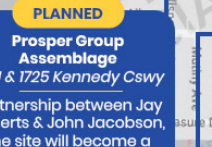
Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 38,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.



PLANNED
Argentine Youth Soccer Academy
 7540 E Treasure Dr



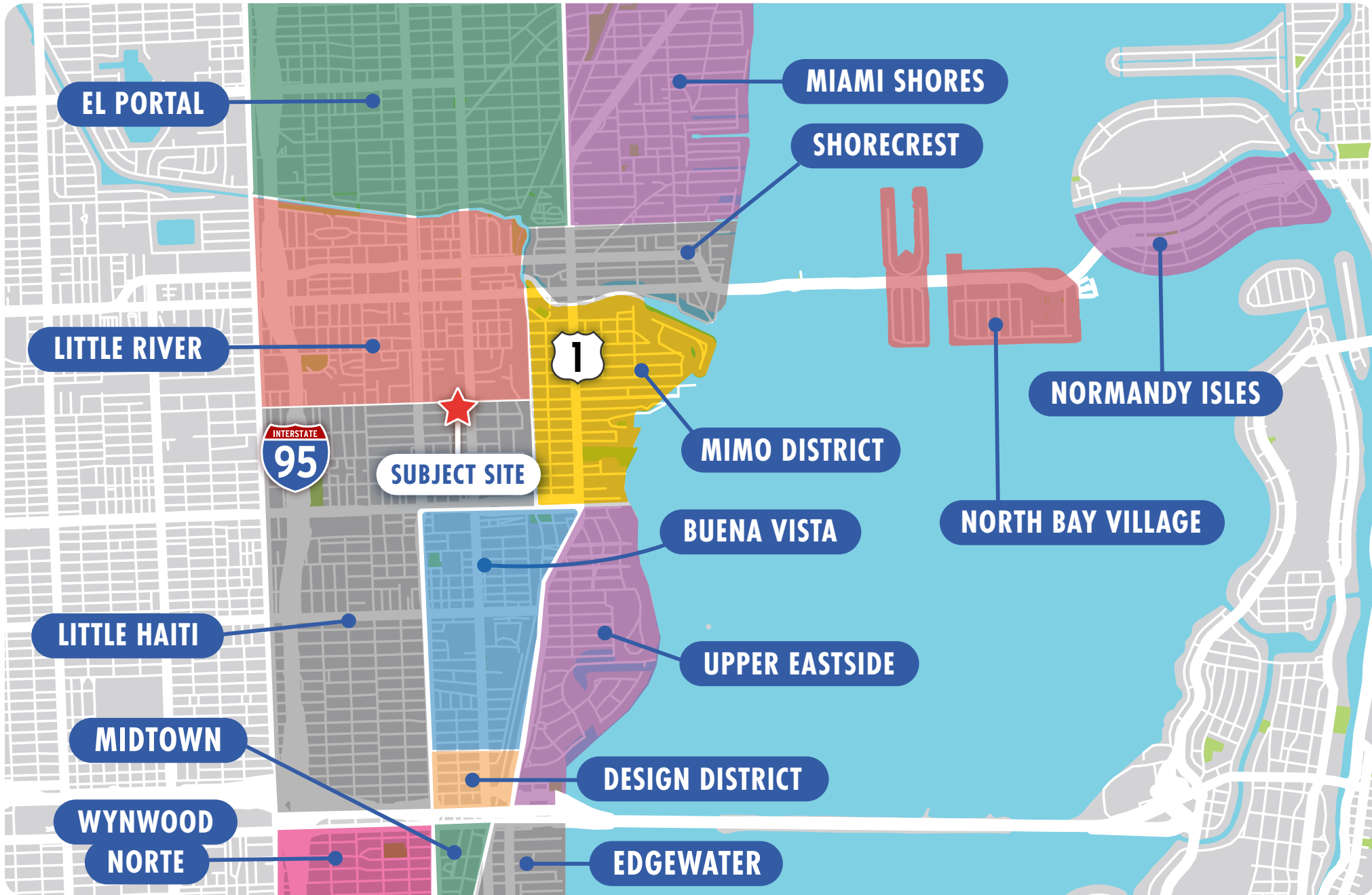
PLANNED
Padel Courts
 981 NE 79th Street



PLANNED
Prosper Group Assemblage
 1881 & 1725 Kennedy Cswy

Partnership between Jay Roberts & John Jacobson, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

NEIGHBORHOOD MAP





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