

THE ALPHA
COMMERCIAL
FOR SALE

SINGLE-TENANT RETAIL BUILDING

7931 BISCAYNE BOULEVARD

MIAMI, FL 33138



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

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.

THE ALPHA COMMERCIAL ADVISORS
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THE LISTING TEAM

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OFFERING SUMMARY

7931 BISCAYNE BOULEVARD MIAMI, FL 33138

Neighborhood: Little River

Building Size: 1,115 SF

Lot Size: 2,500 SF

Zoning: T6-8-0

Max. Height: 8 stories

Max. Density: 8 units

Traffic Count: 67,000 AADT

Allowable Uses: Retail, Office,
Learning Center,
Multi-Family,
Mixed-Use, Hotel

Asking Price: \$1,295,000



The Alpha Commercial is proud to present a boutique, freestanding retail building at Little River's ultra high-traffic Biscayne Boulevard & NE 79th ST hard-corner intersection.

With nearly 70,000 average daily vehicles, this property offers maximum visibility for any business looking to establish a presence in one of Miami's hottest growth markets.

Historically occupied by national tenant Metro by T-Mobile, the tenancy is at a flex-point, presenting a unique opportunity for an end-user to occupy the space or an investor to re-tenant the building with a fresh NNN lease at market rents.

INTERIOR PHOTOS



EAST VIEW



NORTH BAY VILLAGE

SHORECREST

NORTH BEACH MARINA



NE 79 ST
28,000 AADT



BISCAYNE BLVD
41,000 AADT





MIMO DISTRICT



◀◀ **NE 79 ST** **28,000 AADT** ▶▶

SUBJECT SITE



7931 BISCAYNE BOULEVARD

◀◀ **BISCAYNE BLVD** **41,000 AADT** ▶▶

WEST VIEW



LITTLE RIVER

Domino's Pizza
McDonald's
T-Mobile
Tropical Smoothie
SUBWAY
FAMILY DOLLAR

CVS

SUBJECT SITE



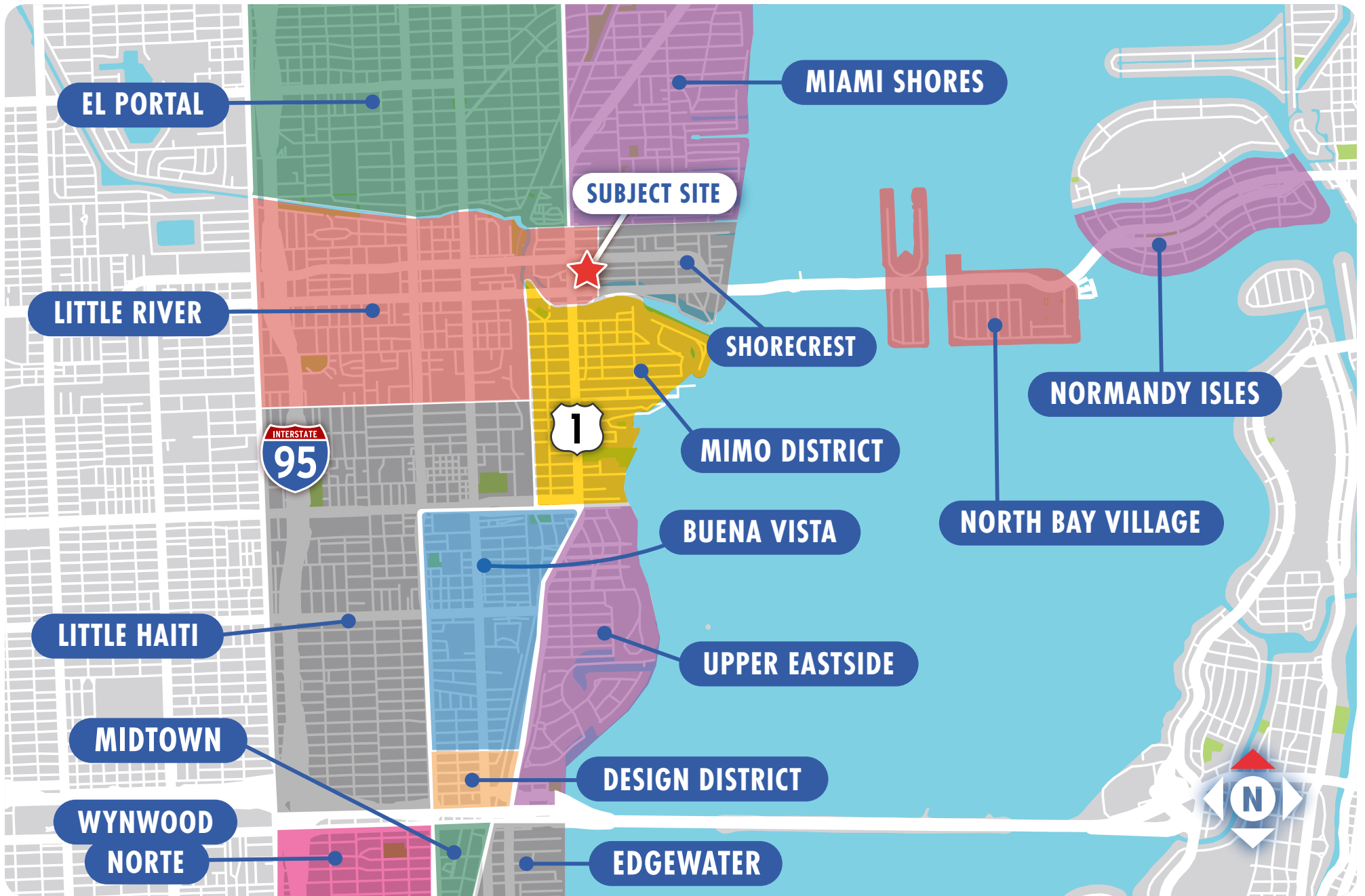
BIRD'S EYE VIEW




NE 79 ST 28,000 AADT

BISCAYNE BLVD 41,000 AADT

NEIGHBORHOOD MAP




THE ALPHA COMMERCIAL




PLANNED
Miami Soar
8050 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.



PLANNED
Bosco Residences
8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED
The Citadel
8300 NE 2nd Ave

This 60,000 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
Pagani 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 DJ 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.

NOW OPEN (AUG 2024)
YAYA Club
7999 NE Bayshore Ct

A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.

SUBJECT SITE
7931 BISCAYNE BOULEVARD

79TH ST CORRIDOR

79TH ST CORRIDOR


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.



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
79 Biscayne Blvd
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

COMING SOON
La Brasserie
620 NE 78th St

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


PLANNED
Padel Courts
981 NE 79th Street

PLANNED
Prosper Group Assemblage
1681 & 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.



PLANNED
Argentine Youth Soccer Academy
7540 E Treasure Dr




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
7501 NE 2nd Ave

10-story residential building with 169 units.



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 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.



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