

**THE ALPHA  
COMMERCIAL**

**FOR LEASE**

**LITTLE RIVER FLEX SPACE**

**7929 NW MIAMI CT**

**MIAMI, FL 33138**





## 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

375 NE 54<sup>th</sup> Street, Suite 8, Miami, FL 33137

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

## THE LISTING TEAM

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# OFFERING SUMMARY



## 7929–7931 NW MIAMI CT MIAMI, FL 33138

Neighborhood: Little River

Total Bldg Area: 3,210 SF

Total Lot Size: 13,800 SF (0.32 acres)

Zoning: BU-3

Lease Rate: \$10,000/month  
(Modified Gross)

Note: Up to an additional 20,700 Sq. Ft. of land contiguous to subject site is available by request. See pg. 12 for diagram.

## PROPERTY HIGHLIGHTS

- Brand new complete renovation of building including refinished floors and fresh painted interior and exterior
- Highly liberal use allowances for the most in-demand & high-yield business types (*see use table on page 4*)
- Highly adaptable open layout for maximum versatility based on tenant's needs
- 3 grade-level loading doors & 2 full restrooms w/ showers
- +/- 10,000 Sq. Ft. gated outdoor area for parking, storage, etc.
- Direct accessibility to I-95, Little River, El Portal, & Little Haiti

# ALLOWABLE USES



The purpose of the BU-3 Liberal Business District of Unincorporated Dade is to provide for large scale commercial activities. It is the most liberal of the districts, allowing for automotive & industrial uses in addition to retail and office uses.

## Auto-Related Uses:

- Open lot car & truck sales (new or used)
- Open lot car rentals
- Vehicles showroom
- Automobile repairs (inc. painting)
- Sale of automotive parts
- Parking lots & garages

## Industrial Uses:

- Warehousing
- Storage (cold-storage, self-storage, outdoor storage yard)
- Carpentry
- Light manufacturing
- Wholesale salesroom & storage

## Retail Uses:

- Traditional retail
- Hardware, home-goods & equipment sales
- Nursery-plant sales / florists
- Dry cleaning
- Gun shops
- Locksmith shops
- Thrift stores
- Brewery
- Liquor package stores
- Smoke shops
- Night clubs / bars
- Restaurant
- Convenience stores / grocery
- Gyms
- Gallery
- Beauty parlor / barbershop
- Medical marijuana

## Office/Medical Uses:

- Traditional office
- Dog kennel / animal hospital
- Production studio
- Printing shops
- Healthcare clinic
- Adult daycare

## Specialty Uses:

- Educational / Schools / Day Cares
- Religious facilities
- Recreational
- Funeral home

## EXTERIOR PHOTOS



Building features three (3) grade-level loading doors and 10,000 Sq. Ft. of exterior area for parking or outdoor-storage.

# INTERIOR PHOTOS



# EAST VIEW

## NORTH BAY VILLAGE



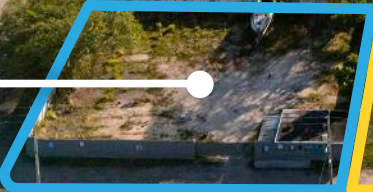
Domino's Pizza  
McDonald's  
T-Mobile  
Tropical Smoothie  
SUBWAY  
FAMILY DOLLAR

## LITTLE RIVER

←← N. MIAMI AVE 15,700 AADT →→

NE 79 ST 28,000 AADT

ADDT'L LAND AVAILABLE



SUBJECT SITE

# NORTHEAST VIEW



## MIAMI SHORES



N MIAMI AVE  
21,500 AADT

## LITTLE RIVER

NW MIAMI CT



NE 79 ST  
28,000 AADT



# SOUTH VIEW



## DOWNTOWN MIAMI

**MAGIC CITY**  
INNOVATION DISTRICT

## LITTLE RIVER

### UNDER CONSTRUCTION



**THE BREEZE WAY**  
27-acre mixed-use development by AJ Capital & MVW Partners.

◀◀ **NE 79 ST** **28,000 AADT** ▶▶

**N. MIAMI AVE**



### SUBJECT SITE



**7929 NW MIAMI CT**



**LITTLE HAITI**

**PLANNED PROJECT**



**EL PORTAL**

**MIAMI SOAR**

11+ acre mixed-use development slated as the largest Live-Local project in the pipeline, with nearly 4,000 units plus retail, office, and hotel.

**NE 79 ST**  
**28,000 AADT**

**SUBJECT SITE**



**7929 NW MIAMI CT**



## 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 - 218,548 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.



**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.

**SUBJECT SITE**  
**7929 NW MIAMI CT**

**79TH ST CORRIDOR**

**79TH ST CORRIDOR**



**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**  
**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.



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**79 Biscayne Blvd**  
7880 Biscayne Blvd

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**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.

**North Beach 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.

**North Bay Village**



**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

**BIRD'S EYE VIEW**

**ADDT'L 0.47-ACRES  
AVAILABLE BY REQUEST**

**138'**

**160'**

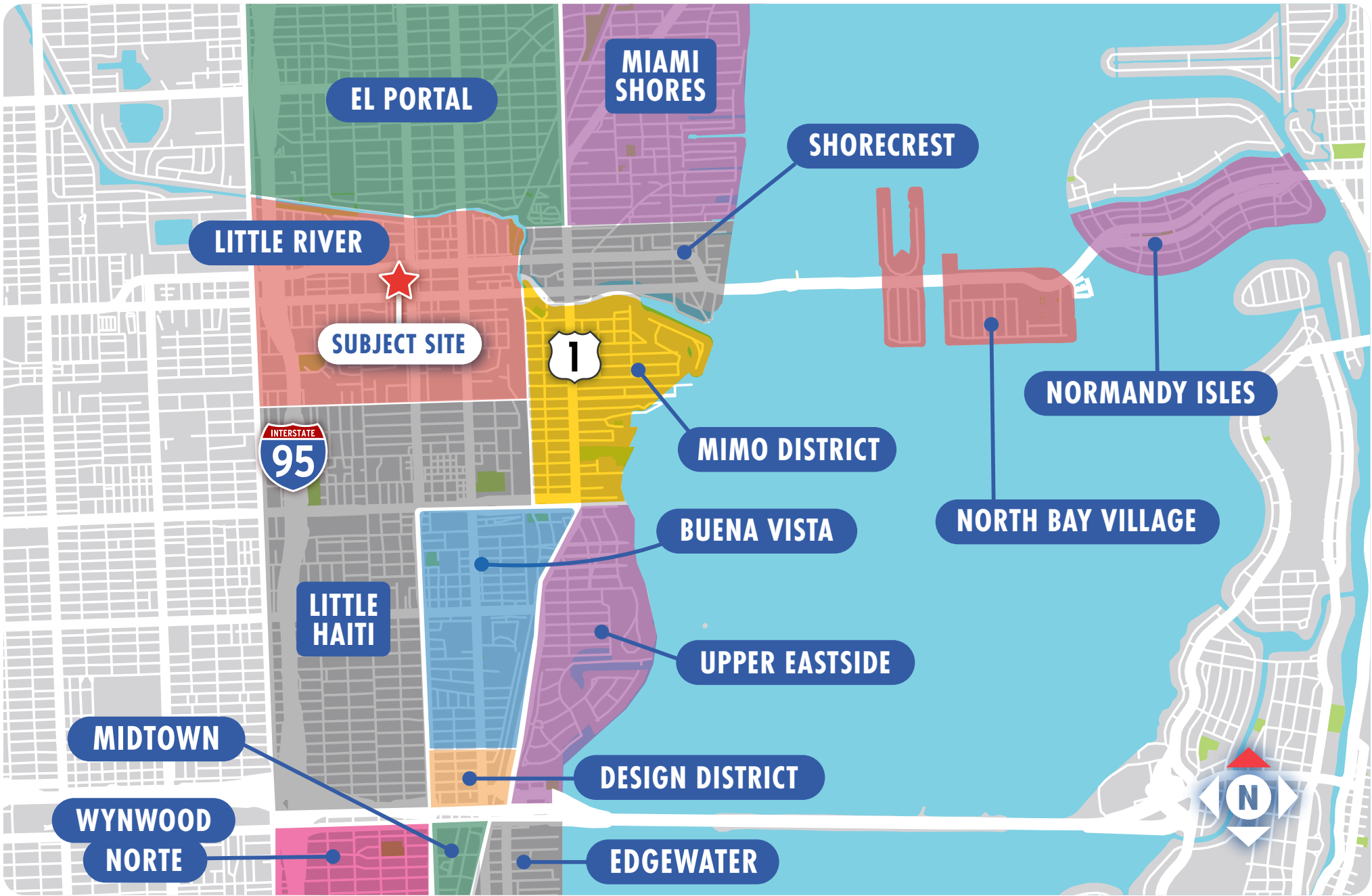
**100'**

**SUBJECT PROPERTY**

**NE 79 ST**

**NW MIAMI CT**

# NEIGHBORHOOD MAP





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