

**THE ALPHA
COMMERCIAL**

AVAILABLE

THE LOFT AT LITTLE RIVER

360 NW 71 ST

MIAMI, FL 33150



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8, Miami, FL 33137

🌐 www.thealphacomm.com

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

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 LISTING TEAM

MOLLI LEONI

Commercial Advisor

✉️ molli@thealphacomm.com

☎️ 305-495-1298

JAMIE ROSE MANISCALCO

President & Managing Broker

✉️ jamie@thealphacomm.com

☎️ 201-264-0113

OFFERING SUMMARY

360 NW 71 ST

MIAMI, FL 33150

Neighborhood: **Little River**

Bldg Area: **4,945 SF**

Lot Size: **6,150 SF**

Zoning: **T5-0**

Allowable Uses: **Retail, Office, Restaurant,
Religious, Educational, etc**

Lease Rate: **\$24/SF NNN**

Owner will consider competitive purchase offers.



Presenting a one-of-a-kind corner flex space with loft-style build-out in Miami's rapidly growing Little River district.

Directly adjacent to The Breeze Way project, this strategic location offers high exposure and long-term growth potential.

With immediate access to I-95 & seamless connectivity to major neighborhoods, this is an ideal spot to launch or expand your business.

INTERIOR PHOTOS



Featuring a distinctive partial build-out from prior tenant's intended use as a nightclub, improvements include brand new impact glass, polished stone flooring, and an open floor plan with dual staircase leading to loft-style mezzanine level. Modern black railings and enclosed upper spaces provide additional functionality.

Note: Kitchen & bathroom areas require further tenant improvements to complete build-out.

INTERIOR PHOTOS



NORTHEAST VIEW



UNDER CONSTRUCTION



THE BREEZE WAY

A massive adaptive re-use, urban-infill development totaling 27 acres by AJ Capital & MVW Partners.

←← BISCAYNE BLVD 37,000 AADT →→

←← NE 71 ST 8,300 AADT →→

LITTLE RIVER



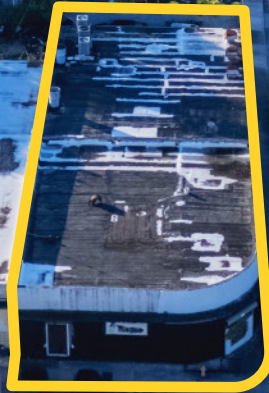
360 NW 71 ST

SOUTH VIEW



LITTLE HAITI

MAGIC | CITY[®]
INNOVATION DISTRICT



7

**THE ALPHA
COMMERCIAL**

MOLLI LEONI
305-495-1298

JAMIE ROSE MANISCALCO
201-264-0113

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2025 The Alpha Commercial Advisors LLC.



BIRD'S EYE VIEW

NE 71 ST

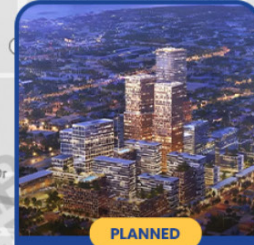
50'

123'

NW 4TH AVE

AREA DEVELOPMENT 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
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 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.

79TH ST CORRIDOR

SUBJECT SITE 360 NW 71 ST



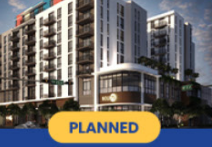
PLANNED
FUTURE PROJECT
 530 NW 75th St
 Swardlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.



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
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
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.



PLANNED
Little River Plaza
 279 NE 79th St
 12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.

North Beach Marina

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
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.

79TH ST CORRIDOR

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.



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.

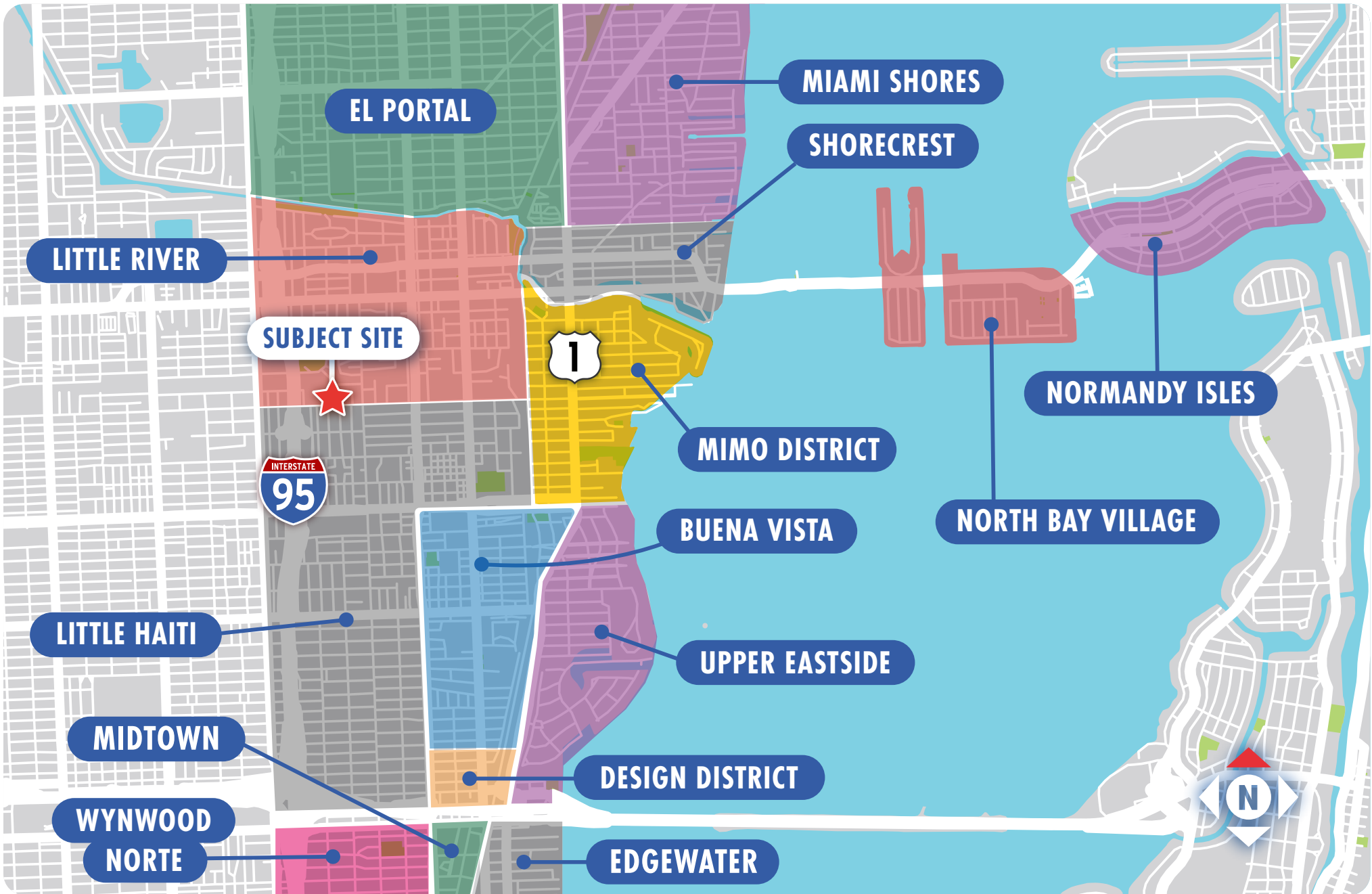
North Bay Village

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

NEIGHBORHOOD MAP





MOLLI LEONI

Commercial Advisor

✉ molli@thealphacomm.com

☎ 305-495-1298

JAMIE ROSE MANISCALCO

President & Managing Broker

✉ jamie@thealphacomm.com

☎ 201-264-0113

**THE ALPHA
COMMERCIAL**

🌐 www.thealphacomm.com

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

📍 375 NE 54th Street, Suite 8, Miami, FL 33137