

THE ALPHA
COMMERCIAL
FOR LEASE

LITTLE RIVER FLEX SPACE
7929 NW MIAMI CT
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



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: \$9,000/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



LITTLE RIVER



N. MIAMI AVE 15,700 AADT

NE 79 ST

28,000 AADT

ADDT'L LAND AVAILABLE

SUBJECT SITE



MIAMI SHORES



THE CITADEL



N MIAMI AVE

21,500 AADT

LITTLE RIVER

NW MIAMI CT

SUBJECT SITE



7929 NW MIAMI CT

28,000 AADT

NE 79 ST

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.

SUBJECT SITE



7929 NW MIAMI CT

NE 79 ST
28,000 AADT

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 - 218,548 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.

SUBJECT SITE

7929 NW MIAMI CT



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.

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.



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

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

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

Padel Courts

981 NE 79th Street

COMING SOON

La Brasserie

620 NE 78th St
New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED

Sunbeam Towers

1400-1401 79th St Cswy
A 13-acre mixed-use development with 8-10 towers will feature 1938 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



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

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.



PLANNED

Argentine Youth Soccer Academy

7540 E Treasure Dr

BIRD'S EYE VIEW

ADDT'L 0.47-ACRES
AVAILABLE BY REQUEST

138'

160'

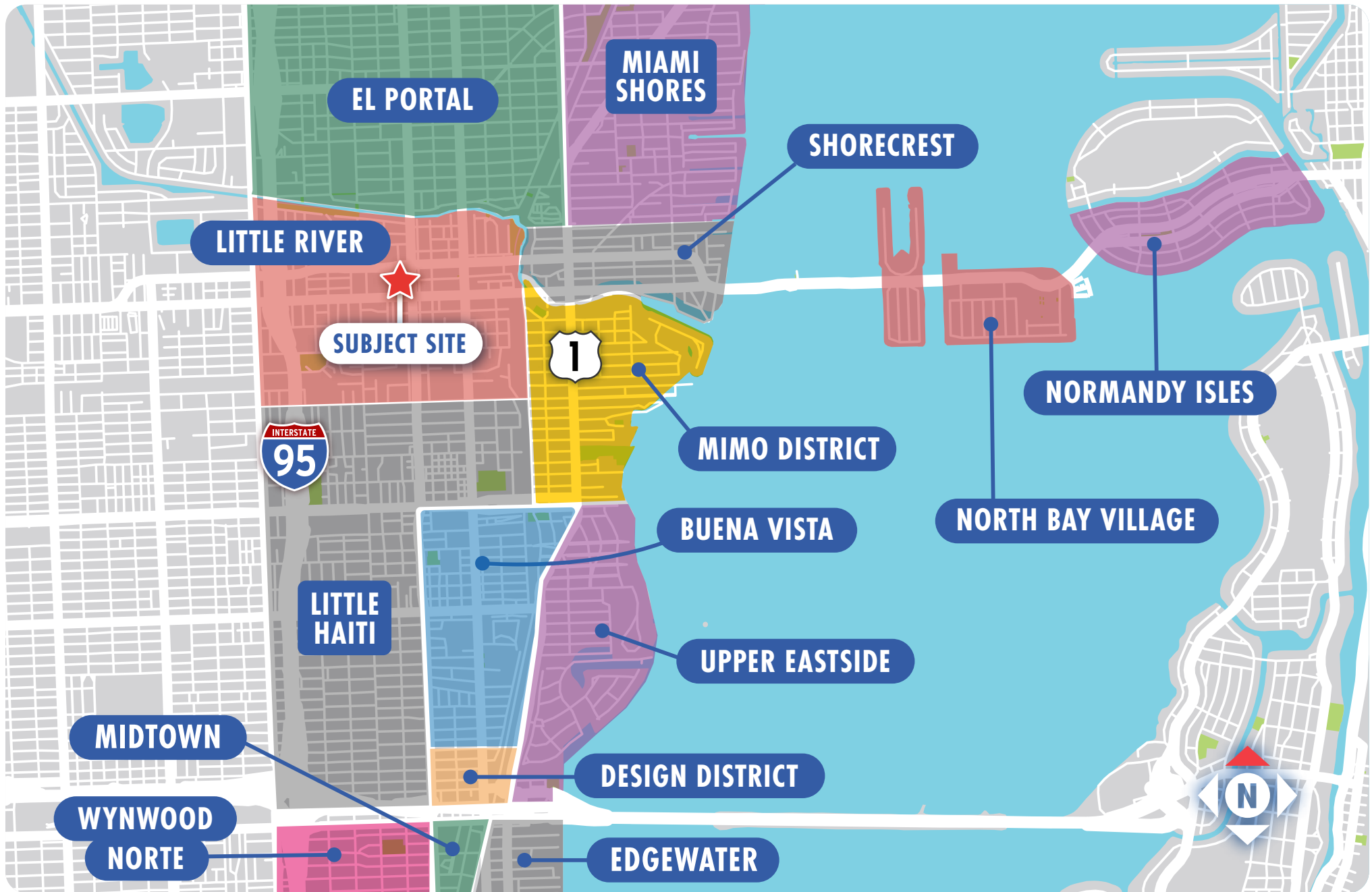
100'

SUBJECT PROPERTY

NW MIAMI CT

NE 79 ST

NEIGHBORHOOD MAP





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