

# 79TH CORRIDOR

860 NE 79th St, Miami, Florida 33138

FOR SALE

## Prime Mixed-Use Investment





## Prime Mixed-Use Investment with Strong Tenants and Development Potential

Located at 860 NE 79th Street, this  $\pm 9,100$  SF building on a  $\pm 27,000$  SF lot combines immediate rental income with long-term redevelopment potential. Current tenants include Half Moon Empanadas, Craft Miami, CK 305, The Flower Place, and Scooter Mania, creating a diverse mix that drives steady traffic and strengthens the corridor's identity.

With T5-O zoning, the property allows for flexible future uses including retail, office, residential, or boutique hospitality. Its location on the 79th Street Causeway offers excellent visibility and quick access to Biscayne Boulevard, Miami Beach, and North Bay Village.




Surrounded by major new projects bringing thousands of residential units and over one million square feet of commercial space, the area is rapidly evolving. This makes 860 NE 79th Street a rare chance to secure a stable, income-producing property with clear upside in one of Miami's fastest-growing districts.

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# EXECUTIVE SUMMARY

|   |                 |                    |
|---|-----------------|--------------------|
|  | BUILDING SIZE:  | <b>9,100 SF ±</b>  |
|  | TOTAL LOT SIZE: | <b>27,000 SF ±</b> |
|  | ASKING PRICE:   | <b>\$5,000,000</b> |
|  | ZONING:         | <b>T5-O</b>        |

## Property Highlights

- Situated in the the 79th Street corridor between Miami’s Historic MiMo District and North Bay Village
- Easy access to major thoroughfares including Biscayne Blvd and the 79th Street Causeway.
- The area is experiencing a surge in residential and commercial development, attracting young professionals, creatives, and entrepreneurs.
- Surrounded by restaurants, cafes, boutiques, and waterfront parks, enhancing the live-work-play appeal.





# ZONING & INVESTMENT HIGHLIGHTS

This asset combines immediate, stable rental income with strong **long-term potential**. The **27,000 SF lot** and favorable **T5-O zoning** create a rare opportunity to capitalize on a vibrant area that is rapidly transforming with new residential, retail, and mixed-use projects.

## Zoning & Development Potential

- T5-O Zoning allows for:
- Mixed-use development including retail, office, and residential.
- Medium to high density with flexible building forms.
- Ideal for live-work units, boutique hotels, or multi-family housing.
- Encourages pedestrian-friendly urbanism and transit-oriented development.
- This zoning provides a pathway for vertical expansion or complete redevelopment into a vibrant urban center.

## Investment Highlights

- Stable Cash Flow from established tenants.
- Redevelopment Upside with T5-O zoning.
- Prime Location near major developments and improving demographics.
- Strong Tenant Mix with food, retail, and service businesses.
- Future-Proof Asset in a maturing market with increasing rental demand.





## Half Moon Empanadas

is a Miami-born brand founded in 2008 that has grown into a recognizable food concept across the city and beyond, including high-profile locations such as airports and universities. Their empanadas are celebrated for combining traditional Latin flavors with modern convenience. As a women-owned business led by a nationally recognized entrepreneur, Half Moon Empanadas brings both credibility and cultural authenticity to the area. The brand draws steady customer traffic and adds to the neighborhood's food and beverage scene, making the property a destination for both locals and visitors.



## The Flower Place

is a local florist providing fresh arrangements for individuals, businesses, weddings, and events. Beyond being a retail storefront, it serves the community by supplying decorative and celebratory floral services that are central to Miami's cultural and social traditions. Its presence complements the property's mix by drawing daily retail customers and by building repeat business connections with residents and local organizations.



## Craft Miami

Craft Miami offers a contemporary, all-day dining experience with a focus on fresh, high-quality comfort food, artisan coffee, and modern ambiance. Originally from Argentina, Craft has expanded into Miami with multiple locations, becoming a community hub for breakfast, brunch, and casual dining. Its stylish and approachable concept attracts both professionals and families, helping to anchor the corridor as an emerging lifestyle and dining destination. Craft Miami enhances the property's tenant mix by serving as a gathering place and bringing repeat foot traffic to the area.



## Scooter Mania

specializes in scooters, e-bikes, and personal mobility solutions, responding to the growing demand for affordable, eco-friendly, and convenient transportation in Miami. With the city's increasing traffic and parking challenges, personal mobility is becoming more important for both locals and visitors. Scooter Mania strengthens the tenant mix by bringing diversity in use, attracting a different customer segment, and aligning with Miami's forward-looking transportation trends.



## CK 305 (Commercial Kitchen 305)

CK 305 is a commercial commissary kitchen that supports Miami's growing population of food entrepreneurs, caterers, and small culinary businesses. The facility provides fully equipped, shared kitchen space, making it easier for local chefs and start-ups to launch and scale their businesses without the overhead of building their own kitchens. By enabling dozens of smaller food brands to operate successfully, CK 305 acts as an incubator for local culinary talent and contributes to Miami's reputation as a thriving food city. Its role in supporting small business growth makes it a driver of community development and economic activity in the area.



# PROXIMITY TO NEW DEVELOPMENTS

## The property is adjacent to North Bay Village, which is undergoing a major transformation:



Over 3,000 new residential units and 1M+ SF of commercial space are planned.



**Sunbeam Properties:** 13-acre master plan with 8–10 towers, hotel, office space, and marina.



**Continuum Club & Residences:** 32-story luxury tower with waterfront amenities.



**Pagani Residences:** Ultra-luxury waterfront condos starting at \$2.4M.



**Shoma Bay:** 24-story mixed-use development with rooftop pool and zen garden.



Adam Neumann bought ±15 acres nearby for a major mixed-use project.



# AERIAL VIEW (Top-Down View)



**NE 79th St**

Exclusive parking lot

**NE 78th St**



# AERIAL VIEW (West To East View)



SURFSIDE

NORTH BAY VILLAGE

MIAMI BEACH

NE 79th St

OXXO  
Cleaners that Care





# AERIAL VIEW (North To South View)

DOWNTOWN MIAMI

MIAMI DESIGN DISTRICT

WYNWOOD

MAGIC CITY INNOVATION DISTRICT

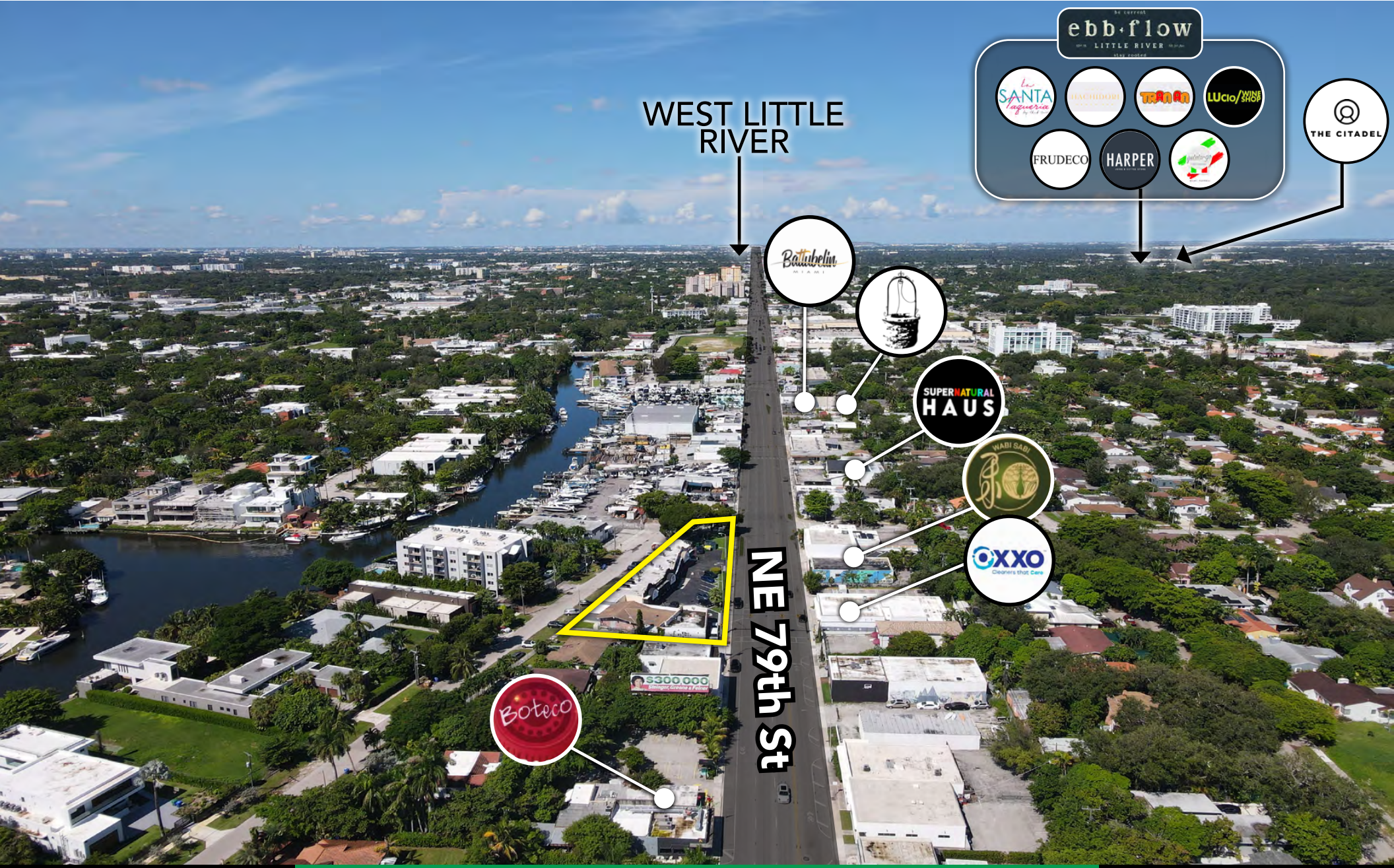
- MAGIC 13 BREWING CO.
- ZEVZEY
- MOE
- Miami Kava
- dinko
- BRAWLERZ



NE 79th St



# AERIAL VIEW (East To West View)



WEST LITTLE RIVER

NE 79th St

**ebb·flow**  
WITH LITTLE RIVER  
SIBY ROUTE

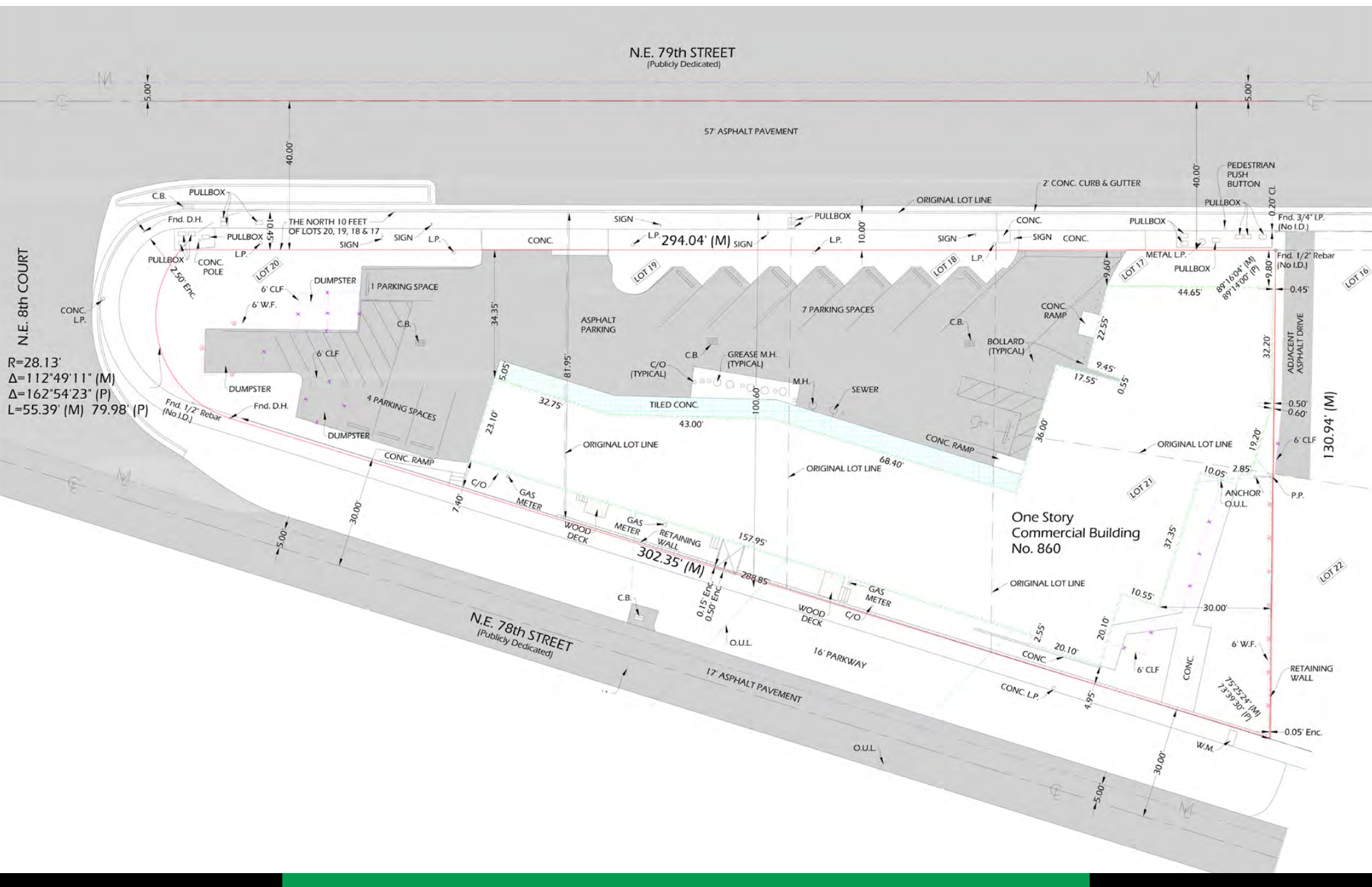
- SANTA Ingueria
- MACCHIONI
- TEJANO
- LUCIO/SHIB
- FRUDECO
- HARPER
- THE CITADEL



\$300,000



# SURVEY





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