



**FOR SALE**

**7552 NE MIAMI COURT**  
MIAMI, FL 33138

**LITTLE RIVER BOUTIQUE  
DEVELOPMENT LAND**

**STL**  
COMMERCIAL

## OVERVIEW

---

Now Available - Opportunistically priced lot in the center of Little River, one of the hottest emerging markets in Miami.

At \$390,000, the lot is the lowest priced property on the market and is surrounded by dynamic developments and users. It is located across the street from Sunny's Steakhouse, recently voted the best new restaurant in America, and 3 doors down from Revault, an upcoming luxury car garage and social club. The property is also located in a Transit Oriented Development corridor.

## SITE SUMMARY

---

**LOT SIZE:** 3,911 SF

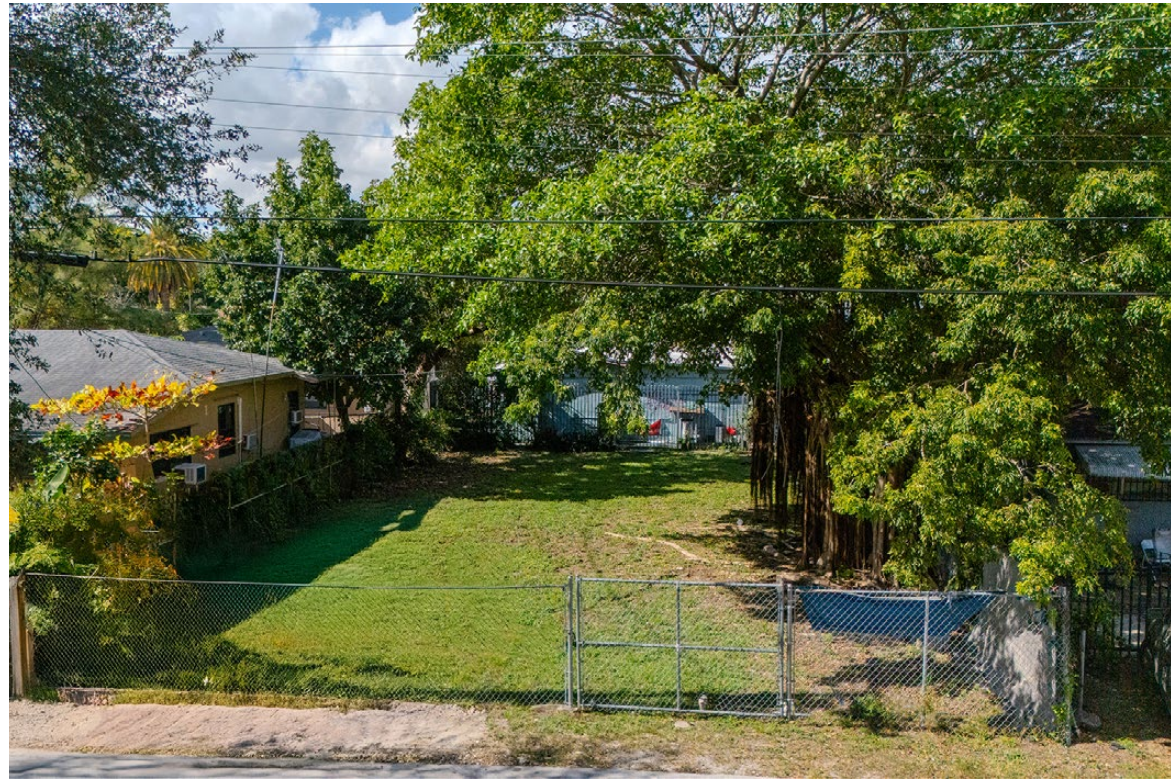
**ZONING:** T5-R

**ALLOWED HEIGHT:** 5 Stories (8 with bonus)

**LOT COVERAGE:** Up to 90%

**ALLOWED DENSITY:** 5 Units (or more with  
affordable component)

**ASKING PRICE:** \$390,000



7552 NE MIAMI COURT - MIAMI, FL 33138

**JONATHAN NEWBERG** | ADVISOR | 305.788.9608

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# LOCATION MAP



AV Charging Hub  
Coming Soon

Padel Club  
Coming Soon

Adaptive Re-Use Warehouses

REVAULT

Luxury Car Garages &  
Social Club

Mitrani Art Gallery

Bar Buccce

Italian Restaurant & Bar

Legacy Fit

Sunnys Steakhouse

Voted #1 new restaurant in America

7552 NE MIAMI COURT - MIAMI, FL 33138

**JONATHAN NEWBERG** | ADVISOR | 305.788.9608  
**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# EAST VIEW



7552 NE MIAMI COURT - MIAMI, FL 33138

**JONATHAN NEWBERG** | ADVISOR | 305.788.9608

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# SOUTH VIEW



7552 NE MIAMI COURT - MIAMI, FL 33138

**JONATHAN NEWBERG** | ADVISOR | 305.788.9608  
**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# SAMPLE PROJECT RENDERING



7552 NE MIAMI COURT - MIAMI, FL 33138

**JONATHAN NEWBERG** | ADVISOR | 305.788.9608

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

**PRESENTED EXCLUSIVELY BY**



**JONATHAN NEWBERG**  
**ADVISOR**

**JONATHAN.NEWBERG@GMAIL.COM**  
**305.788.9608**

**ALEX TSOULFAS**  
**PRESIDENT**

**ALEX@STL-ADVISORS.COM**  
**305.972.7217**