



FOR LEASE

Standalone Little River Office/Retail

8333 NE 2nd Ave, Miami, FL 33138



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EXECUTIVE SUMMARY



LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of this 2,700 SF office/retail property located in the Little River and Miami Shores submarket. Currently built for medical use, offering an efficient and functional layout that can accommodate **medical, professional, or retail** users seeking a nearly **plug-and-play opportunity**. The property features a flexible configuration with multiple private rooms, reception and waiting areas, and supporting office space, allowing for minimal downtime and **reduced build-out costs**. Positioned in a rapidly evolving submarket directly across from The Citadel Foodhall in Little River's walkable uptown center with strong surrounding growth and accessibility, the space presents an ideal opportunity for tenants looking to establish or expand their presence in the area.

OFFERING SUMMARY

Lease Rate:	\$40 NNN
CAM Estimate:	\$12/SF
Type:	Office/Retail
Available SF:	2,700 SF
Parking Spaces:	10 Gated On-Site
Submarket:	Little River / Miami Shores
Zoning:	T6-8-O – General Commercial

LEASING HIGHLIGHTS

- Standalone Building with Brandable Exterior Fronting on NE 2nd Ave Across from The Citadel Foodhall
- Private On-Site Parking for Employees and Customer On Site
- Adaptable +/- 1,500 SF Greenspace In The Rear
- Existing Medical Office Build-Out In Place. Five Exam Rooms With Plumbing 4 Private Offices, Reception and Waiting Rooms, Plus Additional Flex Spaces
- Flexible Office / Retail Zoning (Miami 21 - T6-8-O)
- Prime Location in The Nationally Covered Little River Sub-Market

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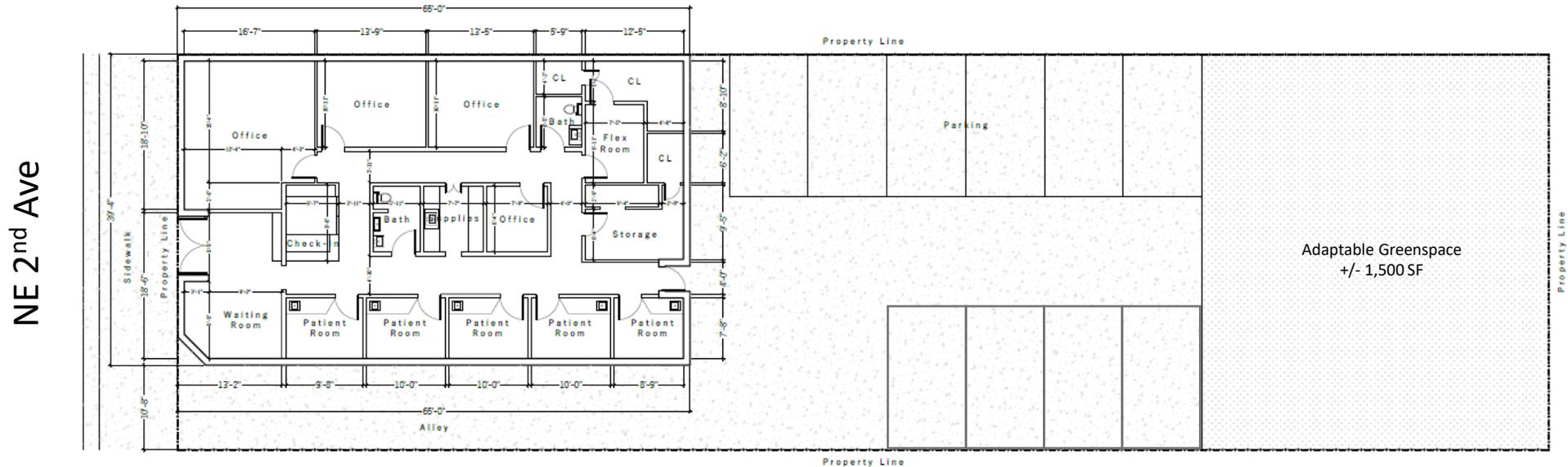
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FLOORPLAN

5 EXAM ROOMS, 4 OFFICES, WAITING ROOM, RECEPTIONS, FLEXIBLE SPACES AND ON-SITE PARKING



For Illustrative Purposes Only

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INTERIOR PHOTOS



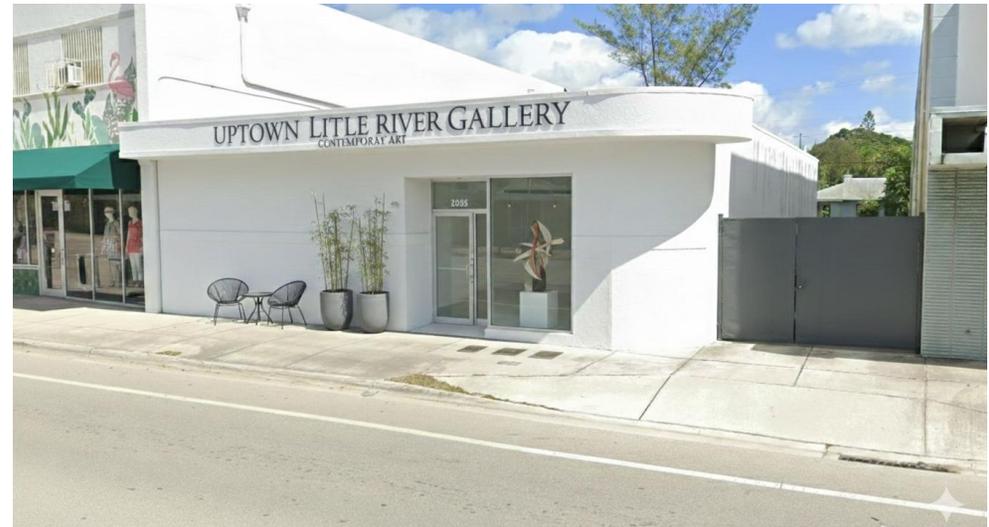
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EXTERIOR RENDERING CONCEPTS



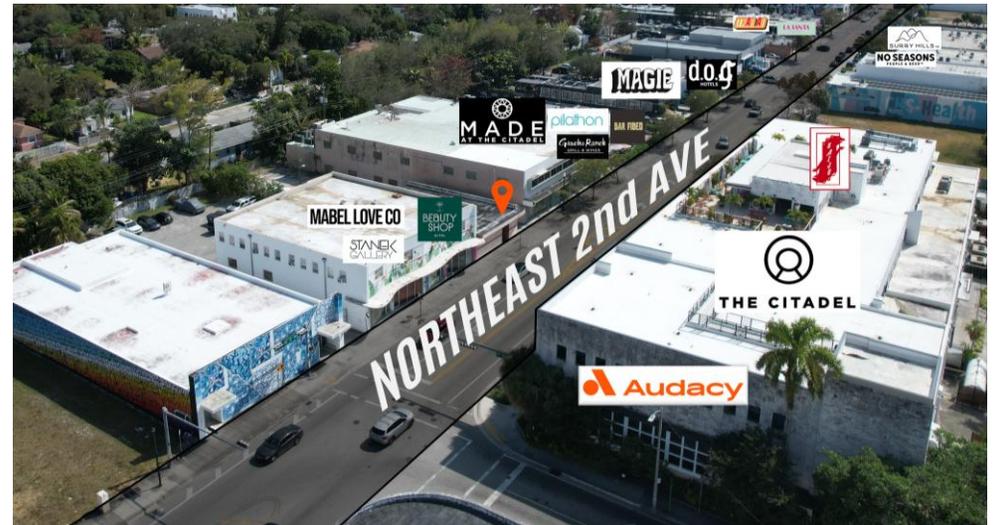
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AERIAL CONTEXT



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DEMOGRAPHICS

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$71,262	42.7	27,376	City Commons
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?

Midtown Singles

Millennials on the move—single, urban

URBANIZATION - Where do people like this usually live?

Metro Cities

Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments	City Commons	Emerald City	Urban Chic	Modest Income Homes	Set to Impress
% of Households	2,443 (19.8%)	2,184 (17.7%)	1,570 (12.7%)	1,037 (8.4%)	952 (7.7%)
Lifestyle Group	Midtown Singles	Middle Ground	Upscale Avenues	Hometown	Midtown Singles
Urbanization Group	Metro Cities	Metro Cities	Suburban Periphery	Urban Periphery	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Single Family; Multi-Units	Single Family	Single Family	Multi-Unit Rentals; Single Family
Household Type	Single Parents	Singles	Married Couples	Singles	Singles
Average Household Size	2.46	2.04	2.42	2.42	2.06
Median Age	31.5	37.7	43	37.9	35
Diversity Index	59.4	59	59.5	47.5	72.9
Median Household Income	\$29,500	\$88,700	\$150,400	\$34,200	\$49,300
Median Net Worth	\$12,100	\$179,100	\$691,600	\$18,700	\$21,100
Median Home Value	\$133,300	\$456,900	\$901,200	\$96,200	\$244,500
Homeownership	25%	51.2%	68%	45.5%	30.1%
Employment	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional
Education	High School Diploma	Bachelor's Degree	Bachelor's Degree	High School Diploma	High School Diploma
Preferred Activities	Shop primarily at warehouse clubs. Buy baby/children's products.	Place importance on learning new things to keep life fresh and variable.. Buy natural, green, and environmentally friendly products..	Maintain a "green" lifestyle.. Travel extensively domestically and internationally.	Enjoy playing and watching basketball. Shop at warehouse clubs and low-cost retailers.	Maintain close relationships with family. Enjoy going to rock concerts, night clubs, and the zoo.
Financial	Nearly 1/4 receive Social Security and public assistance	Contribute to NPR, PBS	Financially shrewd with healthy portfolios	Live for today, saving only for specific purposes	Prefer name brands, buy generic when it's a better deal
Media	Magazines are popular sources of news/trends	Read books, magazines and use the web for news	Use PCs extensively for staying current.	Favor TV as their media of choice	Use the Internet for social media, video games and watching TV



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LOCATION DESCRIPTION

MARKET OVERVIEW

Positioned between Miami's Design District, Wynwood, Little River, this area has become one of Miami's fastest growing creative and mixed-use corridors. Little River, once an industrial district, has transformed into a hub for art, culture, and entrepreneurship. It attracts creative offices, production studios, furniture and design showrooms, and chef driven restaurant concepts that value character and flexibility.

As Wynwood and the Design District continue to mature with rising rents and limited availability, businesses look north for more practical options. Little River and the surrounding area offer similar warehouse architecture, high ceilings, and authentic industrial character at more accessible rental levels. This pricing advantage has drawn a steady mix of local operators and established regional brands.

The presence of destination anchors has accelerated growth. **The Citadel** food hall brings a curated mix of food and beverage concepts, a rooftop venue, and steady daily traffic. **Ebb and Flow** has added a strong café and community element that supports daytime activity and neighborhood engagement. Along NE 2nd Avenue and nearby corridors, new **restaurants, breweries, fitness concepts, and creative studios** continue to open, reinforcing the area's identity as a lifestyle driven district.

With ongoing private investment, adaptive reuse projects, and strong tenant demand for character driven space, Little River stands out as a compelling submarket for long term growth. It offers investors and users the opportunity to secure a position in a neighborhood that continues to gain momentum while still providing value compared to Miami's core urban districts.



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LITTLE RIVER IN THE NEWS

PROPERTY IS DIRECTLY ACROSS FROM THE CITADEL, THE ANCHOR OF LITTLE RIVER



The New York Times

NYT Little River Overview: A Thriving Creative Enclave

Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami's most vibrant cultural and creative enclaves. At its heart is Sunny's Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-light-covered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. **Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere.** This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River's status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers' market and yoga classes, underscore the district's welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo's low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami's transformation through vision and investment. From Little River's artistic pulse to MiMo's retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami's urban landscape.

[Read More...](#)

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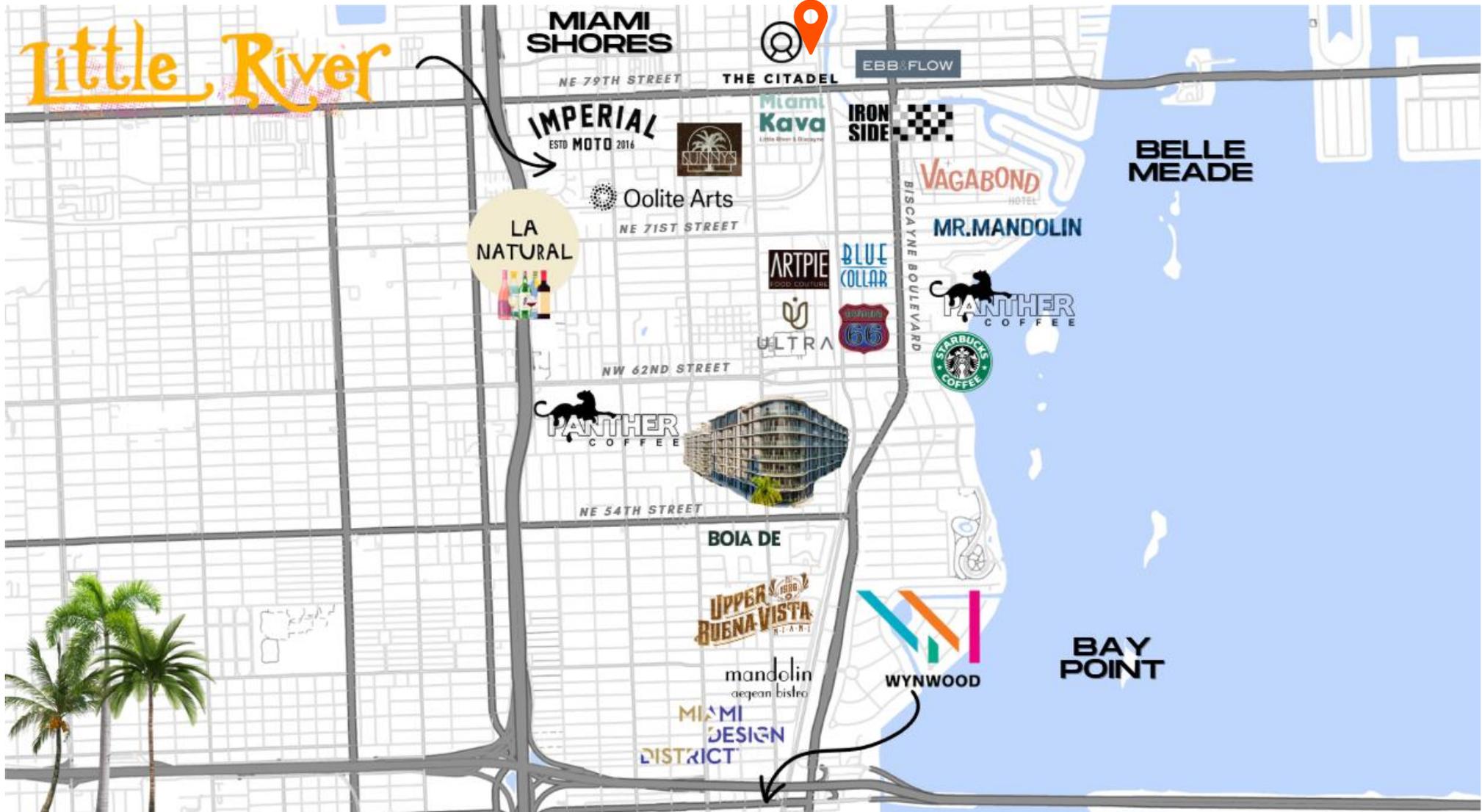
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LITTLE RIVER NEIGHBORHOOD CONTEXT



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