

FOR LEASE
RETAIL

**8301 NE
2ND AVE**

MIAMI, FL 33138

GRIDLINE
PROPERTIES



Executive Summary

Located in the heart of Miami’s vibrant Little River district, the available corner unit at 8301 NE 2nd Avenue offers approximately 1,860 SF of highly functional space. Bathed in natural light, the interior features a built-out office, ample storage, and open areas adaptable to a variety of uses. The property provides plentiful on-site parking, a rare amenity in the area.

Strategically positioned adjacent to neighborhood staples like Pilathon, Gaucho Ranch, Magie, and The Citadel, the space benefits from steady local traffic and strong creative and culinary co-tenancy. Zoned to accommodate retail, office, or service-oriented users, this turnkey corner unit is ideal for businesses seeking visibility, accessibility, and a dynamic community.

Property Highlights

FOR LEASE

TYPE	Commercial
BUILDING SIZE	4,175 SF
TOTAL LOT SIZE	20,880 SF
UNIT SIZE	1,860 SF
ZONING	T6-80
NUMBER OF PARKING SPACES	Over 25 parking spots
ASKING RATE	\$42 PSF NNN



Floor Plan & Availability



1,860 SF

AVAILABLE FOR
LEASE

\$42.00 PSF NNN

GAUCHO RANCH

PILATHON

PARKING

PATIO

NE 2ND AVE

Exterior Image

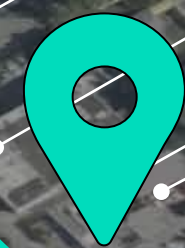


NE 2ND AVE

Neighborhood Map



The Citadel



Plant The Future

Rhythm & Release
Cycling Studio

DOG Hotels
Miami Shores

OFF Site Nano
Brewery

Surry Hills Coffee

M Power Gym

Danielle Gelato

Mint Room Miami

Modulnova Miami

Arravanti

B&M Market

Mamma Leone

Tran An

Pasta Market

Oori Bakeshop

Ebb & Flow

La Yolanda
Mezcaleria

La Santa Taqueria

Pilathon

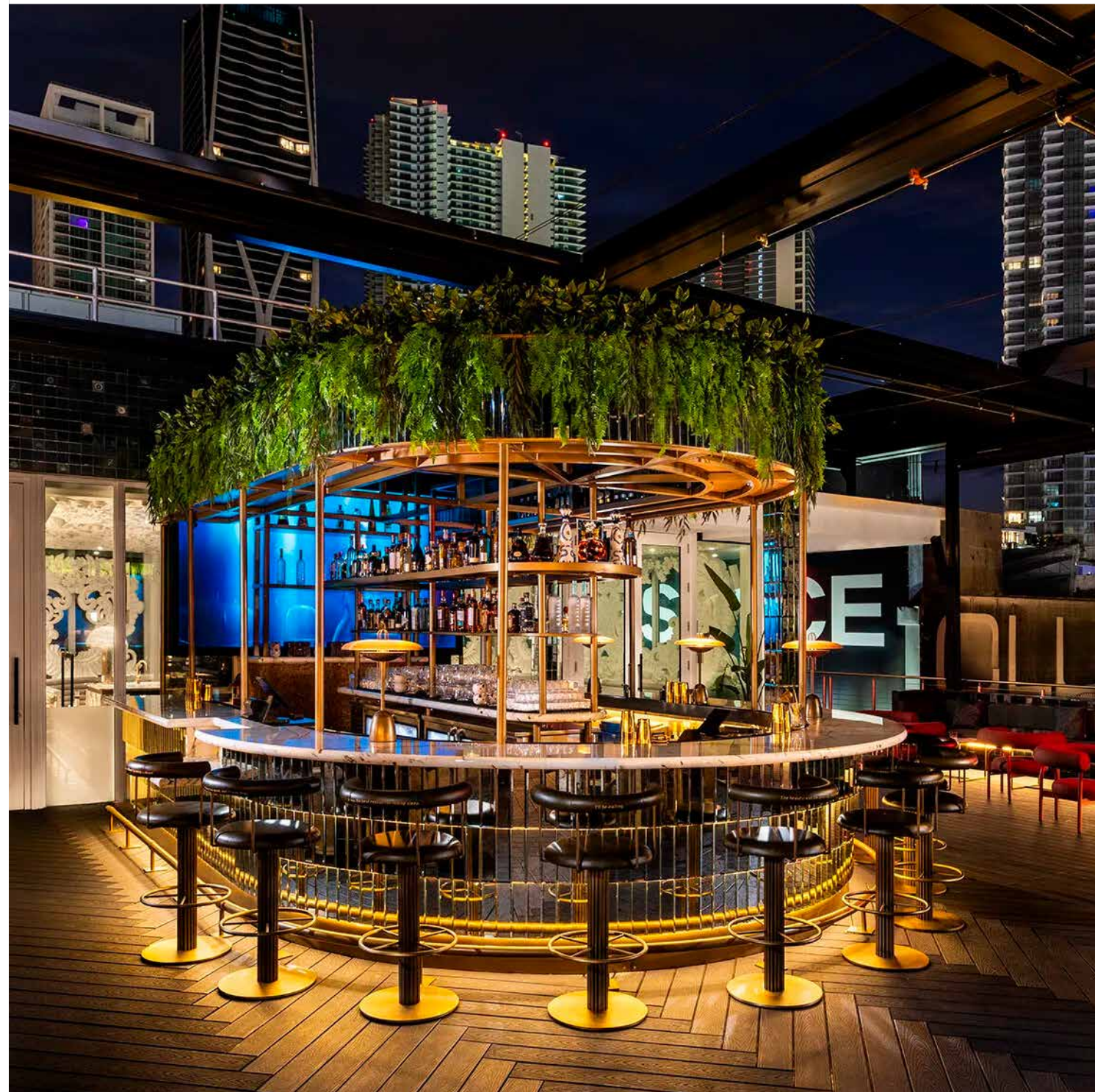
MADE at The Citadel

Stanek Gallery Miami

Fabien Castanier
Gallery

Lifestyle & Location









8301 NE 2ND AVE

READY TO SCHEDULE A TOUR?
CONTACT US

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