

**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

<b>TYPE</b>	Commercial
<b>BUILDING SIZE</b>	4,175 SF
<b>TOTAL LOT SIZE</b>	20,880 SF
<b>UNIT SIZE</b>	1,860 SF
<b>ZONING</b>	T6-8O
<b>NUMBER OF PARKING SPACES</b>	Over 25 parking spots
<b>ASKING RATE</b>	\$42 PSF NNN



# Floor Plan & Availability



## Exterior Image

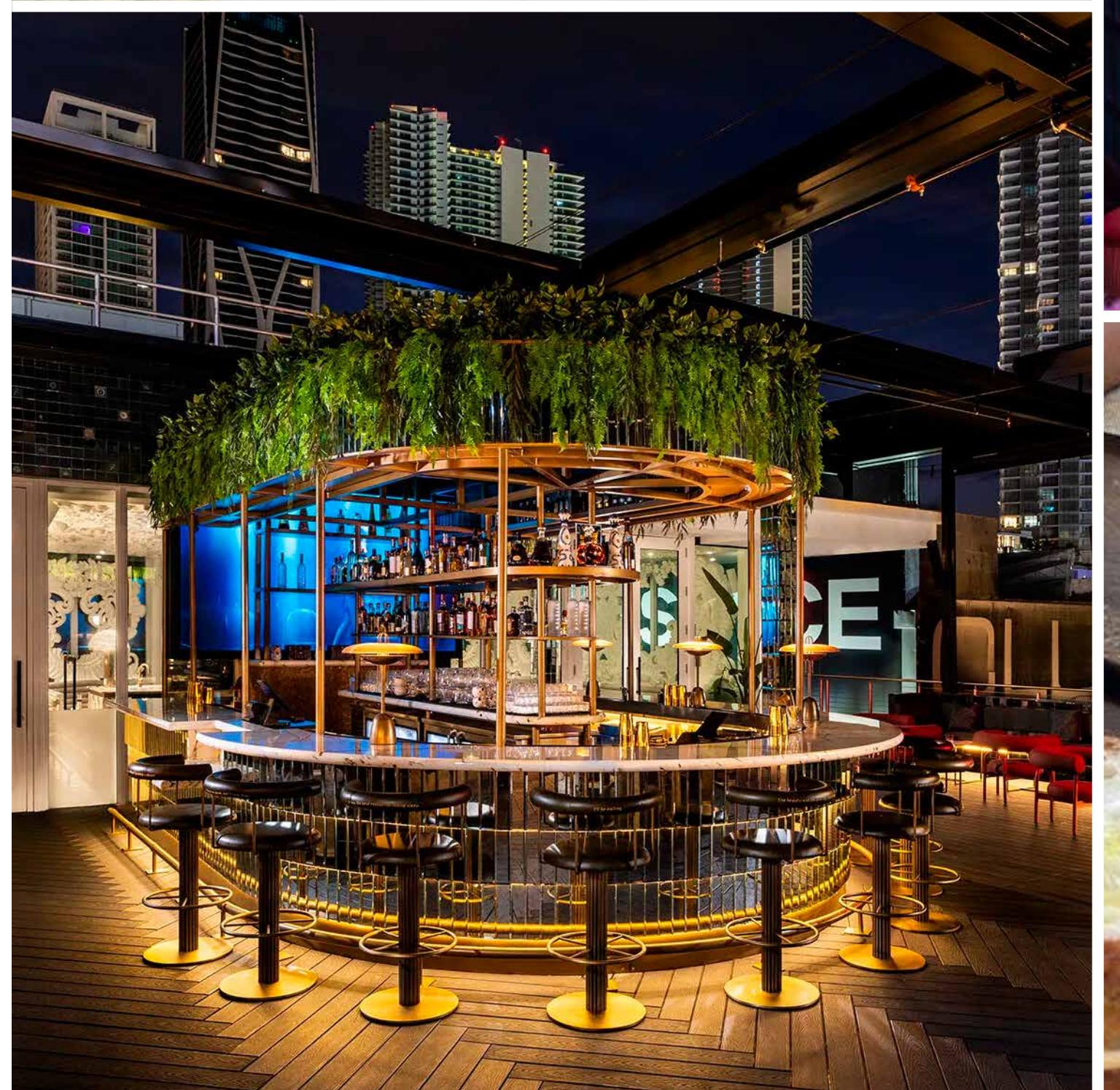


# Neighborhood Map



## Lifestyle & Location









# 8301 NE 2ND AVE

READY TO SCHEDULE A TOUR?

**CONTACT US**

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