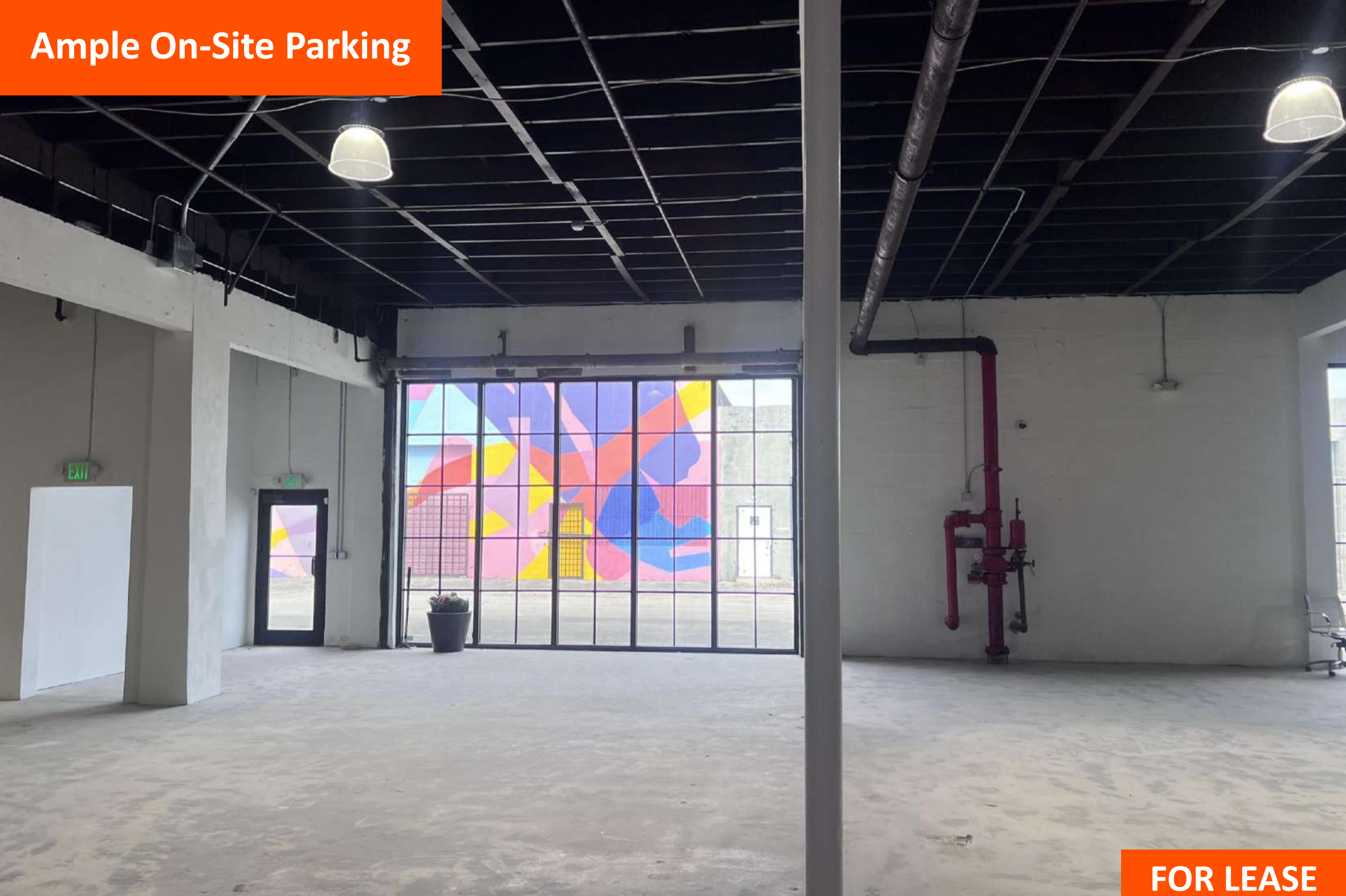


Ample On-Site Parking



FOR LEASE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

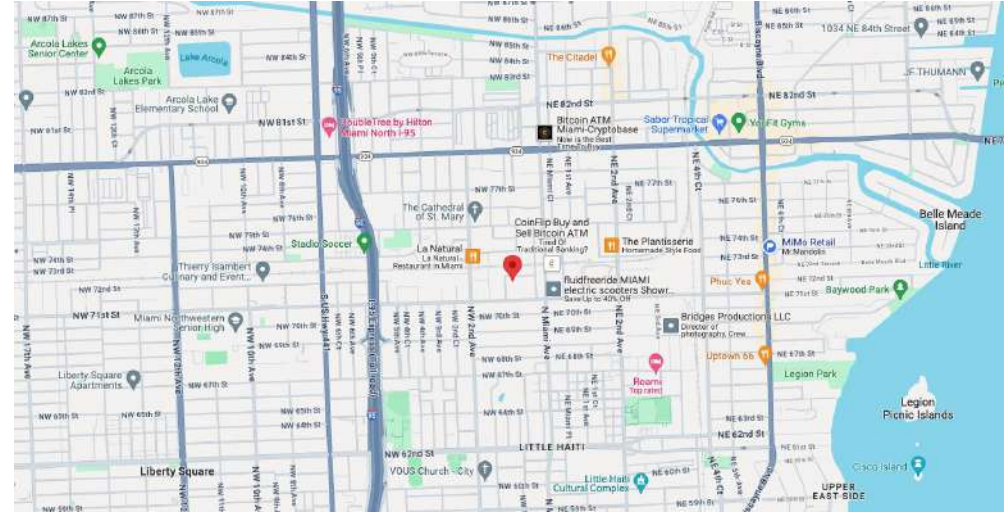
Little River Creative Retail

80 NW 72nd Street, Miami, FL 33150

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24 NNN
CAM Estimate:	\$8.40
Available SF:	5,000 SF
Building SF:	13,400 SF
Lot SF:	29,185 SF
Year Built/Renovated:	1968 / 2019
Submarket:	Little River

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 80 NW 72nd Street in Miami, FL. The subject property is a 13,400 SF creative retail flex building on a 29,185 SF lot. Currently, 5,000 SF is available at the property. The space would be ideal for a creative office or retail use, offering high ceilings and large windows with natural light. Located in Little River, the neighborhood is a dynamic, vibrant, and creative submarket. The asset is well located in close proximity to Wynwood, Midtown, the Miami Design District, and the greater DWNTWN Miami Urban Core.

PROPERTY HIGHLIGHTS

- Ample Parking
- Close Proximity To Wynwood, Midtown, The Miami Design District With Easy Access To I-95
- High Ceilings And Large Windows With Natural Light

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EXTERIOR PHOTO



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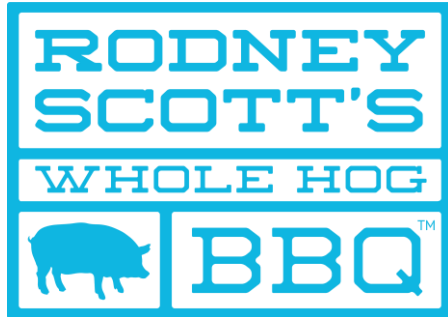
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LOCATION DESCRIPTION



BAR BUCCE



Oolite Arts

LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami, directly across the street from the future home of Oolite Arts.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



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INTERIOR PICTURES



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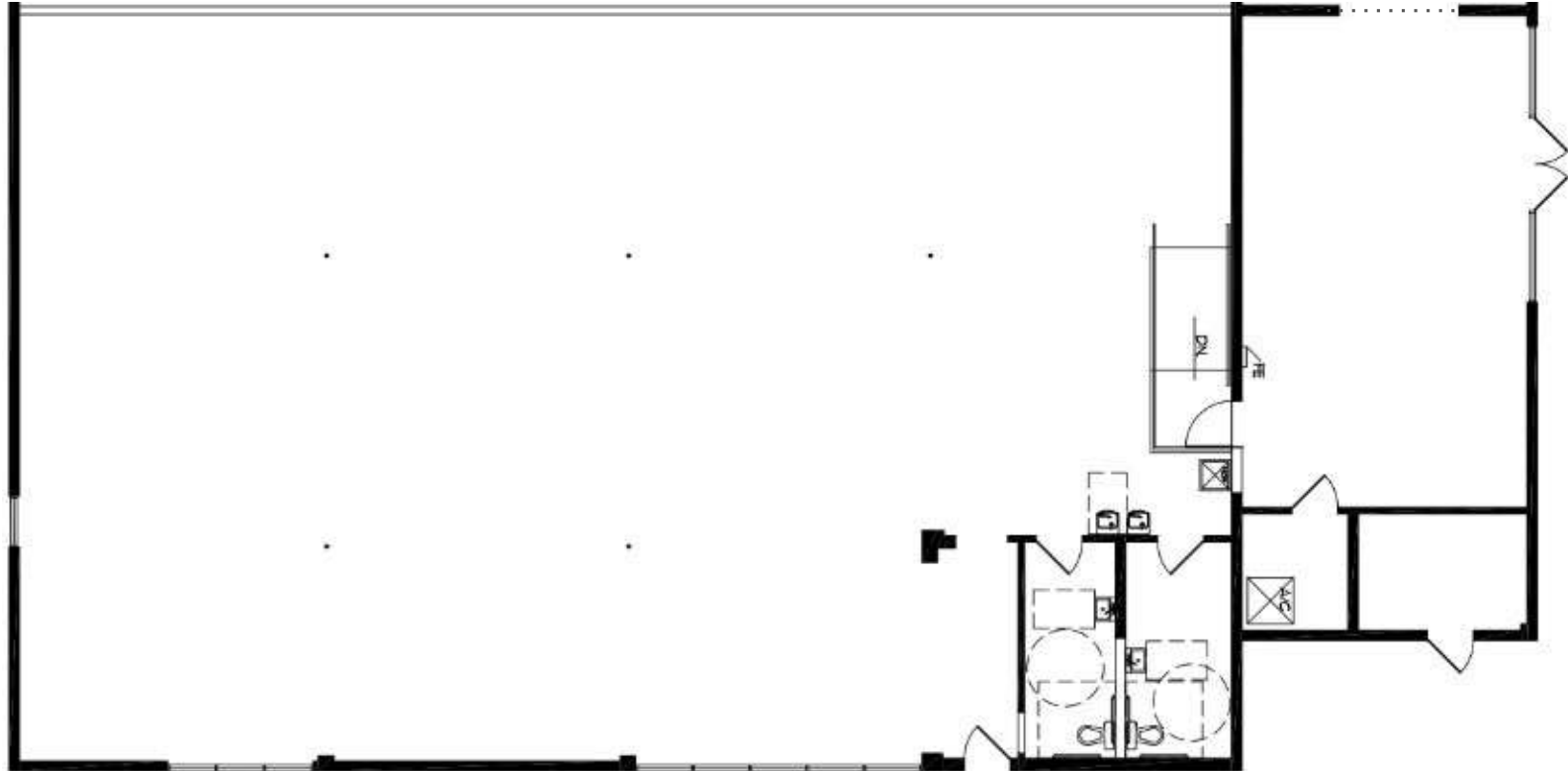
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SITEPLAN



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AREA PICTURES



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CREATIVE RETAIL CONCEPTS



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CREATIVE FLEX OFFICE CONCEPTS



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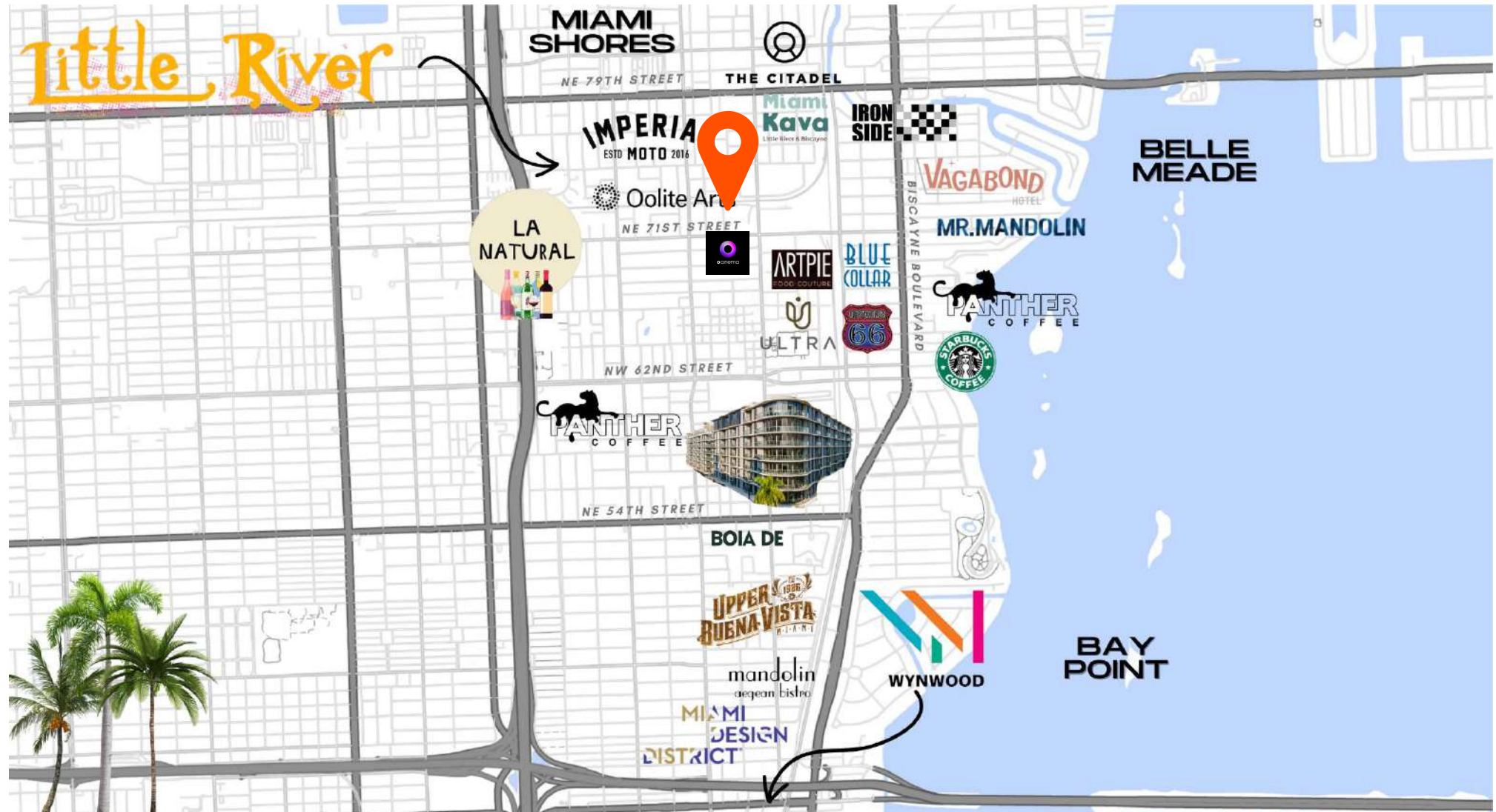
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LITTLE RIVER NEIGHBORHOOD CONTEXT



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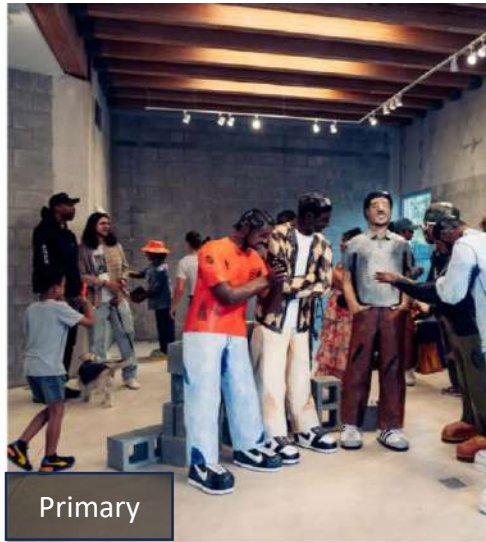
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NEW YORK TIMES ARTICLE



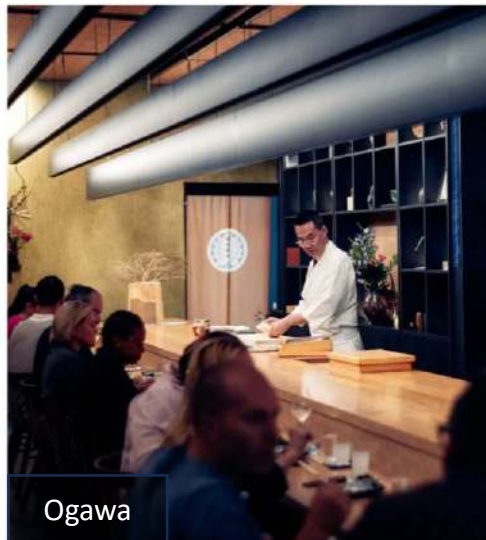
Sunny's Steakhouse



Primary



Imperial Moto Café



Ogawa

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.

[The New York Times Article](#)

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