



32,952 SF

Biscayne Blvd

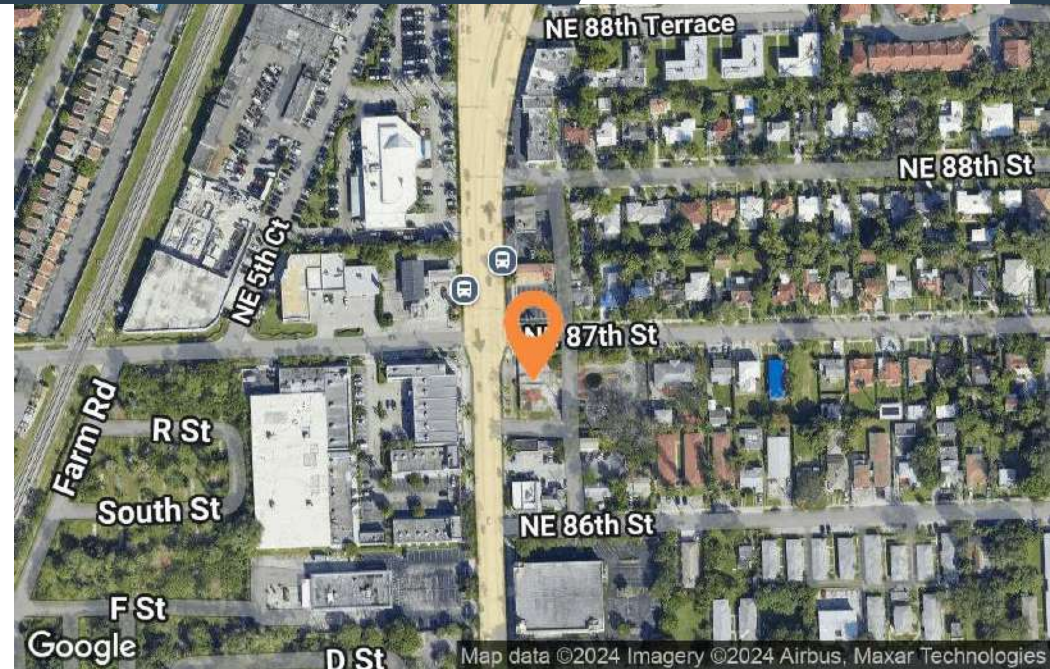
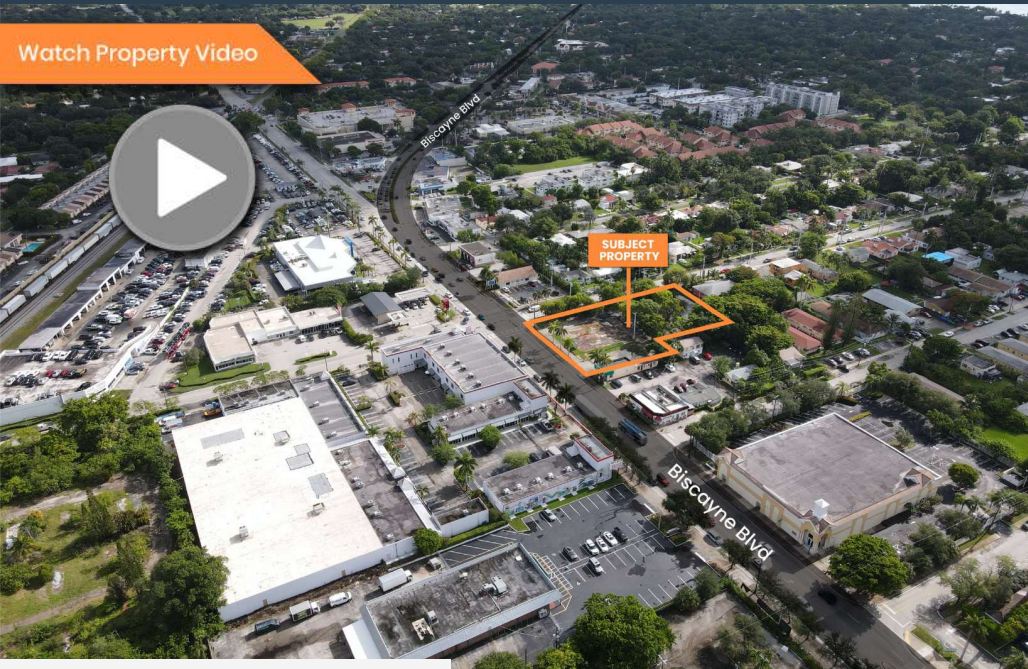
87th Street

LAND FOR SALE

8699 BISCAYNE BLVD, MIAMI, FL, 33128

CORNER LAND ON BISCAYNE BLVD





- + **LOT SIZE**
32,952 SF
- + **SALE PRICE**
Contact for info

PROPERTY OVERVIEW

FA Commercial presents 8699 Biscayne Blvd, a 32,952 SF corner land in Miami for sale. The land, featuring 155' of frontage on Biscayne Blvd, is ready for development. The land is located within walking distance of the districts of Miami Shores, Upper East Side, and Little River. The land is within 10 to 15 minutes of Miami Design District, Wynwood, Midtown, and Brickell.

PROPERTY HIGHLIGHTS

- Potential development: 75 units
- Retail or residential development
- 32,952 SF of total land between 5 folios
- 2 T6-8 Zoning Districts
- Free standing building

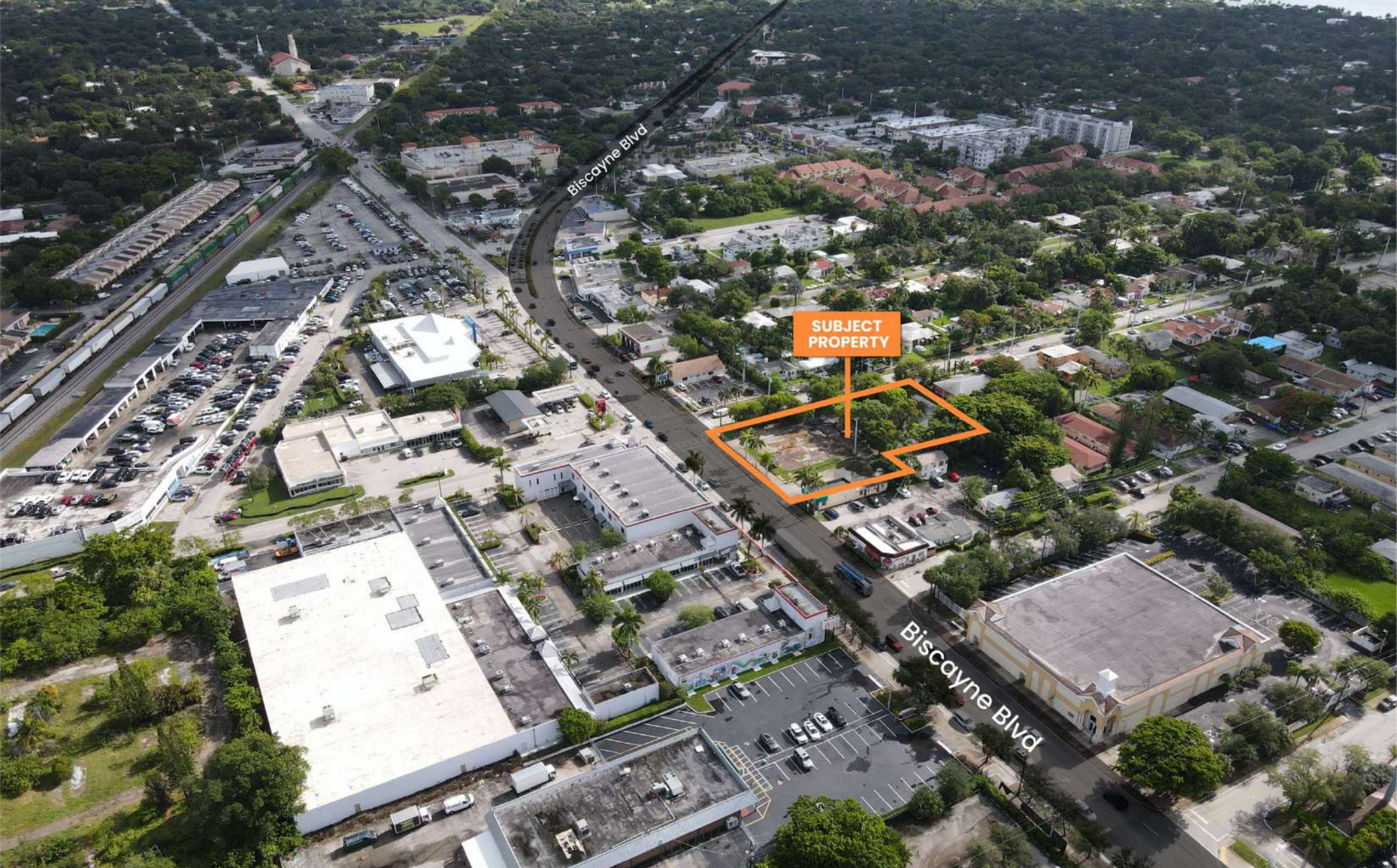


PROPERTY DESCRIPTION

The existing site consists of 5 separate folios located at the corner of Biscayne Boulevard and NE 8th St., Miami, FL, 33138. The properties are located within two zoning districts (**T6-8 O** & **T5 R**) and have a 15' city easement (alley) through the center in a north to south direction.

LOCATION DESCRIPTION

The subject property can be found on Biscayne Blvd. and NE 87th St., in Miami, Florida. The land is located within walking distance of the districts of Miami Shores, Upper East Side, and Little River. The land is within 10-15 minutes from Miami Design District, Wynwood, Midtown, and Brickell.

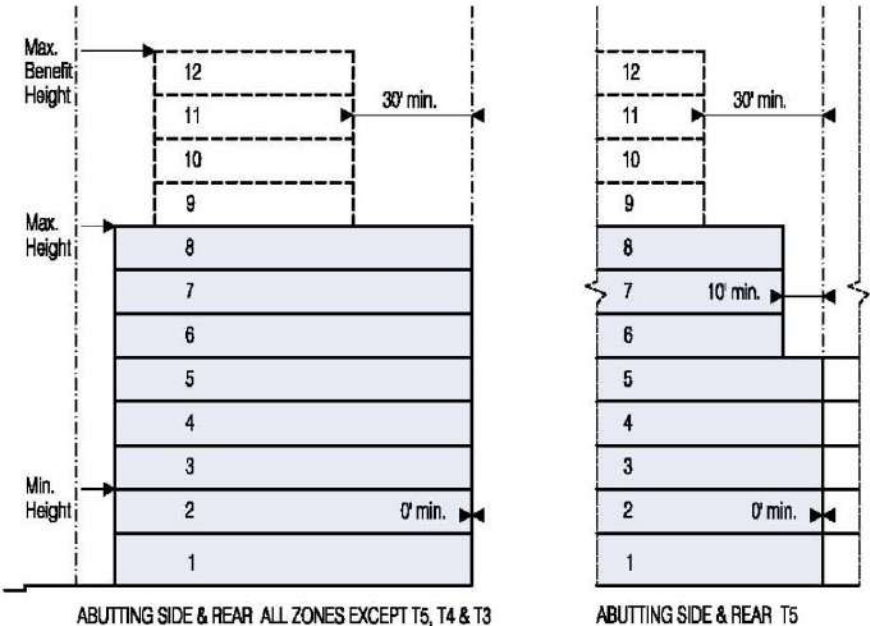


Biscayne Blvd

SUBJECT PROPERTY

Biscayne Blvd

Aerial showing corner lot at the intersection of NE 87th Avenue & Biscayne Boulevard.



ZONING DESCRIPTION

Urban Center Districts are designated by the county's Comprehensive Plan to develop over time into multi-use districts characterized by high quality urban design.

PERMITTED USES

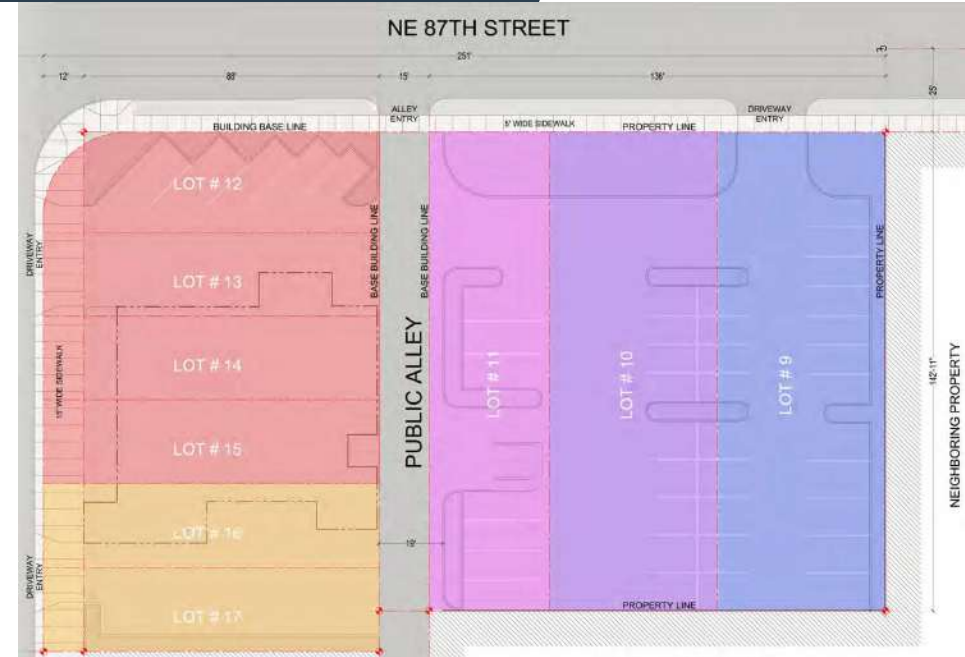
- Residential
- Commercial
- Civic
- Retail
- Lodging

ZONING SUMMARY

Lot Size	32,952 SF
Lot Coverage	80%
Floor Lot Ratio	5/25% Addtl. Public Benefit
Maximum Height	8 Stories
Frontage on Biscayne	155 feet

The site is composed of 5 properties for which 2 of them fronting Biscayne Blvd are in the Transect Zone T6-8 Open and 3 of the properties fronting NE 87th Street are in the Transect Zone T5 Restricted.

The two properties fronting Biscayne Blvd in the T6-8 Open Zone are allowed to have commercial uses such as restaurants, furniture stores, design shops, and offices to name a few of the acceptable uses. Construction can be built up to 8 stories and the intent of the zoning code is to create a medium height, continuous urban landscape with parking in the rear of the property



The 3 properties fronting NE 87th Street in the T5 Restricted Zone is very limited in the permitted uses allowed on these sites. For instance, no commercial use would be allowed in the current zoning in the area. The intent of this zone is to promote residential uses and new public parking would have to be approved by an exception granted by the Planning, Zoning & Appeals Board at a public hearing.

There are several methods to join these properties together for which there are different time frames for approval or disapproval. The methods are: obtaining a Unity of Title or Covenant in Lieu of, gaining approval to rezone a portion of the site through the Planning, Zoning & Appeals Board, Approval of re-platting or an approval of encroachment into the right of way approved by the Director of Public Works and the City.

Property A

Property Address:	8699 Biscayne Boulevard, Miami, FL 33138
Folio:	01-3206-028-0901
Current Owner:	Novalis LLC
Zoning:	T6-8 OPEN (6100 Commercial-Neighborhood)
Use:	No Current Use Noted in Zoning
Lot Size:	9,240 Sq.Ft.
Legal Description:	NO SHORE CREST PB 17-42 LOTS 12 THRU 15 LESS W 12 FT THEREOF BLK 5 LOT SIZE 9240 SQUARE FEET OR 19480-2487 0201 2 (5) COC 24176-2026 01 2006 2

Property B

Property Address:	8623 Biscayne Boulevard, Miami, FL 33138
Folio:	01-3206-028-0910
Current Owner:	Novalis LLC
Zoning:	T6-8 OPEN (6100 Commercial-Neighborhood)
Use:	No Current Use Noted in Zoning
Lot Size:	4,400 Sq.Ft.
Legal Description:	6-7 53-42 NO SHORE CREST PB 17-42 LOTS 16 & 17 LESS W 12 FT FOR ST BLK 5 LOT SIZE 50.000 X 88 OR 19480-2487 0201 2 (5)

Property C

Property Address:	610 NE 87 th Street, Miami, FL 33138
Folio:	01-3206-028-0900
Current Owner:	Novalis LLC
Zoning:	T5 RESTRICTED (4600 Multifamily 5 Story)
Use:	No Current Use Noted in Zoning
Lot Size:	5,112 Sq.Ft.
Legal Description:	NO SHORE CREST PB 17-42 LOTS 11 BLK 5 LOT SIZE 5112 SQUARE FEET OR 19480-2487 0201 2 (5) COC 24176-2026 01 2006 2 OR 27698-0886 0511 19

Property D

Property Address:	620 NE 87 th Street, Miami, FL 33138
Folio:	01-3206-028-0890
Current Owner:	Novalis LLC
Zoning:	T5 RESTRICTED (4600 Multifamily 5 Story)
Use:	No Current Use Noted in Zoning
Lot Size:	7,100 Sq.Ft.
Legal Description:	NO SHORE CREST PB 17-42 LOTS 10 BLK 5 LOT SIZE 7100 SQUARE FEET OR 19480-2487 0201 2 (5) COC 24176-2026 01 2006 2 OR 27698-0886 0511 19

Property E

Property Address:	640 NE 87 th Street, Miami, FL 33138
Folio:	01-3206-028-0880
Current Owner:	Novalis LLC
Zoning:	T5 RESTRICTED (4600 Multifamily 5 Story)
Use:	No Current Use Noted in Zoning
Lot Size:	7,100 Sq.Ft.
Legal Description:	NO SHORE CREST PB 17-42 LOTS 9 BLK 5 LOT SIZE 7100 SQUARE FEET OR 19480-2487 0201 2 (5) COC 24176-2026 01 2006 2 OR 27698-0886 0511 19

ZONING DATA

T6 - 8 O (Open)

In T6 - 8 O zone, 8 story building height is permitted by Right. This zone permits almost every type of use by Right for Residential, Office, Commercial and most Civil. Almost all other Use can be permitted by Warrant. 4 additional stories (total of 12 stories) are permitted with contributions to the Public Benefit Program.

T6-8 ZONE BUILDING DEPOSITION

LOT OCCUPATION

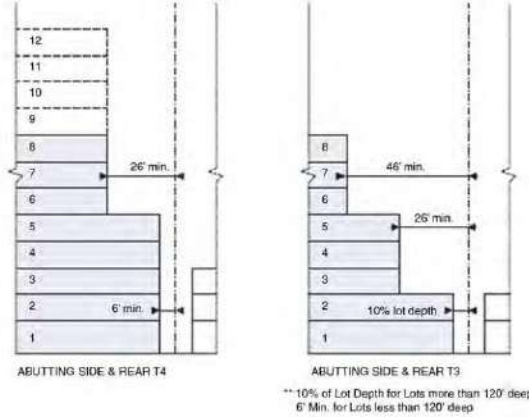
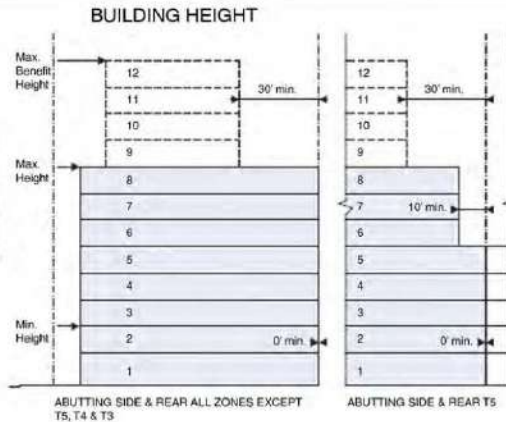
- a. Lot Area: 5,000 sq. ft. min.; 40,000 sq. ft. max.
 - b. Lot Width: 50 ft. min.
 - c. Lot Coverage: 80% max.
1-8 stories: 15,000 sq. ft. max. floor plate for Residential & Lodging
Above 8 story: 30,000 sq. ft. max. floor plate for Office & Commercial
 - d. Floor Lot Ratio (FLR): 5/25% additional Public Benefit
 - e. Frontage at front setback: 70% min.
 - f. Open space Requirements: 10% lot area min.
 - g. Density: 150 du/acre max.
- #### BUILDING SETBACK
- a. Principal Front: 10 ft. min.
 - b. Secondary Front: 10 ft. min.
 - c. Side: 0 ft. or 30 ft. min. above 8th story
0 ft. or 30 ft. min. above 8th story
0 ft. min. 1st through 5th story
 - d. Rear: 10 ft. min. 6th through 8th story
30 ft. min. above 8th story
 - e. Abutting T5: 6 ft. min. 1st through 5th story
26 ft. min. above 5th story
 - Abutting T4: 6 ft. min. 1st through 5th story
26 ft. min. above 5th story
 - Abutting T3: 6 ft. min. 1st through 3rd story
26 ft. min. 4th through 5th story
46 ft. min. above 5th story
 - f. Across street from T3: 10 ft. 1st through 3rd story
20 ft. min. above 3rd story

BUILDING HEIGHT

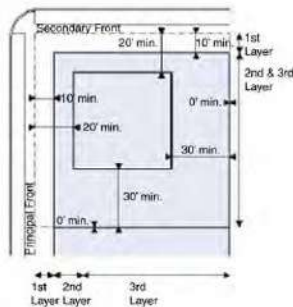
- a. Minimum Height: 2 stories
- b. Maximum Height: 5 stories
- c. Max. Benefit Height: 12 stories, except when abutting a D1 zone

LANDSCAPE STANDARDS

- a. The First Layer shall be paved and landscaped to match and extend the adjoining Public Frontage.
- b. Open Space shall be a minimum of ten percent (10%) of the Lot Area. Unpaved Green Space shall be a minimum five percent (5%) of the Lot Area.



BUILDING PLACEMENT

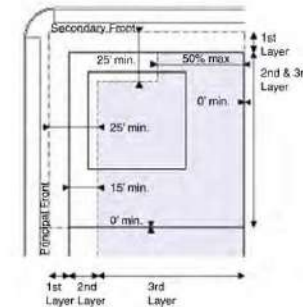


REGULATION OF USES

Use	Regulation
Residential	
Single Family Residence	R
Community Residence	R
Ancillary Unit	
Two Family Residence	R
Multi Family Housing	R
Dormitory	R
Home Office	R
Live - Work	R
Work - Live	R
Lodging	
Bed & Breakfast	R
Inn	R
Hotel	R
Office	R
Office	R
Auto Related	W
Entertainment Establishment	R
Entertainment Establishment - Adult	
Food Service Establishment	R
Alcohol Service Establishment	E
General Commercial	R
Marine Related	W
Open Air Retail	W
Place of Assembly	R
Recreational Establishment	R
Civic	
Community Facility	W
Recreational Facility	R
Religious Facility	R
Regional Activity Complex	E
Civil Support	
Community Support Facility	W
Infrastructure & Utilities	W
Major Facility	W
Marina	W
Public Parking	W
Rescue Mission	W
Transit Facilities	W
Educational	
Childcare	W
College / University	W
Elementary School	W
Learning Center	R
Middle / High School	W
Pre-School	R
Research Facility	R
Special Training / Vocational	W

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception

PARKING PLACEMENT



PARKING STANDARDS

Density (DPA)	150 - 3,000 Units Per Acre
Residential	Residential Uses are permissible as listed in Table 3, limited by compliance with: • Principal Dwelling - Minimum of 1.5 parking spaces per principal dwelling unit. • Minimum of 1 additional visitor parking space for every 10 dwelling units. • Live-work/ Work-Live - Work component shall provide parking as required by the non-residential use in addition to parking required for the dwelling unit. • Adult Family-Care Homes- Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence- Minimum of 1 parking space per staff member in addition to the parking required for the principal dwelling units). • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.
Lodging	Lodging Uses are permissible as listed in the Table 3. • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 15 lodging units. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • In T6-8 & T6-8L, parking for residential uses located within 1000 feet of a Metrolink or Metrolink station shall not be required. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.
Office	Office Uses are permissible as listed in the Table 3. • Minimum of 3 parking spaces for every 1,000 square feet of office use. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.
Commercial	Commercial Uses are permissible as listed in Table 3, limited by compliance with: • The building area allowed for commercial use on each lot is limited to the first two stories of the principal building and shall be less than 25% building floor area total. • A maximum area of 55,000 square feet per establishment. • Minimum of 3 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 2,000 square feet. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Auto-related - Drive-Thru or Drive-In Facilities - See Article 6. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.
Civic	Civic Uses are permissible as listed in Table 3, limited by compliance with: • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 3,000 square feet of exhibition or recreation area, and 1 parking space for other uses as required. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.
Civil Support	Civil Support Uses are permissible as listed in Table 3, limited by compliance with: • Minimum of 1 parking space for every 3000 square feet of civil support use. • Minimum of 1 parking space for every 5 seats of assembly use. • Minimum of 1 parking space for every 5 seats of marine use. • Adult Daycare- Minimum of 1 space per staff member. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.
Educational	Educational Uses are permissible as listed in Table 3, limited by compliance with: • Minimum of 2 parking spaces for every 1,000 square feet of educational use. • Childcare Facilities- Minimum of 1 space per staff member. • Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within 1/4 mile radius of TOD and within 1/8 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.

ZONING DATA

T5 - R (Restricted)

In T5 - R zone, only single family and multi-family residences are permitted by Right. All other Uses are not permitted or only permitted by Warrant or by Exception.

T5 ZONE BUILDING DEPOSITION

LOT OCCUPATION

- a. Lot Area
- With rear vehicular access: 5,000 sq.ft. min.; 40,000 sq.ft. max.
- Without rear vehicular access: 1,200 sq.ft. min.; 40,000 sq.ft. max.
- b. Lot Width
- With rear vehicular access: 50 ft. min.
- Without rear vehicular access: 16 ft. min.
- c. Lot Coverage: 80% max.
- d. Floor Lot Ratio (FLR): n/a
- e. Frontage at front setback: 70% min.
- f. Open space Requirements: 10% lot area min.
- g. Density: 65 du/acre max.

BUILDING SETBACK

- a. Principal Front: 10 ft. min.
- b. Secondary Front: 10 ft. min.
- c. Side: 0 ft.
- d. Rear: 0 ft.
- e. Abutting Side & Rear T4: 6 ft. min.
Abutting Side & Rear T3: 10% of Lot Depth** min. through 2nd Story;
26 ft. min. above 2nd Story

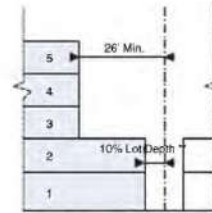
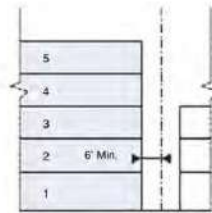
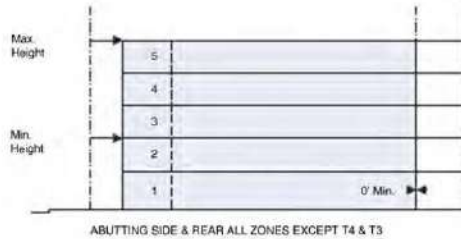
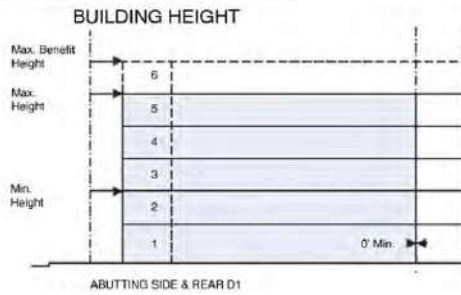
**10% Lot Depth for Lots more than 120' deep;
6 ft. min. for Lots less than 120' deep.**

BUILDING HEIGHT

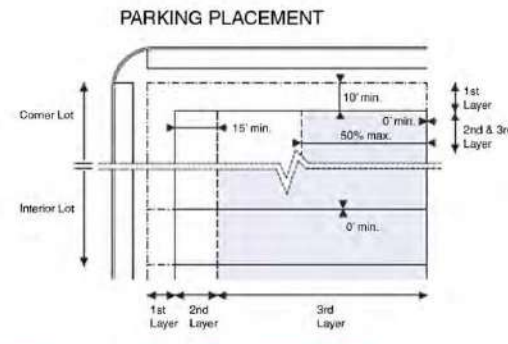
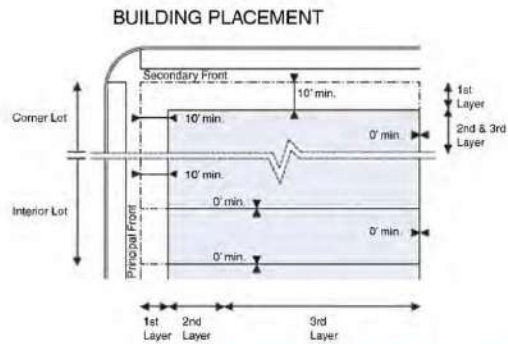
- a. Minimum Height: 2 stories
- b. Maximum Height: 5 stories
- c. Max. Benefit Height: 1 stories, except when abutting a D1 zone

LANDSCAPE STANDARDS

- a. The First Layer shall be paved and landscaped to match and extend the adjoining Public Frontage.
- b. Open Space shall be a minimum of ten percent (10%) of the Lot Area. Unpaved Green Space shall be a minimum five percent (5%) of the Lot Area.



** 10% of Lot Depth for Lots more than 120' deep
6' Min. for Lots less than 120' deep



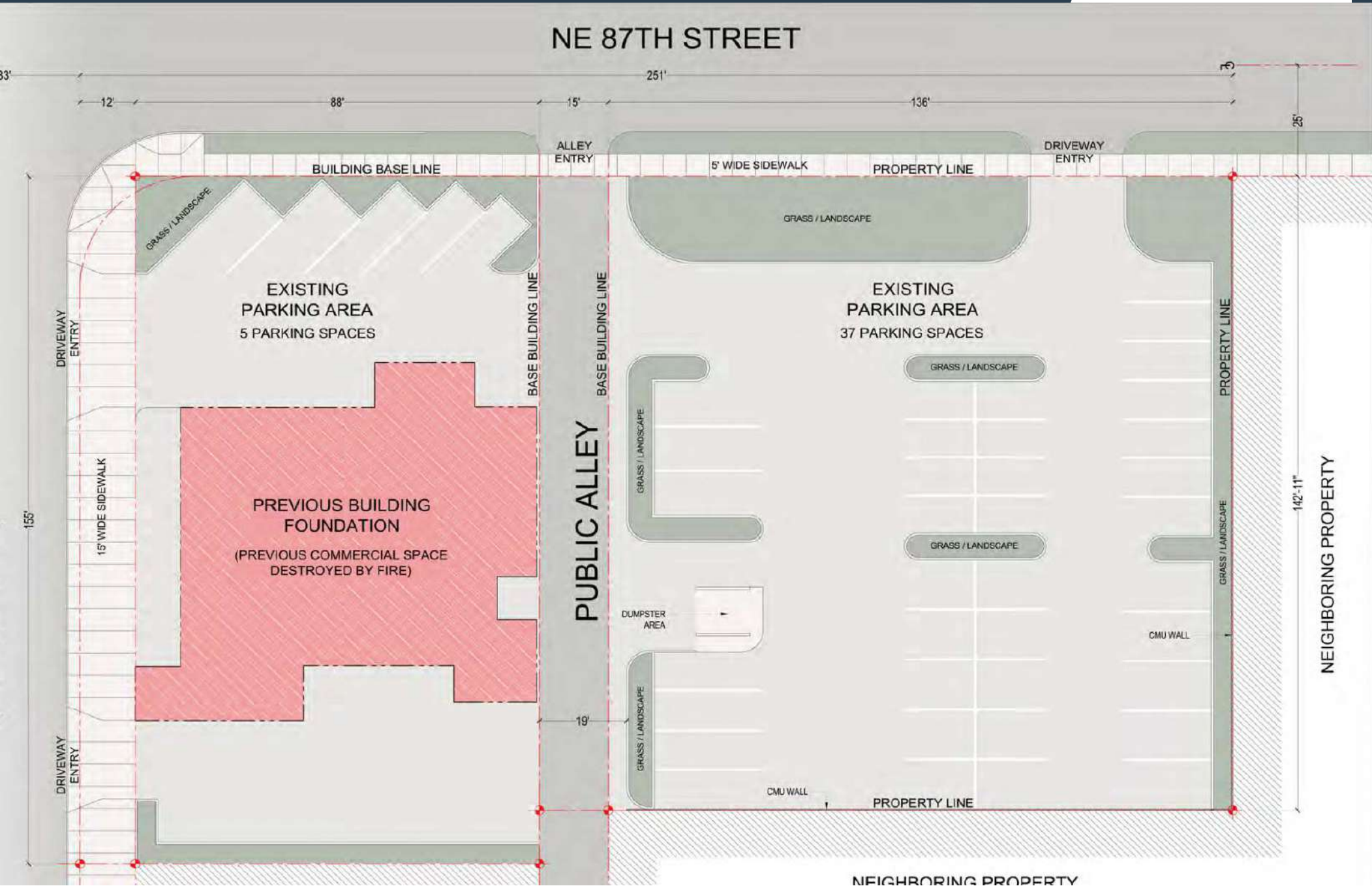
REGULATION OF USES

Use	Regulation
Residential	
Single Family Residence	R
Community Residence	R
Ancillary Unit	
Two Family Residence	R
Multi Family Housing	R
Dormitory	
Home Office	R
Live - Work	
Work - Live	
Lodging	
Bed & Breakfast	E
Inn	
Hotel	
Office	
Office	
Commercial	
Auto Related	
Entertainment Establishment	
Entertainment Establishment - Adult	
Food Service Establishment	
Alcohol Service Establishment	
General Commercial	
Marine Related	
Open Air Retail	
Place of Assembly	
Recreational Establishment	
Civic	
Community Facility	
Recreational Facility	E
Religious Facility	E
Civil Support	
Community Support Facility	
Infrastructure & Utilities	W
Major Facility	
Marina	E
Public Parking	E
Rescue Mission	
Transit Facilities	E
Educational	
Childcare	E
College / University	
Elementary School	E
Learning Center	
Middle / High School	E
Pre-School	E
Research Facility	
Special Training / Vocational	

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception

PARKING STANDARDS

Density (UPA)	65 Units per Acre
Residential	Residential Uses are permissible as listed in Table 3, limited by compliance with: - Principal dwelling - Minimum of 1.5 parking spaces per principal dwelling unit. Min. of one additional visitor space for every 10 dwelling units - Ancillary Dwelling - Minimum of 1 parking space per ancillary dwelling unit in addition to the parking required for the principal dwelling unit. - adult family-care homes - minimum of one parking space per staff member and one space per four residents. - Community Residence - minimum of one parking space per staff member in addition to the parking required for the principal dwelling unit. - Parking requirement may be reduced according to the Shared Parking Standard, Article 4 Table 5. - Minimum of one (1) bicycle rack for every 20 vehicular spaces required. - Parking ratio may be reduced within 1/2 mile radius of TOD and within 1/4 mile radius of a Transit Corridor by thirty (30%) by process of a Waiver, except when site is within 500 feet of T3. - Loading, see article 4, Table 5.
Lodging	Lodging Uses are permissible as listed in Table 3 - Minimum of one parking space per 2 lodging units. - Minimum of 1 additional visitor parking space for every 10 lodging units. - Parking may be reduced according to the Shared parking Standard, Article 4, Table 5. - Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. - Parking ratio may be reduced within 1/2 mile radius of TOD and within 1/4 mile radius of a Transit Corridor by thirty (30%) by process of a Waiver, except when site is within 500 feet of T3. - Parking may be provided by ownership or lease offsite within 1,000 feet by process of a Waiver, except when site is within 500 ft. of T3. - Loading, see article 4, Table 5.
Office	
Commercial	
Civil Support	Civil Support Uses are permissible as listed in Table 3, limited by compliance with: - Minimum of 1 parking space per every 800 sq. ft. of civil support use. - Minimum 1 parking space for every 5 seats of assembly use. - Minimum of 1 parking space for every 5 slips of marine use. - Parking requirement may be reduced according to the Shared Parking Standard Article 4, Table 5. - Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. - Parking ratio may be reduced within 1/2 mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. - Loading - See Article 4, Table 5



BISCAYNE DESIGN CENTER



SITE PLAN

Downtown Miami

Magic City
Development

The Citadel







TROPICAL CHEVROLET

Publix

Shores Square Plaza

- KING OF KINGS
- DOLLAR TREE
- Little Caesars
- FAMILY DOLLAR
- TD Bank
- OrangeTheory
- GOXXO

SUBJECT PROPERTY

PINCH KITCHEN-BAR

LA IGLESIA DE JESUCRISTO DE LOS SANTOS DE LOS ULTIMOS DIAS

MacArthur Causeway

Downtown Miami

The Shops at Midtown Miami



MIAMI DESIGN DISTRICT
ALEXANDER WANG ami BURBERRY
BOTTEGA VENETA CELINE CHANEL
ruti gala Dior B I B B LE DOUCE GABBANA
FENDI GIVENCHY GUCCI

DINER

TRIP

soul sweat

VAGABOND

TROUSSEAU

JOJO

WE'VE

Advance Auto Parts

TACO BELL

NE 79TH ST

Siam Rice

Planned Mixed-Use Development

Youfit

Sabor Tropical

LARRIN HEALTH SYSTEM

DOLLAR TREE

dds DISCOUNTS

goodwill

LOVE

HOUSE OF THE

Miami Kava

Downtown Miami

Miami Design District

EASTSIDE DINER

CHOP CITY

VAGABOND HOTEL

Advance Auto Parts

bp

Wendy's

65,000 VPD

GC

Siam Rice Thai & Sushi

WAYNE BLVD

PHUC YEA

SPYGLASS

NE 79TH ST

Planned Mixed-Use Development

CVS

LARKIN HEALTH SYSTEM

Midpoint Shopping Mall

goodwill

Youfit HEALTH CLUB

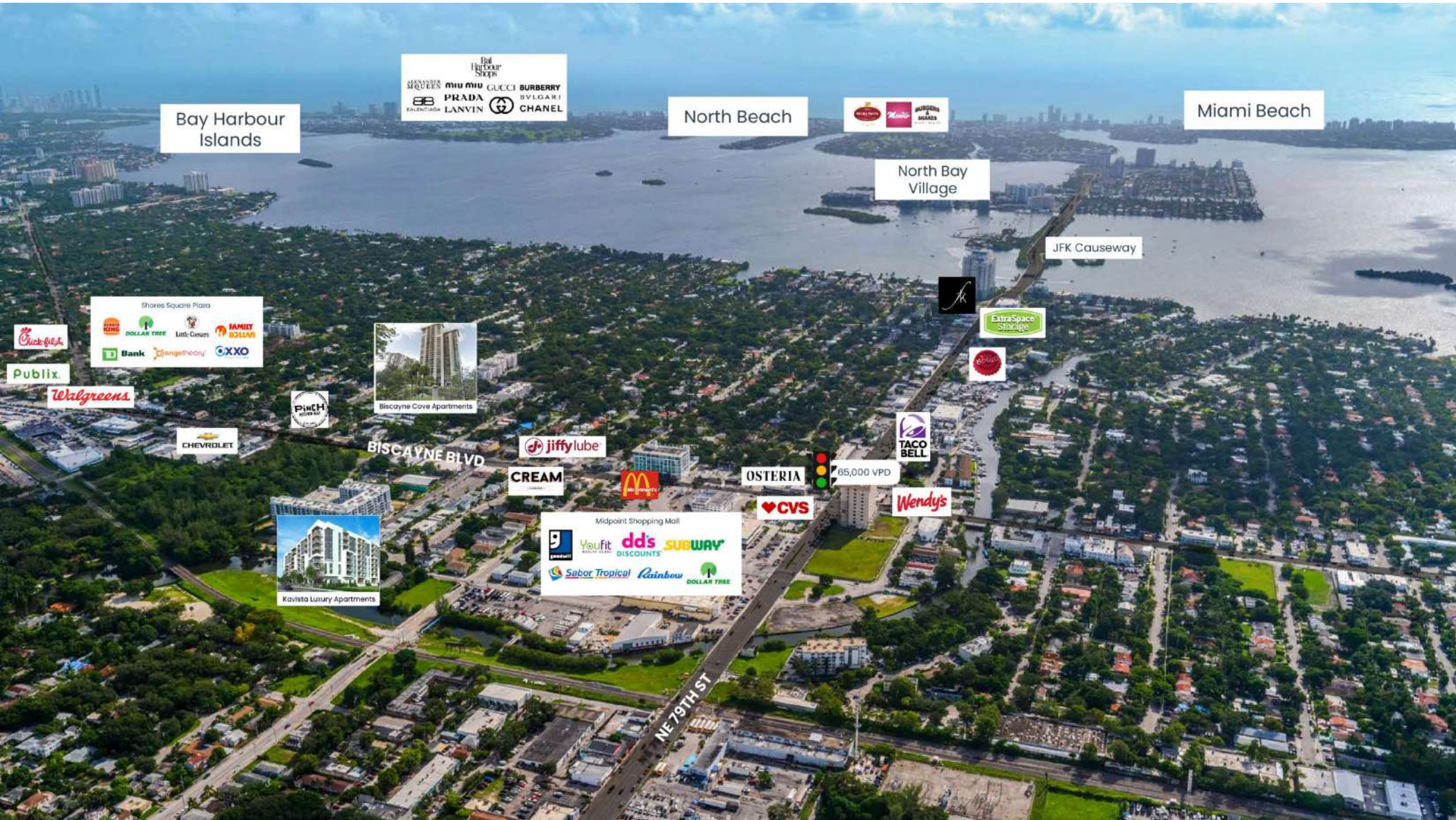
dd's DISCOUNTS

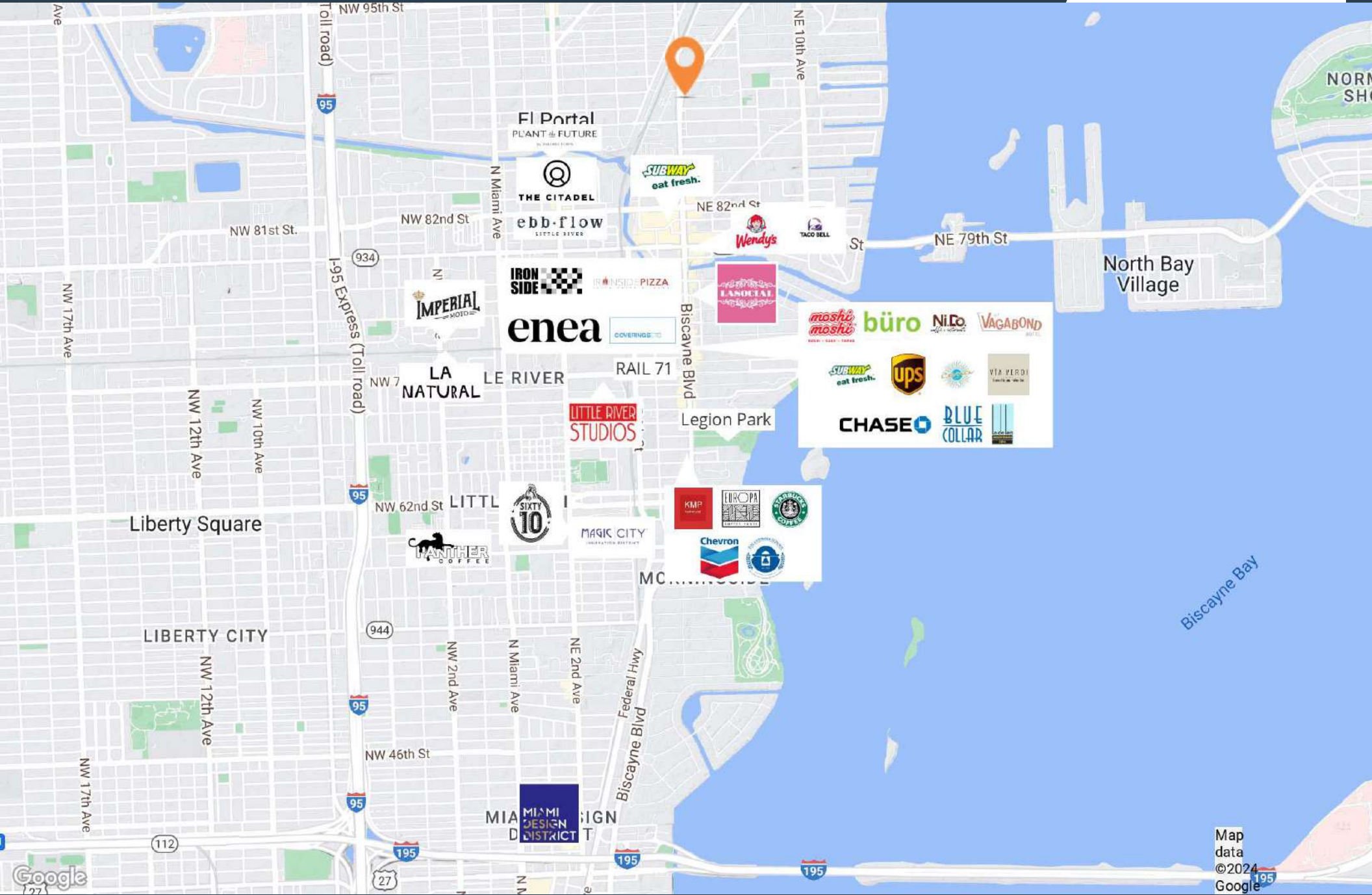
SUBWAY

Sabor Tropical

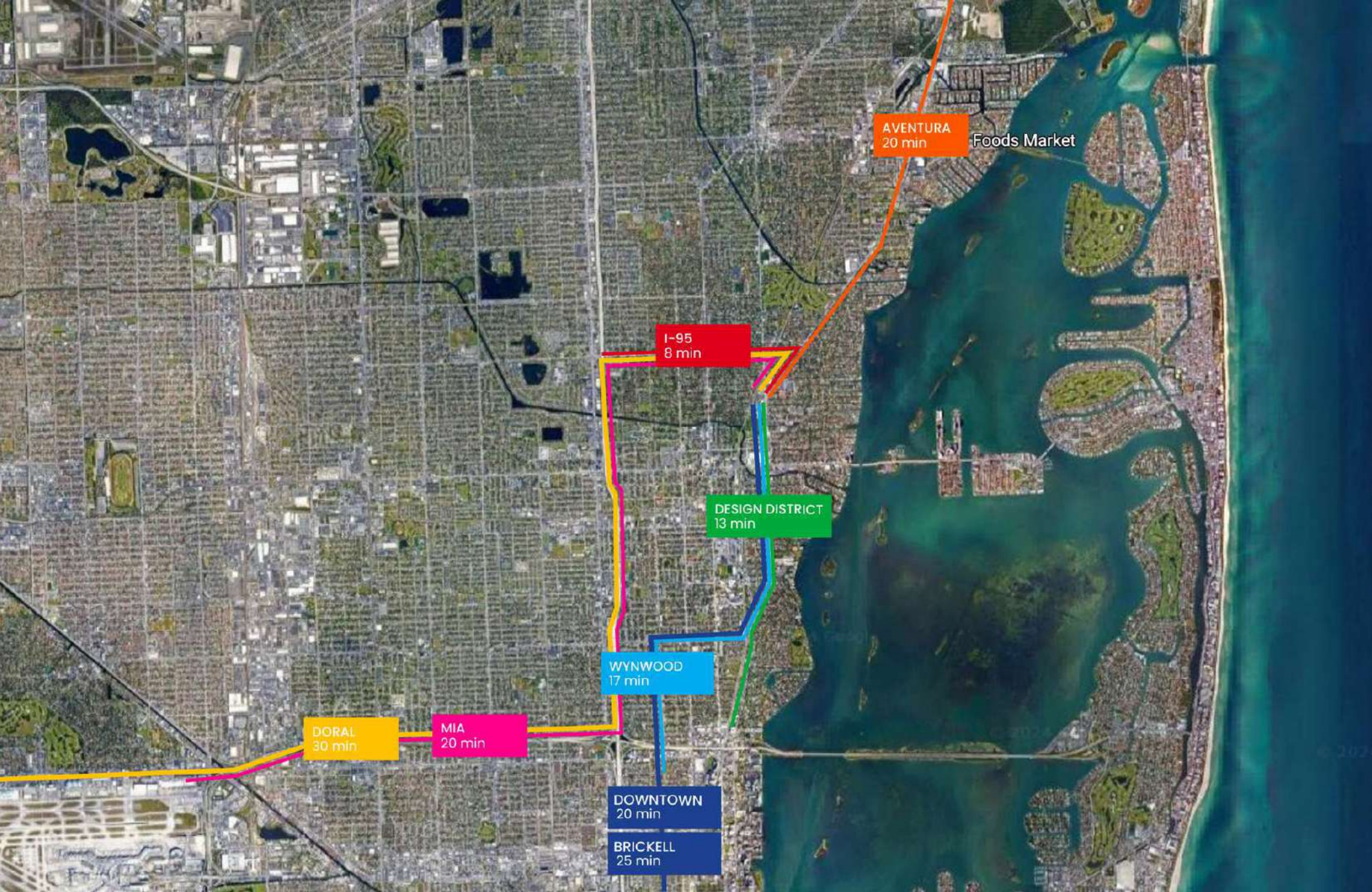
Rainbow

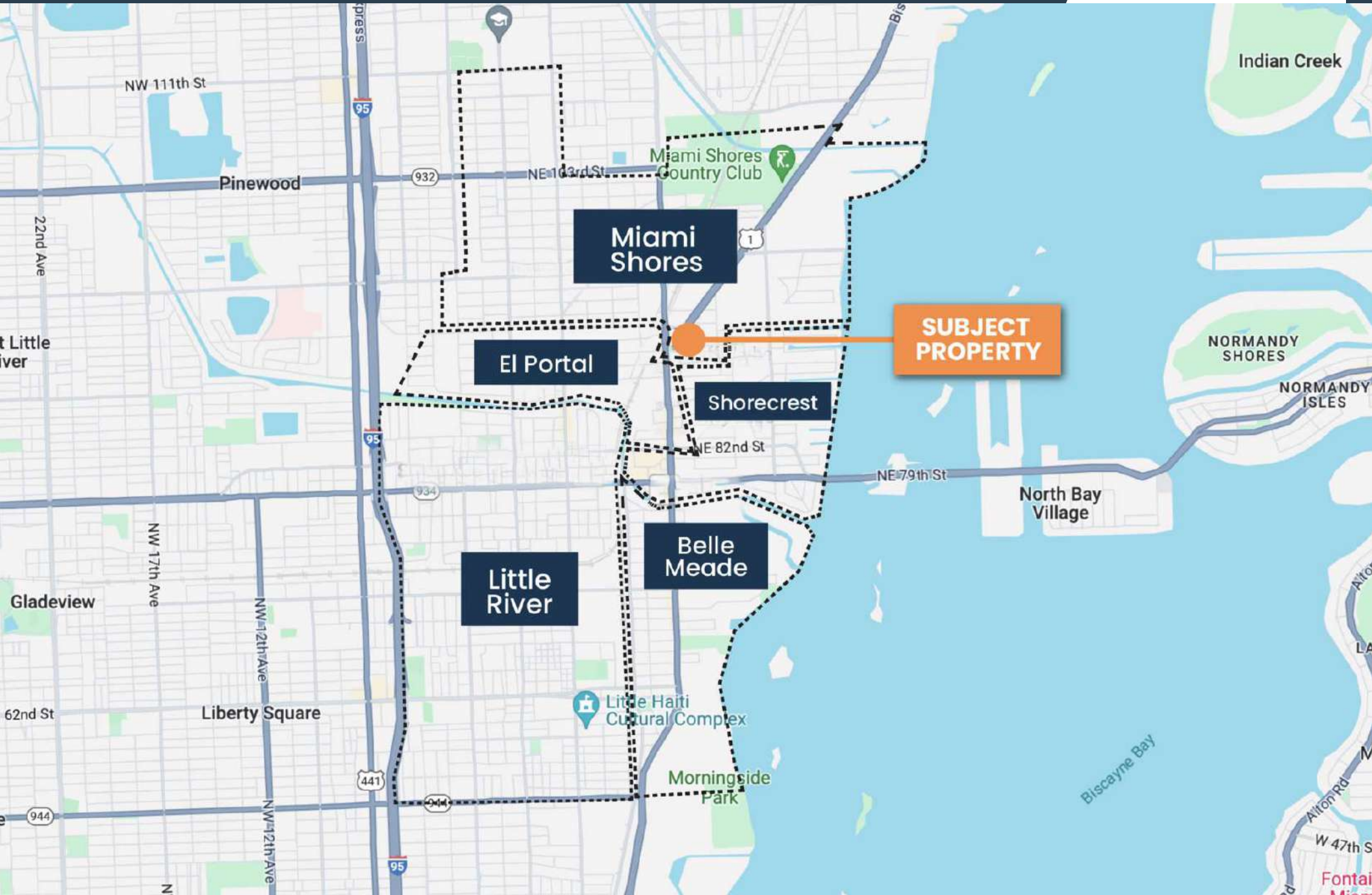
DOLLAR TREE





Map data ©2024 Google





SUBJECT
PROPERTY

PLANT *the* FUTURE



THE CITADEL



IRON
SIDE



ebb·flow

LITTLE RIVER



Little River
Miami



MAGIC CITY
INNOVATION DISTRICT



Market Drivers – Ironside



THE DISTRICT TODAY

Situated in Miami's Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami's best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



Market Drivers – Cedarst Multifamily Project – 7737 NE 2 Ave



CEDAR ST

CEDARst acquired the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land. CEDARst paid \$8.05M in 2022. CEDARst plans to develop a 12-story building containing 191 apartments, 8,009 SF of Retail, and 296 parking spaces.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



Market Drivers – Magic City Innovation District – Little Haiti



THE DISTRICT TODAY

The Magic City Innovation District – Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by ZeyZey, by the creators of Los Felix and Krus Kitchen, in partnership with Tigre Sounds.

ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 SF incubator/accelerator and over 500,000 SF.

THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District – Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 50,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



Market Drivers – The Citadel & Neighboring Projects



THE CITADEL COMPLEX

The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation's largest radio conglomerates, which runs Power 96 in SoFl. The rooftop of the Citadel is a full service bar and event space.

EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori, Ramen, Tran An Vietnamese Eatery, Lucio's Wine Shop, and more.



Market Drivers - Little River Center - 7924 NE 2 Avenue



morgan reed group

LITTLE RIVER CENTER

Little River Center is located at 7924 NE 2 Avenue and features 70 live/work units on 59,400 rentable SF plus 45,000 SF of ground level retail and 15,000 SF of second level retail/office.

Located along NE 2 Avenue in Little River, this some of the coolest retail concepts in the neighborhood corridor features including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more.



*Little River
Miami*

Market Drivers - AJ Capital - Little River Miami

THE DISTRICT TODAY

The Little River Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more. The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for Little River. Miami to undergo a similar transformation.

THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.



Market Drivers – The Kavista – Barrington Brothers

THE KAVISTA

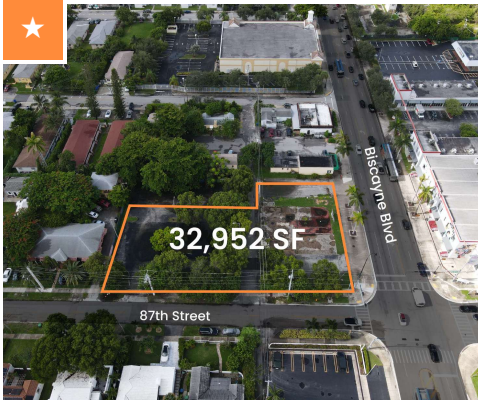
The Kavista is an eight-story, 282-unit project on almost 2 acres at 495 Northeast 83rd Street.

Barrington Brothers scored a \$60 million construction loan for The Kavista multifamily project in El Portal, as the hot apartment market prompts development in traditionally single-family enclaves.

Construction on The Kavista started in April and is expected to be completed by the fall of 2023.

THE KAVISTA





GROUND LEASE/SALE CORNER ON BISCAYNE

8699 Biscayne Blvd, Miami, FL 33138

Price: Contact for info Lot Size: 32,952 SF
 Cap Rate: N/A



5700 BISCAYNE BLVD

5700 Biscayne Blvd, Miami, FL 33137

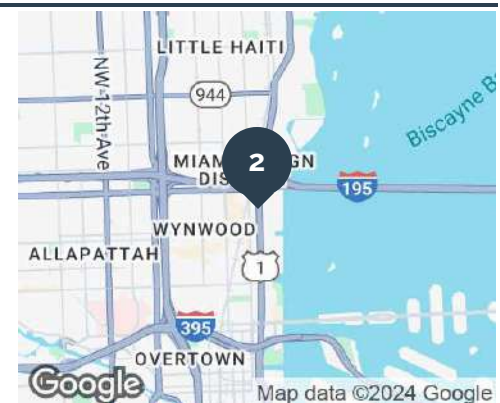
Price: \$19,500,000 Lot Size: 100,188 SF
 Cap Rate: N/A Price/SF: \$194.63



3200 NE BISCAYNE BLVD

3200 NE Biscayne Blvd, Miami, FL 33137

Price: \$5,215,000 Lot Size: 16,117 SF
 Cap Rate: N/A Price/SF: \$323.57





3047 BISCAYNE BLVD

3047 Biscayne Blvd, Miami, FL 33137

Price:	\$7,000,000	Lot Size:	20,238 SF
Cap Rate:	N/A	Price/SF:	\$345.88



250 NE 61ST ST

250 NE 61st St, Miami, FL 33134

Price:	\$2,100,000	Lot Size:	10,781 SF
Cap Rate:	N/A	Price/SF:	\$194.79



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	161,377	437,752	1,357,989
Average Age	40	41	43
Average Age (Male)	40	40	41
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	60,756	169,283	530,444
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$78,605	\$81,941	\$85,019
Average House Value	\$546,786	\$533,358	\$509,195

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	35,057	111,178	391,782
Total Population - Black	71,712	160,870	306,252
Total Population - Asian	2,061	5,618	18,324
Total Population - Hawaiian	53	116	284
Total Population - American Indian	579	1,699	4,491
Total Population - Other	16,334	48,234	157,301

TRAFFIC COUNTS
30,000/day

* Demographic data derived from 2020 ACS - US Census



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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FORTUNE INTERNATIONAL REALTY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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