



DEVELOPMENT SITE

Development site on Biscayne Blvd / MiMo Submarket

5215 Biscayne Blvd, Miami, FL 33137

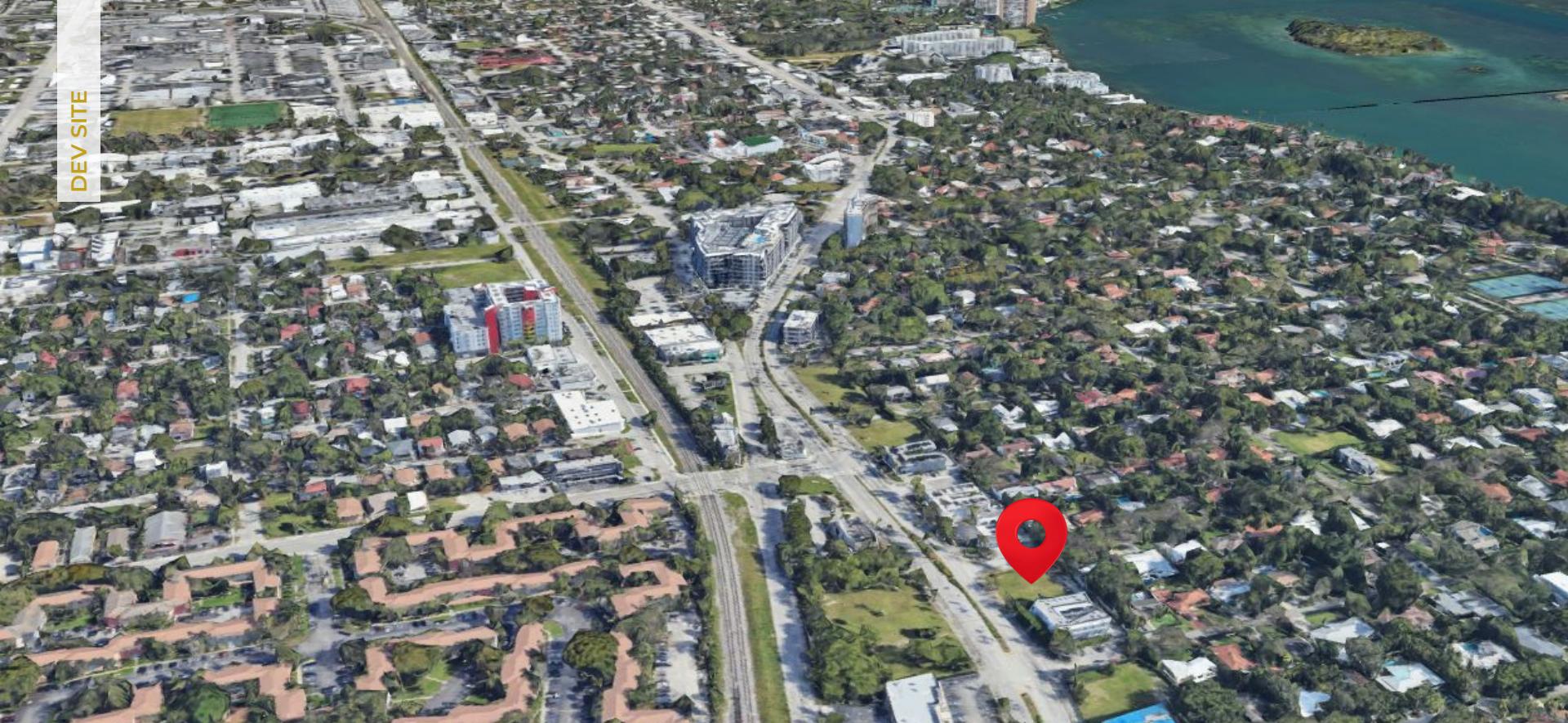
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SUBJECT PROPERTY
5215 BISCAYNE BLVD

NEIGHBORHOOD
MIMO

ASSET TYPE
DEVELOPMENT SITE

ASSET BREAKDOWN

Global Investments Realty is pleased to present the opportunity to acquire a strategically placed development site, situated in Southern MiMo District and next to Midtown and Design District.

- Situated in one of the most vibrant and historically significant corridors of Miami, 5215 Biscayne Blvd offers a unique opportunity to acquire and develop a premium site within the highly desirable MiMo District.
- With ±14,000 square feet of land and T4-O zoning, the property supports a mix of residential, office, and limited commercial uses—ideal for boutique multifamily, townhomes, or live/work concepts.
- Positioned along the southern end of Biscayne Boulevard within the MiMo Historic District, this site benefits from: proximity to Bay Point and Morningside – two of Miami's most exclusive residential communities; just minutes to the Design District, Midtown, Wynwood, and Edgewater.
- High traffic counts and strong visibility on a major north-south artery, plus a walkable, evolving corridor with historic charm and modern appeal.
- This portion of MiMo is known for its consistent property value appreciation, strong retail demand, and proximity to both residential and commercial hubs.

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JOEL RODRIGUEZ | Principal / Broker

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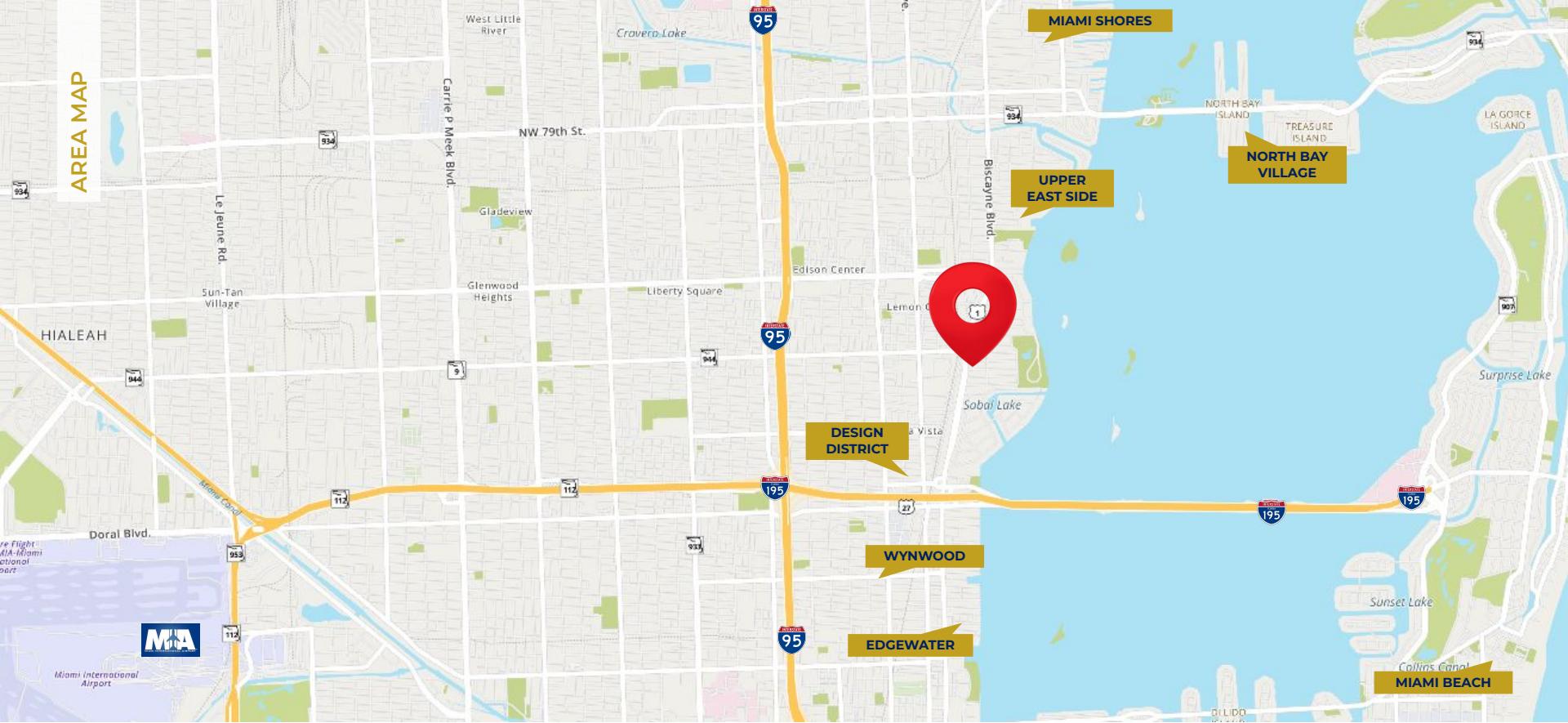
O. 305.635.3005
C. 786.285.7739



INVESTMENT SUMMARY

Folios:	01-3219-016-0240
Lot size:	0.32 Acres 13,970 SF*
Property Type:	Land
Property Subtype:	Commercial
Zoning:	T4-O - Multifamily
Project:	Preliminary Drawings
Air Rights:	Eligible for City of Miami's TDR program
PRICE:	\$4,000,000.00

AREA MAP



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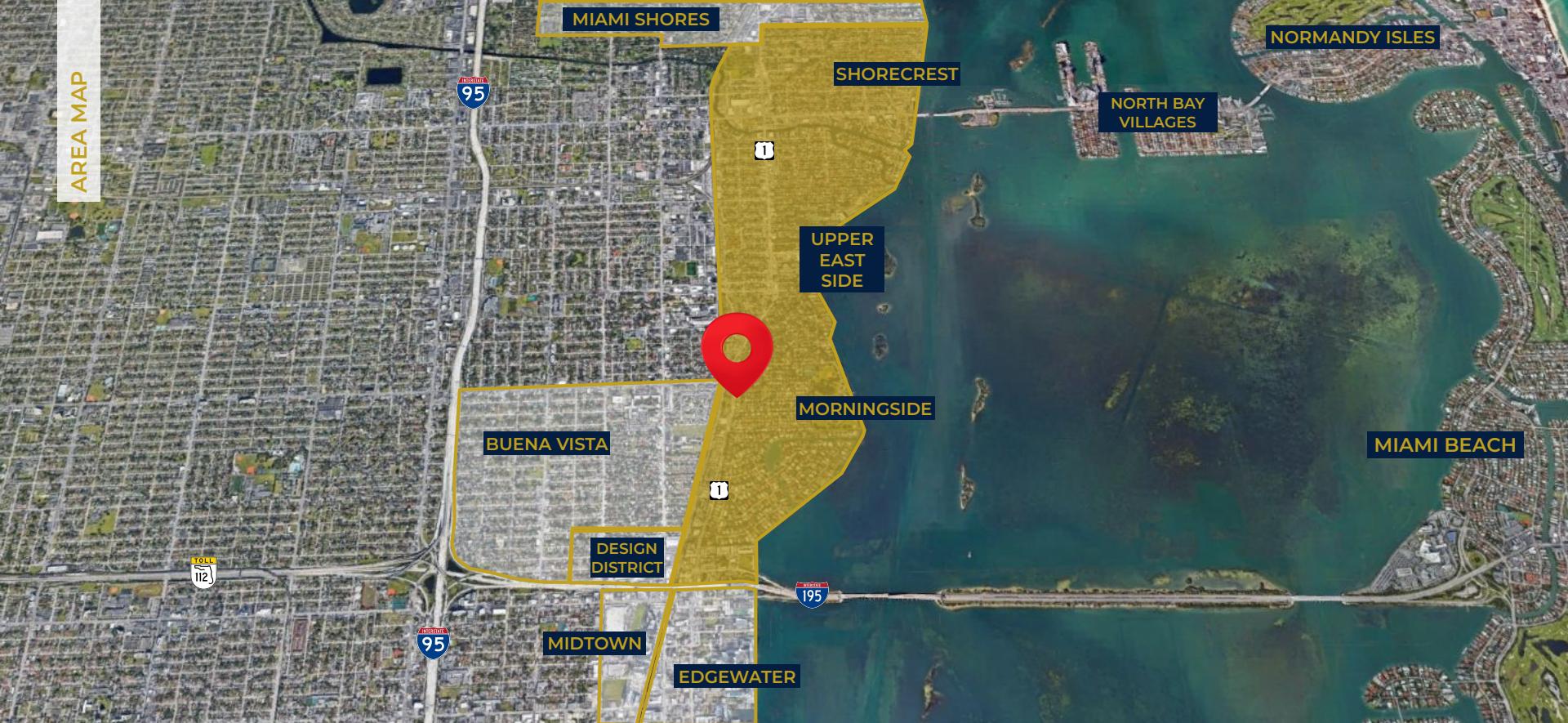
**SUBJECT PROPERTY
7560 NE MIAMI CT**

NEIGHBORHOOD LITTLE RIVER

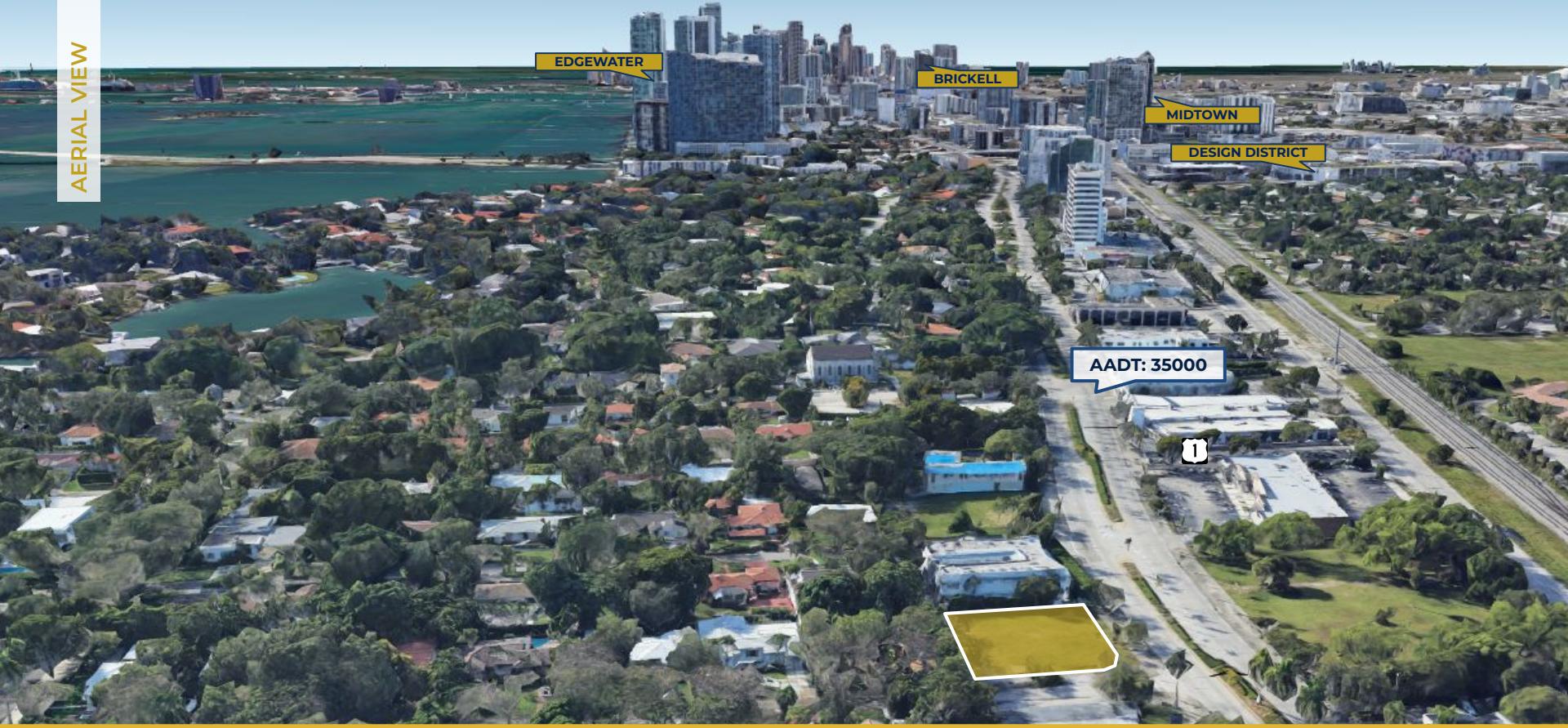
ASSET TYPE

RESIDENTIAL (DUPLEX)

AREA MAP



AERIAL VIEW



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AERIAL VIEW



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RENDERS



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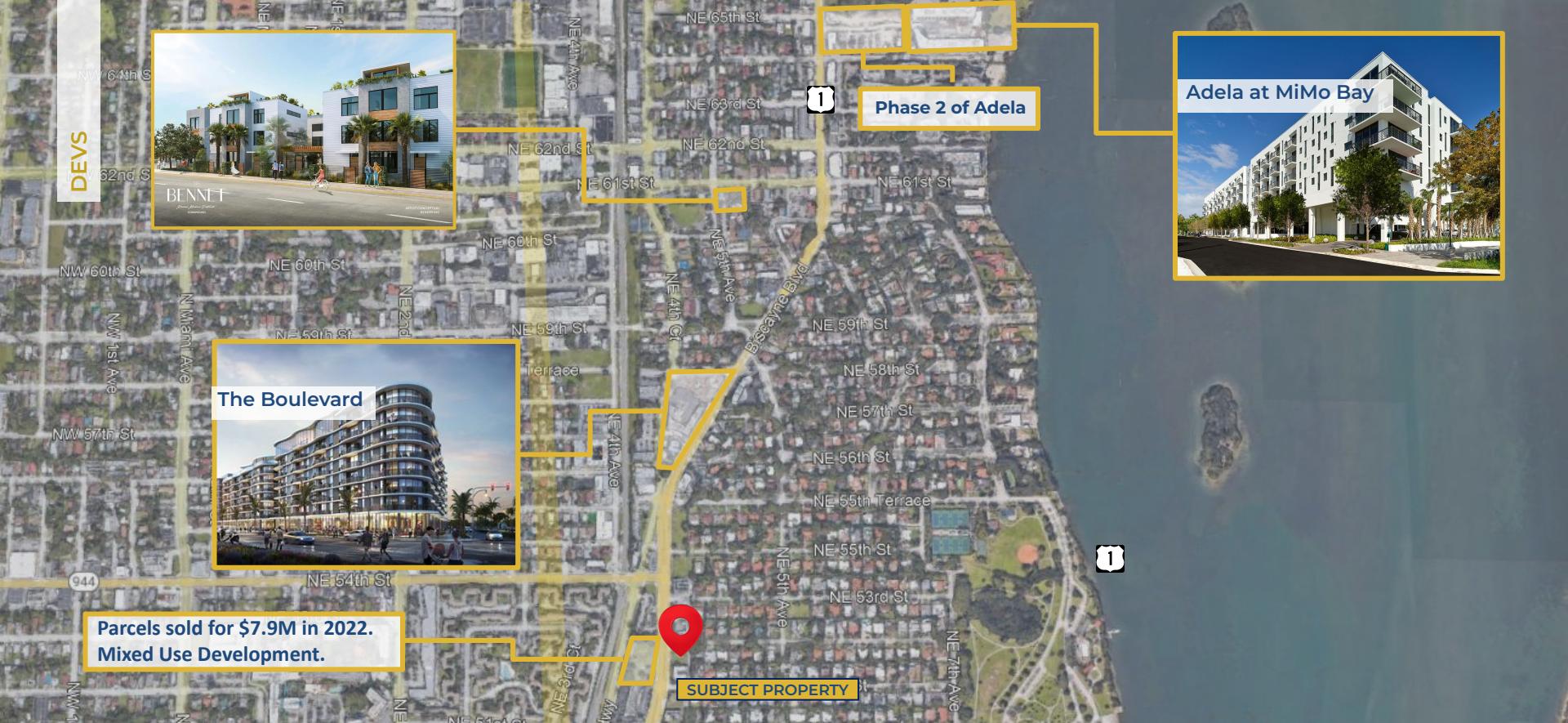
ASSET TYPE
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The distinct string of architecture represented primarily by retro motels and co-working spaces along Biscayne Blvd's northern corridor is a slice of Miami's past and an important one.

Now, the neighborhood and its surrounding areas of Upper Eastside and Morningside are a charming mix of enchanting residential clusters, delicious local eateries, and pockets of underground culture just waiting to be tapped.

- 1 IRONSIDE MIAMI
- 2 BELLE MEADE MINI PARK
- 3 FLAVORISH MARKET
- 4 VAGABOND HOTEL
- 5 FLY BOUTIQUE VINTAGE
- 6 LEGION PARK FARMERS MARKET
- 7 COPPERTONE GIRL SIGN
- 8 EASTSIDE PIZZA
- 9 THE ANDERSON BAR
- 10 CAKE THAI
- 11 FIRITO TACO
- 12 CREAM PARLOR
- 13 TAP 79 GASTRO PUB
- 14 PINCH KITCHEN
- 15 IRUN & COMPANY
- 16 TECHNIQUE RECORDS
- 17 PHUC YEA
- 18 CAFE ROVAL
- 19 B-FIT BISCAYNE
- 20 BHOOM SHANTI
- 21 THE PILATES PLACE
- 22 ANDIAMO! BRICK OVEN PIZZA
- 23 EUROPA COFFEE HOUSE
- 24 PANTHER COFFEE MIMO
- 25 THE NEW YORKER PATIO BAR
- 26 BAR NELI 69
- 27 BLUE COLLAR
- 28 BLVD BAE'S
- 29 JIMMY'S EASTSIDE DINER
- 30 BURU MIMO
- 31 LOBA
- 32 NIDO CAFFÈ ITALIAN
- 33 MS. CHEEZIOUS
- 34 LA SOCIAL
- 35 GUARAPO JUICE BAR
- 36 WABI SABI BY SHUJI
- 37 FEEL THE HEAL
- 38 AGNI YOGA
- 39 GAUCHO RANCH
- 40 BOUSA BREWING
- 41 LUNA PASTA E DOLCI
- 42 THE KARMA CAR WASH
- 43 DOGGIS AREPA BAR
- 44 THE BLUES BURGERS
- 45 HOLI VEGAN KITCHEN
- 46 DOGMA GRILL



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The MiMo Biscayne Boulevard Historic District encompasses the buildings situated to the East and West of Biscayne Boulevard lying between N.E. 50th and N.E. 77th Street. The MiMo Biscayne Boulevard Historic District is particularly noted for its wealth of 1950s era motels, many of which have been renovated and rehabilitated for adaptive use by current owners.

MiMo has become one of the most attractive areas to live due to the area's resurgence of restaurants and bars as well as its Motel District. MiMo has several new multifamily / mixed-use developments such as Adela on the Bay and Boulevard 57, that will deliver 294 Luxury Apartments.



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