



**FLEXIBLE TENANT OPPORTUNITY
FOR LEASE**

5535 NE 2 AVENUE

HIGH-VISIBILITY CORNER IN LITTLE HAITI



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Executive Summary

Metro 1 Commercial is pleased to offer 5535 NE 2nd Avenue, Miami, FL ("The Property") for lease.

Positioned at the prominent corner of NE 2nd Avenue and NE 55th Terrace, this 3,161 SF standalone building sits along one of the primary thoroughfares in Miami's vibrant Little Haiti neighborhood. The property offers exceptional visibility and signage potential, neighboring local landmarks such as Sweat Records, a beloved vinyl destination, and Fiorito, widely regarded as Miami's top Argentinian restaurant.

Ideal for tenants seeking to establish a strong presence in a culturally rich and rapidly evolving community, the building offers flexible interior configurations suitable for a wide range of uses—including retail, food & beverage, creative office, or showroom concepts. Situated on a generous 12,500 SF lot, the property also features secure gated parking at the rear, a rare amenity in the area.

This is a unique opportunity to lease space in the heart of one of Miami's most dynamic and eclectic districts.

Property Highlights

+ Building Size:	3,161 SF
+ Lot Size:	12,520 SF
+ Asking Price:	\$40 PSF + NNN
+ NNN:	\$10 PSF
+ Parking:	Gated Lot
+ Zoning:	T5-O
+ Use:	Retail, F&B, Office, Creative Flex



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2nd Avenue Context Map

Magic City Innovation District

A transformative 17-acre development in process, that seeks to create a vibrant, mixed-use hub for technology, culture, and urban living

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



Little Haiti Cultural Center
Cultural complex includes a 300-seat theater and hosts numerous cultural, educational and community events



Lakou
Open-air communal garden, with The Yard Bar and several food kiosks



LOUIS MARKET



Villain Theater
Community theater and a place to catch stand-up and improv shows

NORTHEAST 2 AVENUE

Sweat Records

A Miami institution, Sweat has been selling new and vintage vinyl for over 20 years



Subject Property

10 11

12 13

BOIA DE

BOIA DE

Reservations are required well ahead for a table at this Michelin-starred hip and intimate restaurant



Walrus Rodeo

Wood-fire pizzas and creative dishes served in a fun space, from the same group as Boia de

Vinonueva

A wide selection of fine & rare wines from around the world, coupled with white-glove consulting services



Finca Coffee

Family-owned café, roaster and importer; featuring artisanal Central American coffee.



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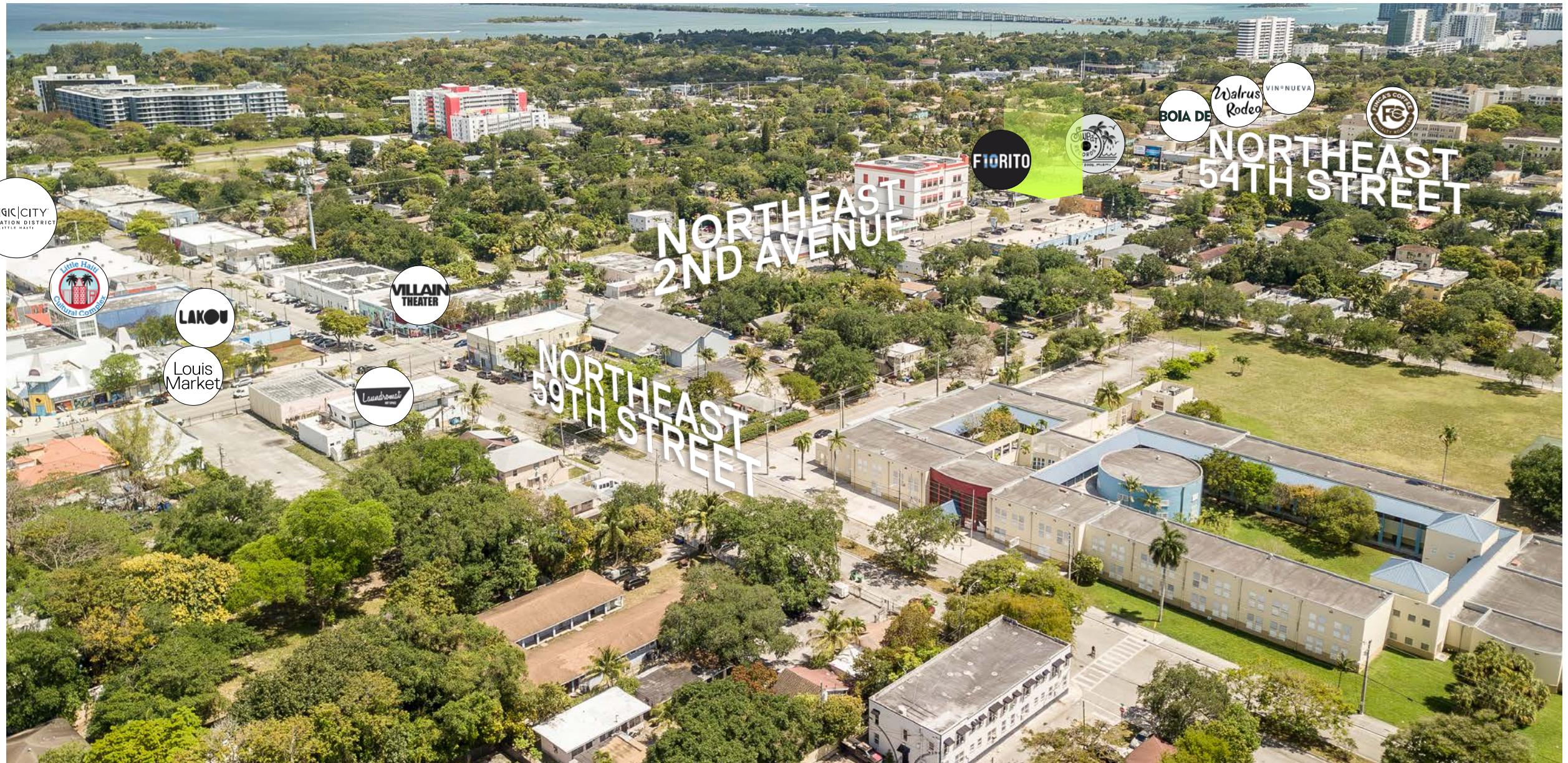
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Aerial Context



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Exterior Photos



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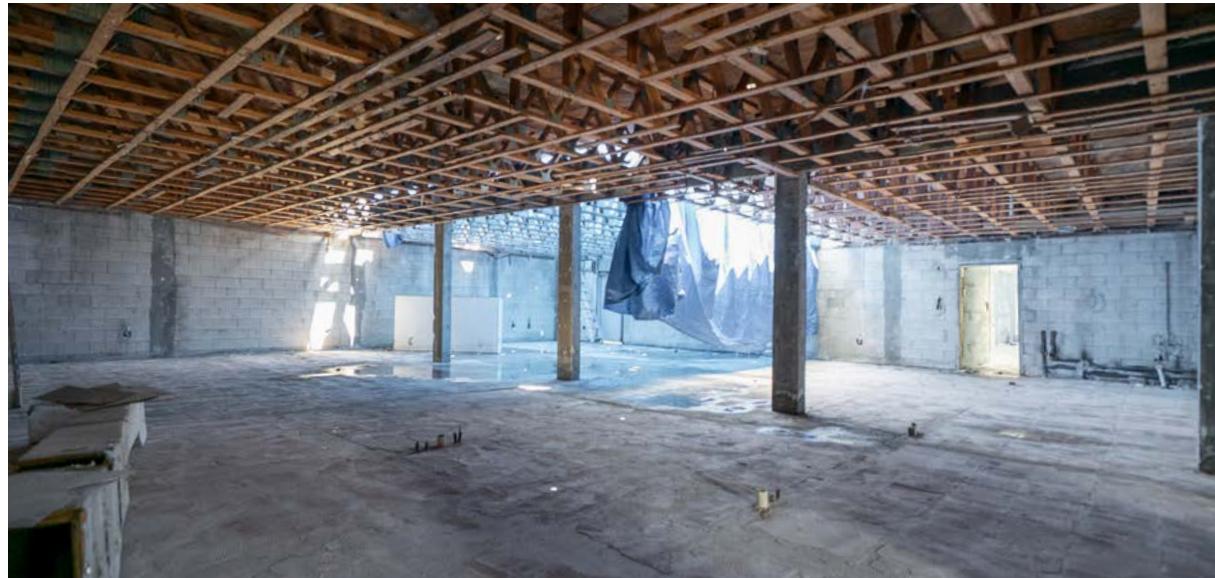
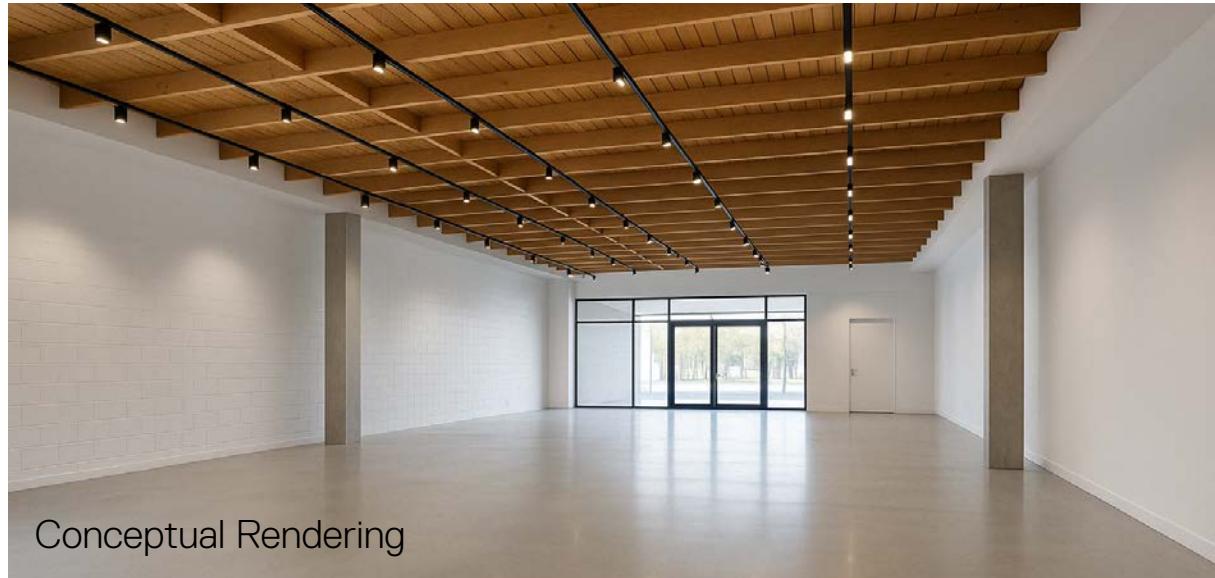
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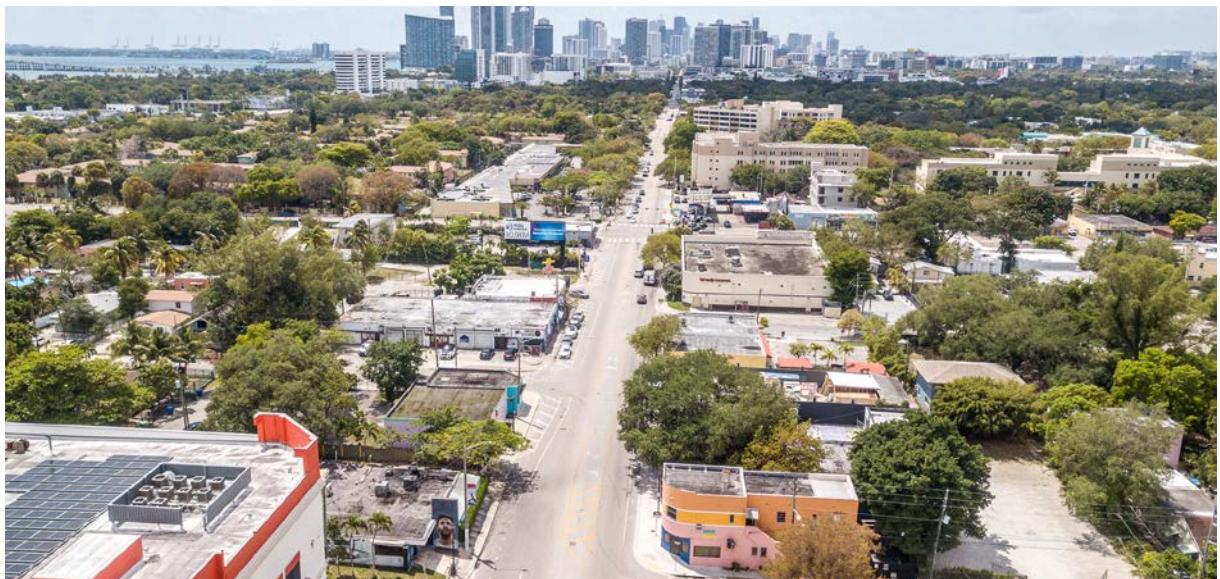
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Interior Photos



Aerials



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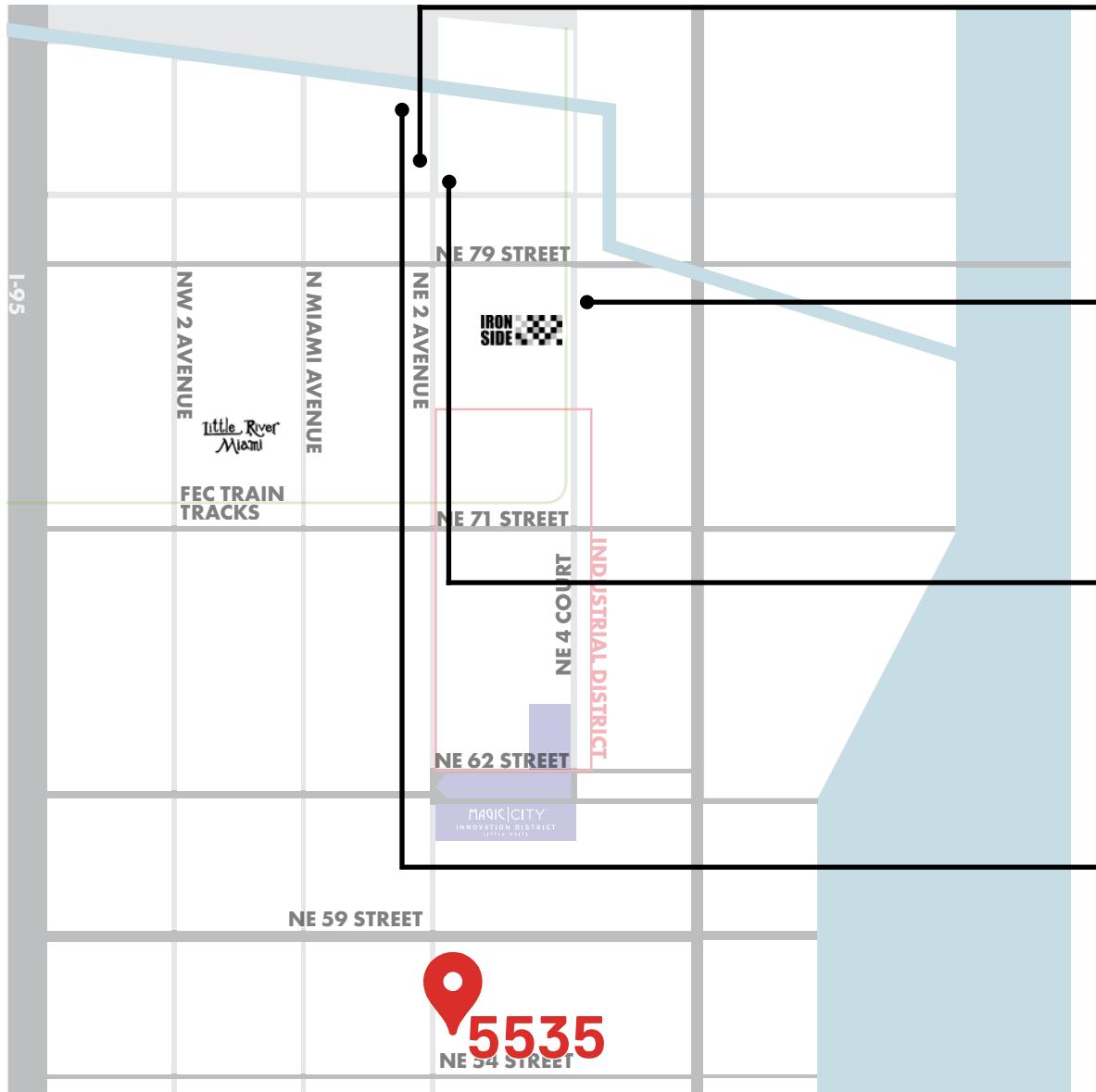
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Little Haiti / Little River Context Map



THE CITADEL FOOD HALL

website - thecitadelmiami.com
30,000 SF Food Hall, Office, & Rooftop
Fully Leased
22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
34,000 SF of Restaurant, Retail, & Office
\$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
20,000 SF Retail Oasis + Upcoming F&B



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Little Haiti / Little River Context Map



IMPERIAL MOTO CAFE

website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71

120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT

website - magiccitydistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



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THE DISTRICT TODAY

The Magic City Innovation District -Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. Currently home to an eclectic mix of businesses from vintage auto dealer Schaltkulisse, Ultra Padel, Dinko Pickleball, Diane Lowenstein Gallery, Magic 13 Brewery and the music venue ZeyZey.



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 square foot 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, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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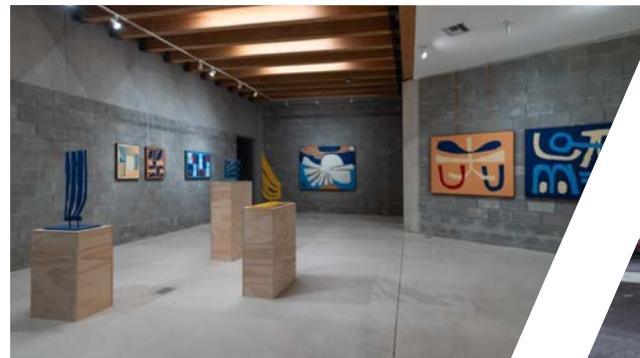
THE DISTRICT TODAY

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 new outposts from local, award-winning restauranteurs at Sunny's, Fooq's and Bar Buce.

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.



[read more here](#)

[read more here](#)



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Market Drivers - Swerdlow

THE PROJECT

Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami's Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.



Coconut Grove-based Swerdlow Group responded to Miami-Dade County's request for proposals to redevelop and expand four public housing projects. The entire project would include private land and would be mostly privately financed. It could take nearly a decade to complete. Arquitectonica was tapped to design the project.



Swerdlow would work with AJ Capital Partners, which owns a majority stake in a 27-acre portfolio of land in Little River. Swerdlow told the newspaper that it is one of the largest redevelopments planned in Miami.



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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.



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THE CITADEL

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.



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Market Drivers - Little River Center - 7924 NE 2 Avenue



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 corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave



CEDARst

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.



[read more here](#)



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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.

THE KAVISTA

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



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