

LAND AVAILABLE FOR LEASE

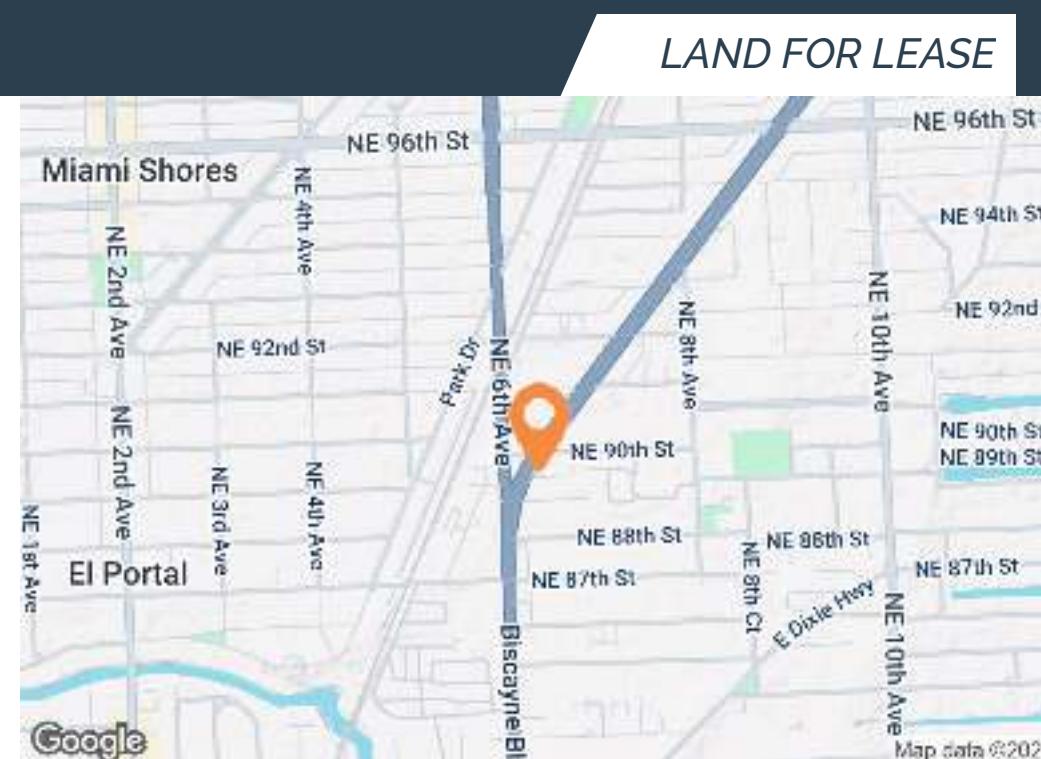


LAND FOR LEASE

FA
Commercial

8907 BISCAYNE BLVD.

EXECUTIVE SUMMARY



LOT SIZE

0.39 Acres

LEASE TYPE

PROPERTY OVERVIEW

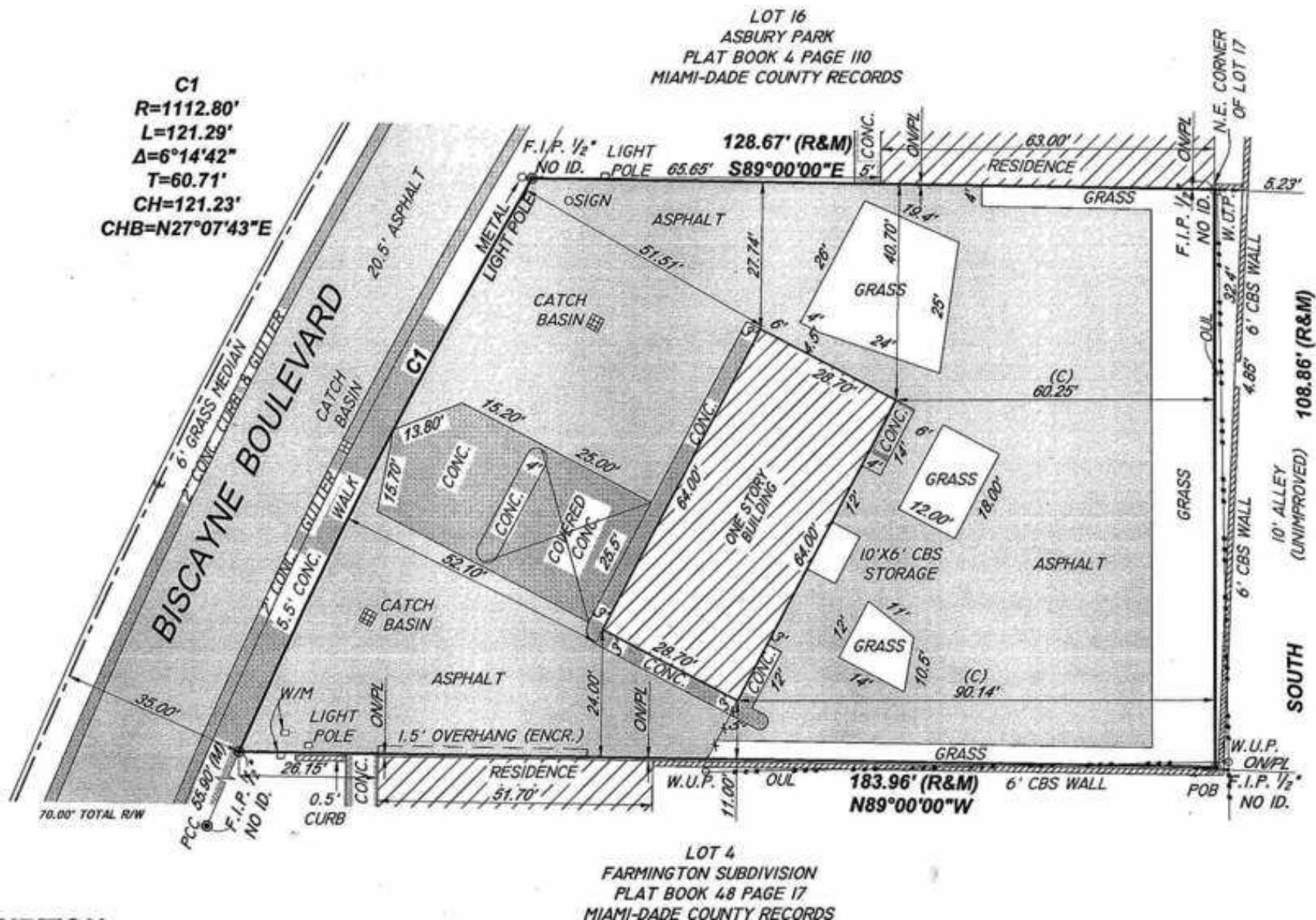
FA Commercial is pleased to present 8909 Biscayne Blvd., land for lease found at a busy intersection at the corner of Biscayne Blvd & 89th St, this property is very close to MiMo district, Midtown, and the Design District. The property has room for conveniently ample parking right on Biscayne Blvd.

PROPERTY HIGHLIGHTS

- The property is being offered as a NNN land lease, lease terms depending on tenant creditworthiness with a minimum 2-year lease
- Located on the busy Biscayne Blvd, with an average traffic count of 52,000 daily
- A+ location close to MiMo, Midtown, and Design District.
- Convenient and ample room parking in the back and front of the 17,000+ SF (0.39 Acre) lot.
- Located on the Upper East Side

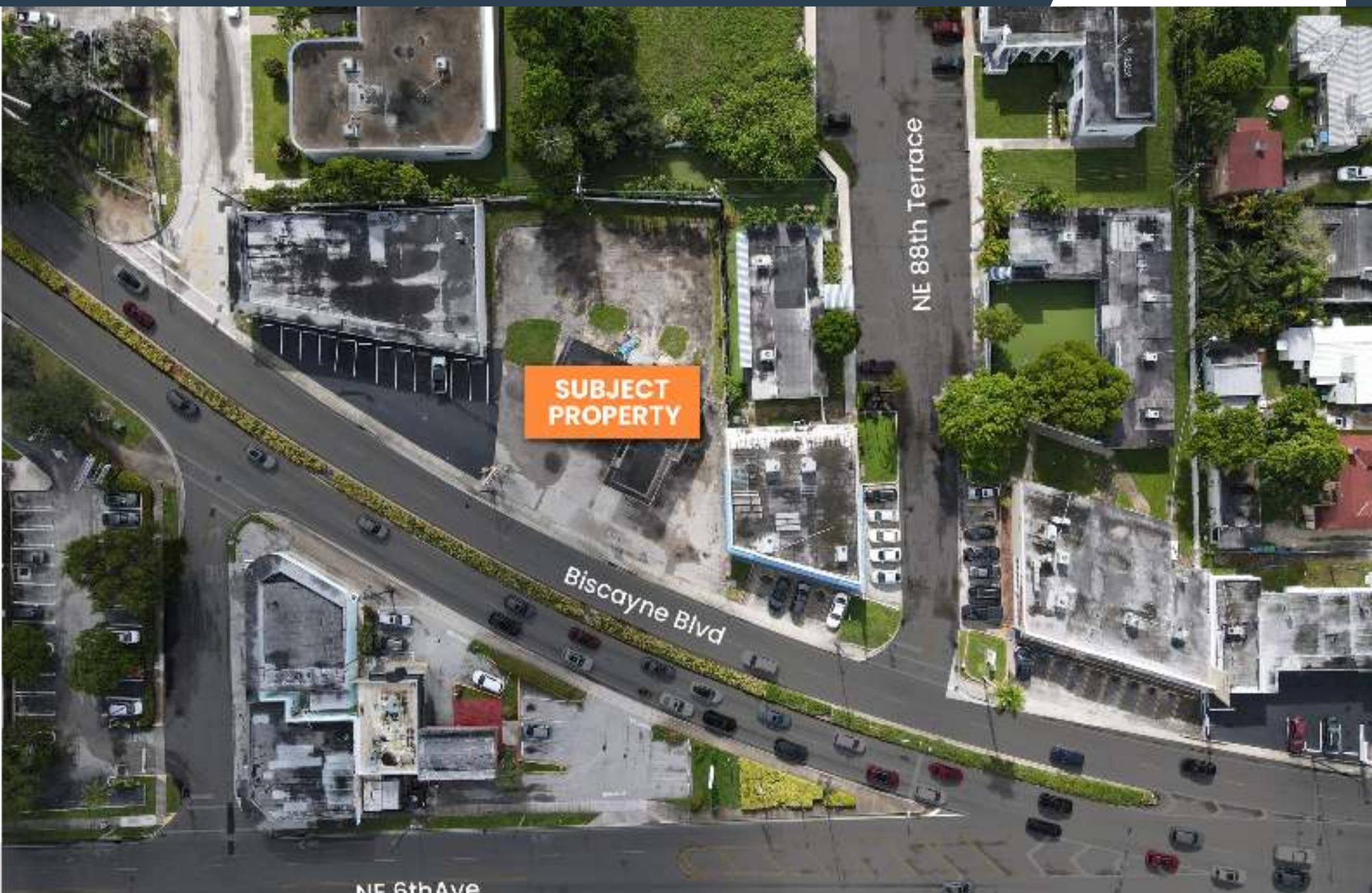
LEASE RATE

Negotiable



PROPERTY PHOTOS

LAND FOR LEASE

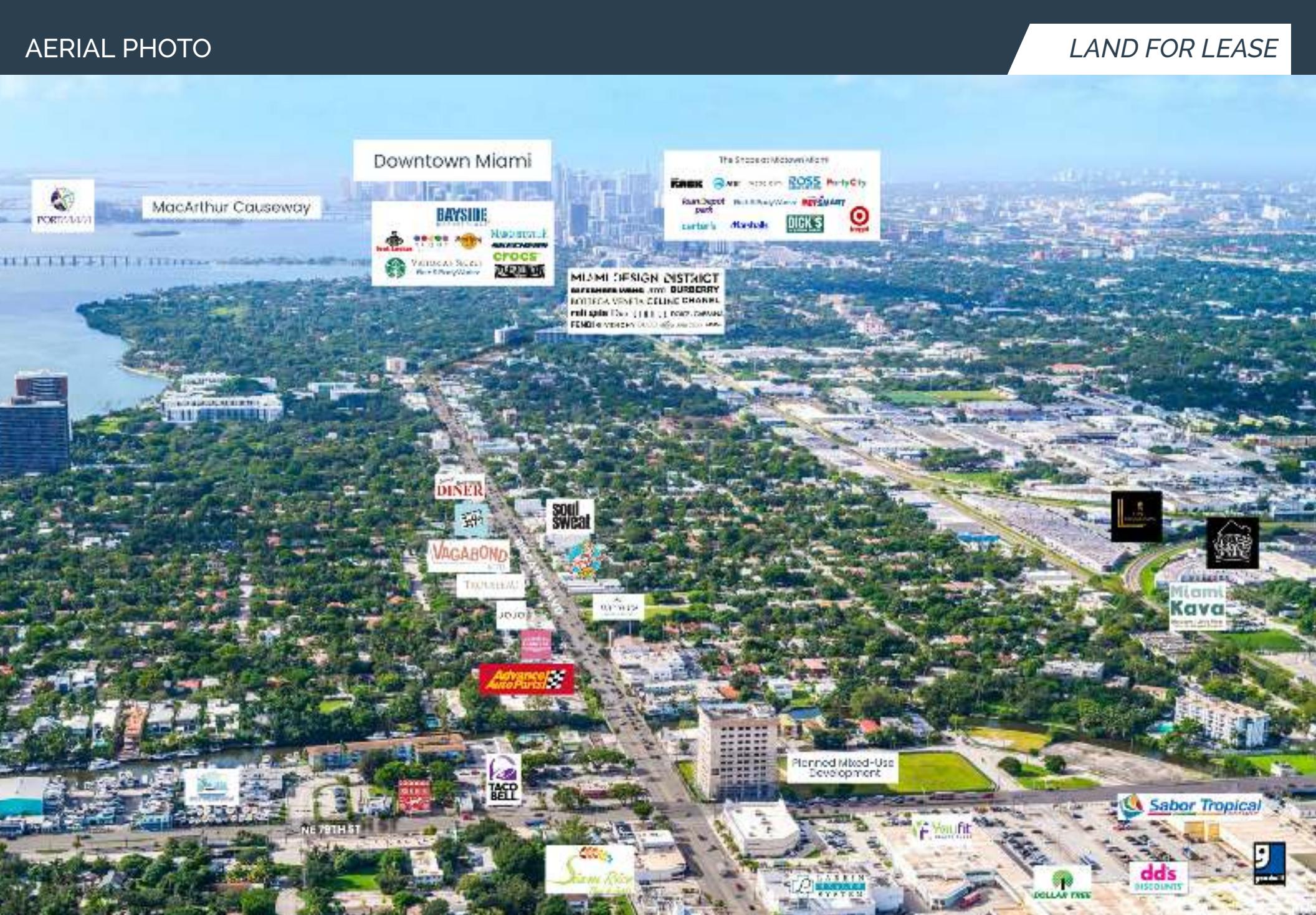




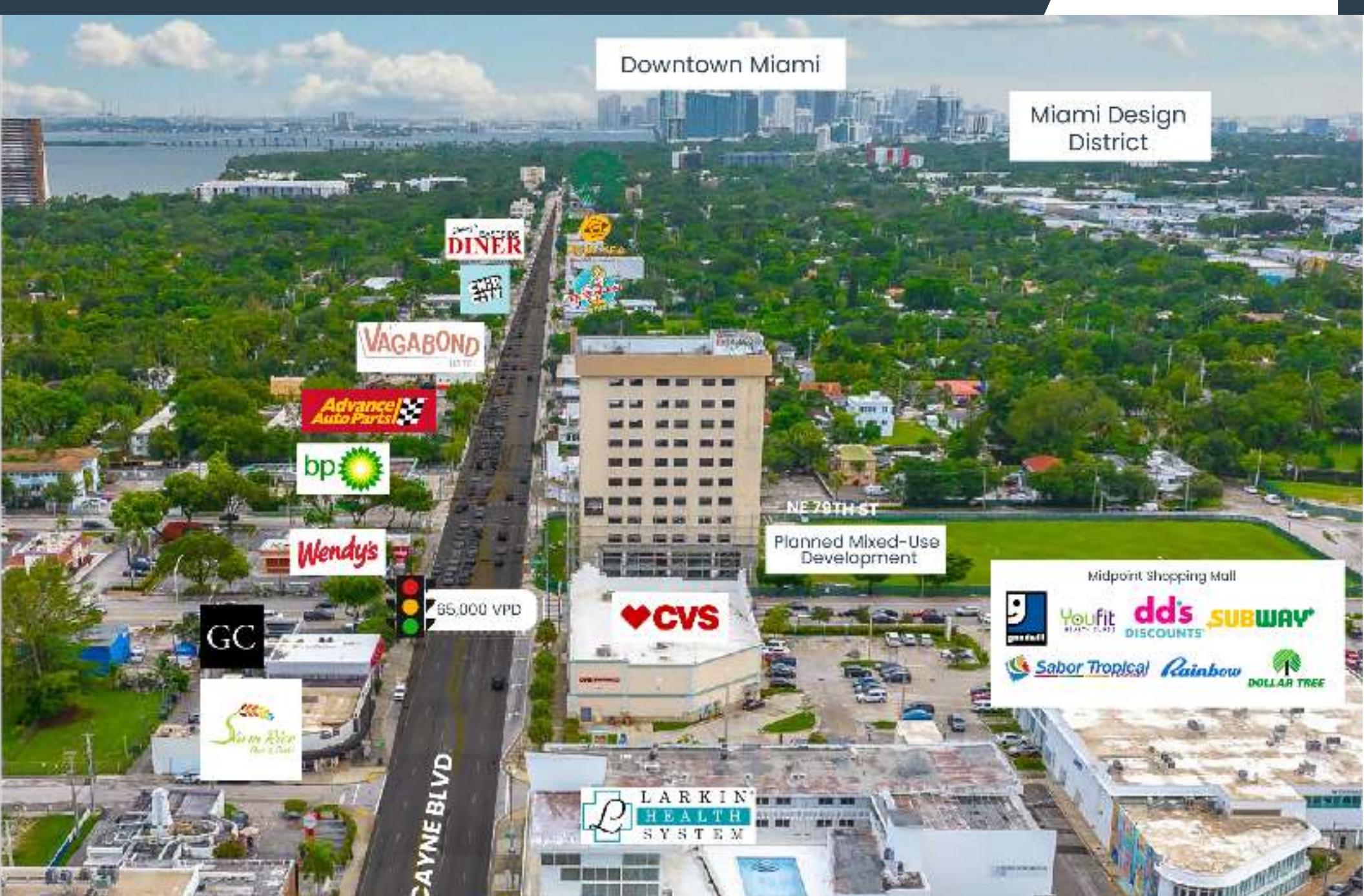










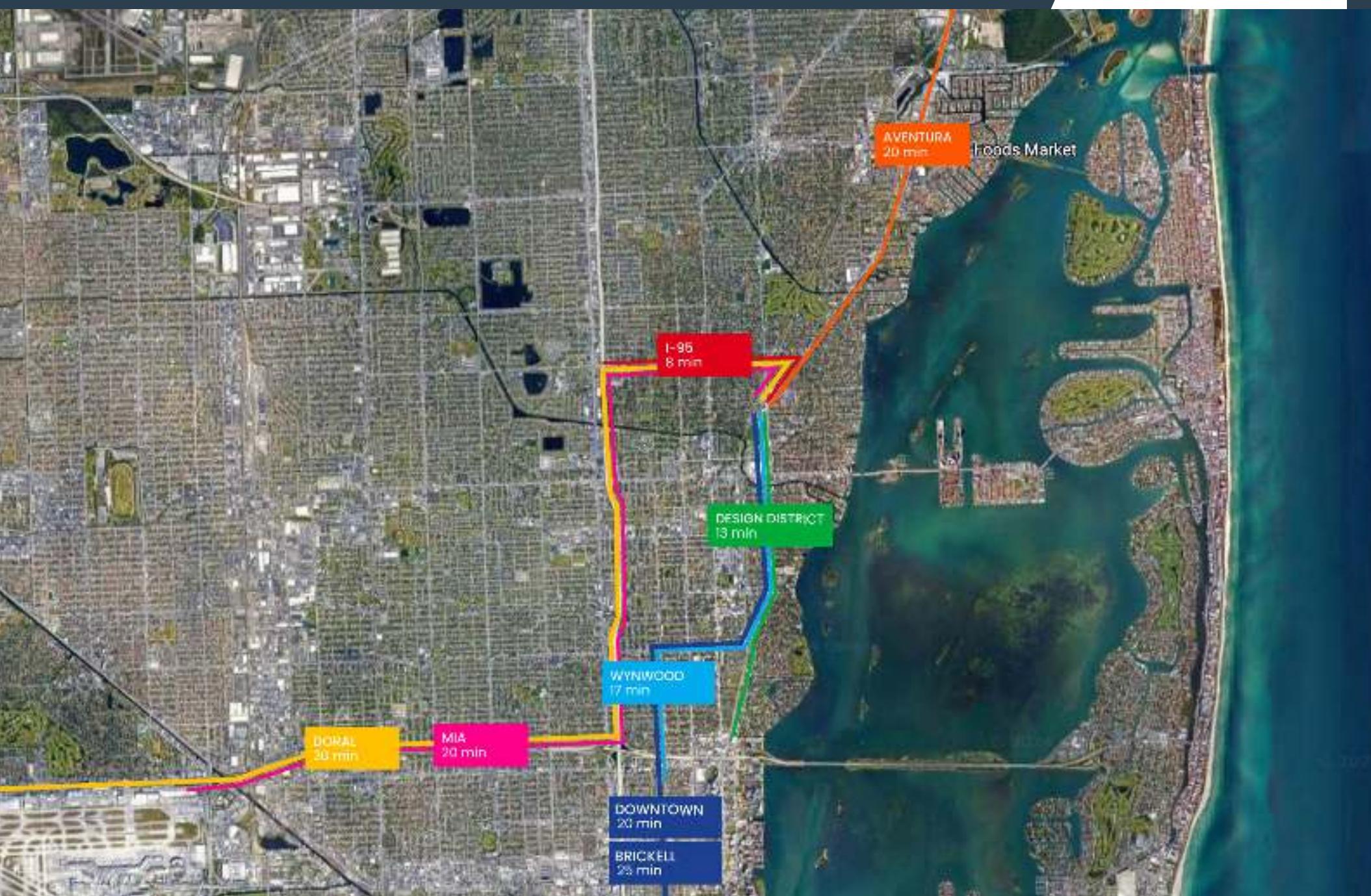


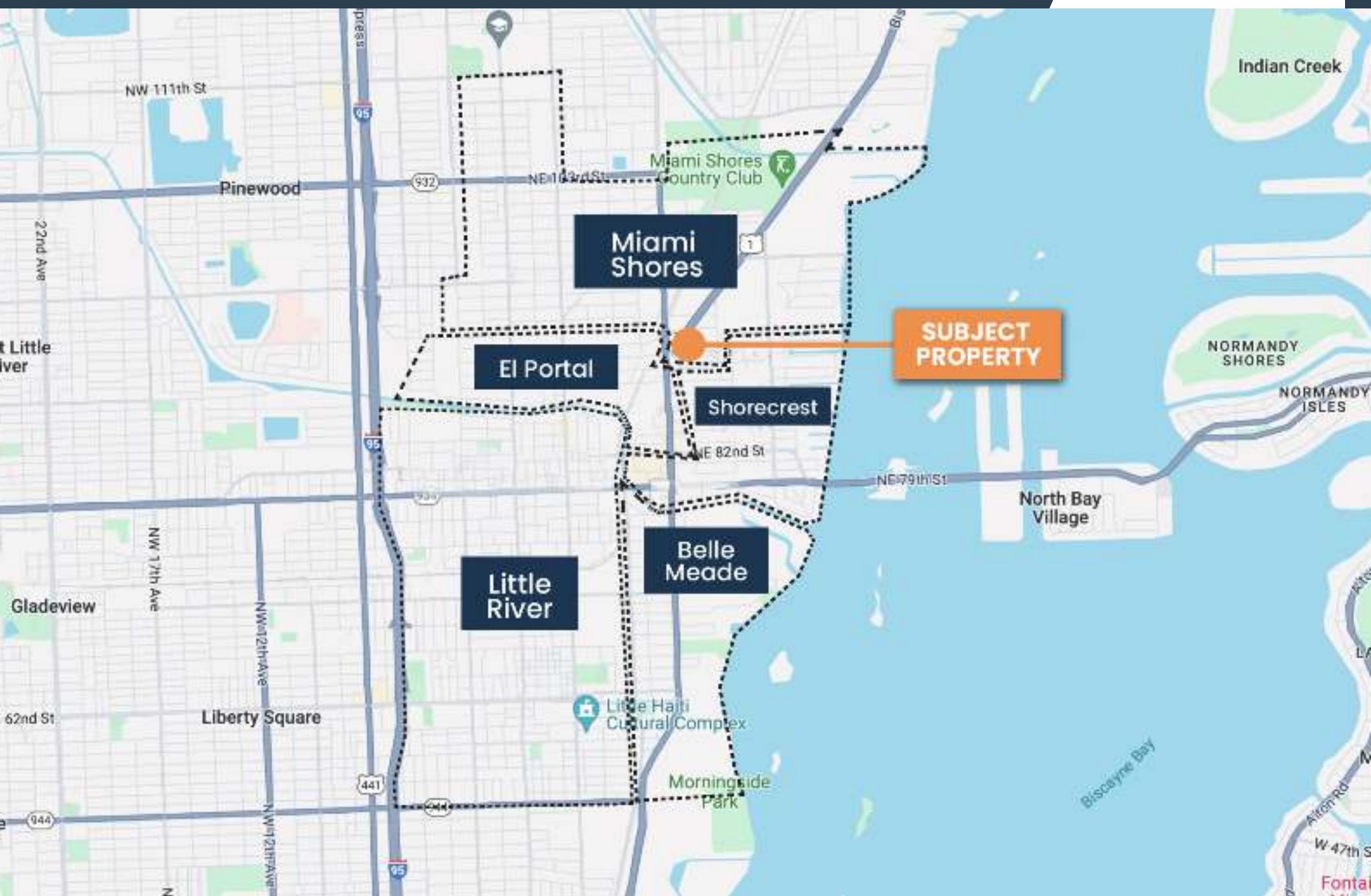




CONTEXT MAP

LAND FOR LEASE







Market Drivers - Ironside



THE DISTRIC 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 - 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 - 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 - 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**

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.



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 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.



Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave

CEDARST

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.



DEMOGRAPHICS MAP & REPORT

LAND FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,629	175,959	466,438
Average Age	40.0	37.2	37.9
Average Age (Male)	38.3	36.1	36.9
Average Age (Female)	42.4	38.9	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,168	68,557	195,054
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$77,690	\$58,501	\$59,982
Average House Value	\$399,553	\$267,797	\$287,648
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	31.4%	33.3%	41.8%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,756	59,493	185,226
Total Population - Black	6,591	93,808	209,495
Total Population - Asian	465	2,243	5,840
Total Population - Hawaiian	9	167	565
Total Population - American Indian	119	225	613
Total Population - Other	629	9,731	31,640

2020 American Community Survey (ACS)



FisheMap data ©2025 Google

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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COMMERCIAL DIVISION OF FORTUNE

FORTUNE
INTERNATIONAL
GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE
INTERNATIONAL
REALTY

is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Urba Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paolo, and Manhattan to Paris.



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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.

NE 6th Avenue

Biscayne Blvd

52,000 vehicles daily

Presented By:

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