

FOR SALE
DEVELOPMENT SITE

**8028 NW
6TH CT**

MIAMI, FL 33150

GRIDLINE
PROPERTIES



Executive Summary

Offered at \$3,100,000, this 20,250 SF corner parcel presents a unique opportunity to acquire nearly half an acre of land zoned UC-MC (Urban Center – Mixed-Use Corridor) zoning fronting I-95.

Located in a dynamic and rapidly evolving corridor, the property offers a wide range of development options including Quick Service Restaurants (QSR), Retail, office, and mixed-use projects.

Whether held for future appreciation or repositioned through redevelopment, this asset benefits from its flexible zoning, strategic location, and favorable market demand. With limited improvements required and strong site fundamentals in place, the property is ready for immediate execution or entitlement planning.

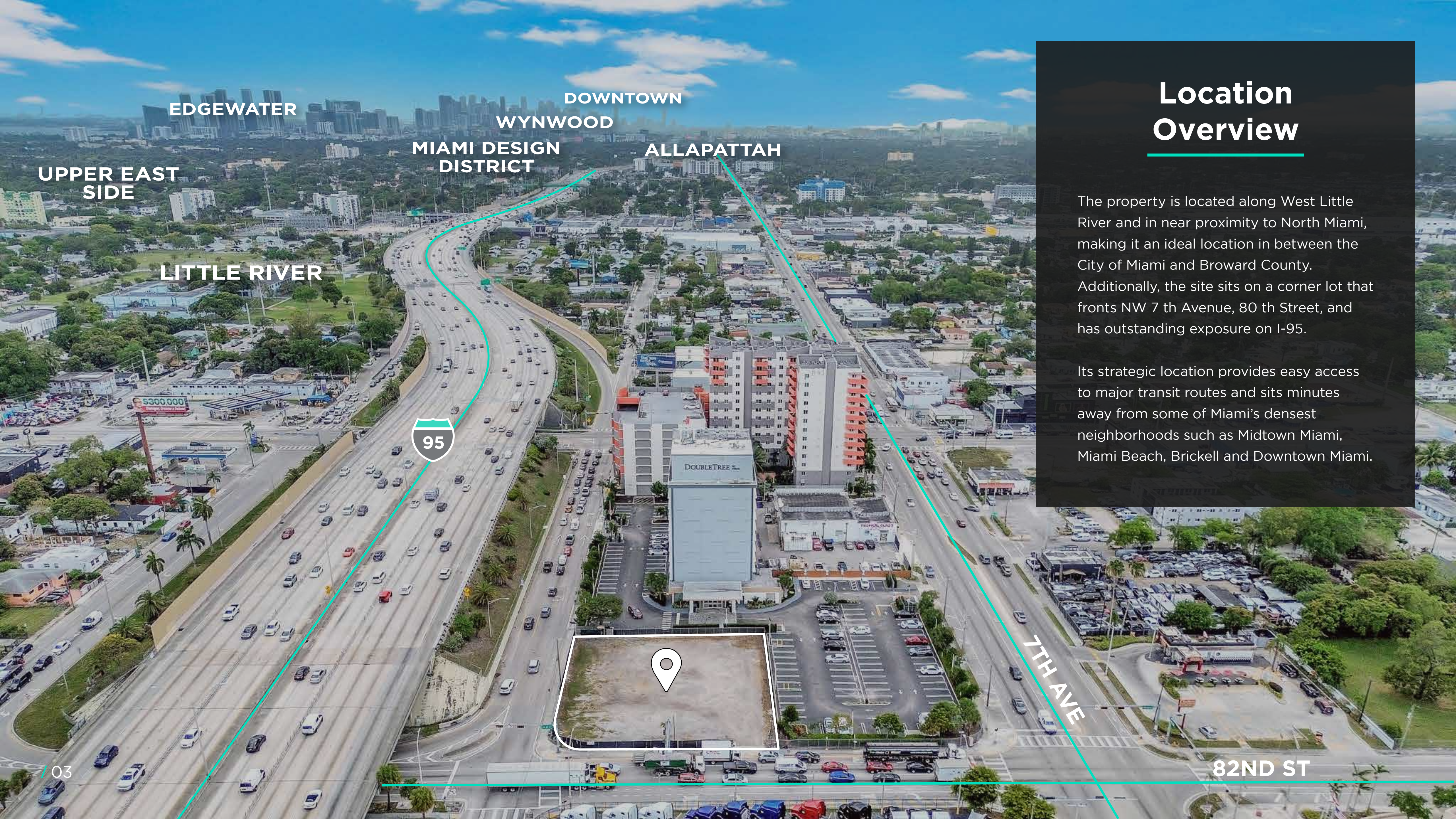
Please call us for additional information.

Property Highlights

FOR SALE

TYPE	Development Land
TOTAL LOT SIZE	20,250 SF
DENSITY	90-124
ZONING	UC-MC
PSF	\$153.09
PRICE	\$3,100,000





Location Overview

The property is located along West Little River and in near proximity to North Miami, making it an ideal location in between the City of Miami and Broward County. Additionally, the site sits on a corner lot that fronts NW 7th Avenue, 80th Street, and has outstanding exposure on I-95.

Its strategic location provides easy access to major transit routes and sits minutes away from some of Miami's densest neighborhoods such as Midtown Miami, Miami Beach, Brickell and Downtown Miami.

79TH ST AND LITTLE RIVER

PROPOSED DEVELOPMENTS



- 1 EVVO HOUSE HOTEL / 8001 NE Bayshore Ct**
A 12-story, 81-room boutique 59,000 SF hotel.
- 2 B GROUP / 7880 BISCAYNE BLVD**
Mixed-use retail multifamily, 379 units proposed
- 3 LITTLE RIVER PLAZA / 279 NE 79th St**
250-unit apartment building & 200 parking spaces.
- 4 THE CITADEL / 8300 NE 2nd Ave**
- 5 BOSCO RESIDENCES / 8400 NE 1 PL**
300+ unit mixed-use condo/retail project.
- 6 MEMOIR LITTLE RIVER / 7937 NE 2nd Ave**
375 apartments , 140,000 SF of Class A office.
- 7 RIVER HAUS / 123 NE 79th St**
Proposed 218,546 SF mixed-use development, 154 apartments and 5,200 SF of commercial space.
- 8 MIAMI SOAR / 8050 NW Miami Ct**
SFL-3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.
- 9 INFINITY COLLECTIVE / 8038 NE 2nd Ave**
454 apartments, plus 19,900 SF of commercial space.
- 10 NOLI 75 / 7501 NE 2nd Ave**
10-story residential building with 169 units.
- 11 CEDAR ST LITTLE RIVER / 7715 NE 2nd Ave**
191 units and 8,000+ SF of retail.
- 12 SWERDLOW / 530 NW 75th St**
7,513 units and over 600,000 SF of commercial space with a Tri-Rail station.
- 13 AJ CAPITAL / 301 NW 71st St**
Nearly 25-acre assemblage mixed-use project.
- 14 SIXTY UPTOWN MAGIC CITY / 6161 NE 3rd Ave**
25 stories, 349 luxury apartment units, over 500,000 SF of office, retail, and restaurant space.
- 15 DUPONT REGISTRY BUILDING / 5972 NE 4th Ave**
Office and car storage Building.
- 16 PROPOSED CONDO / 8272 NE 2nd Ave**
Proposed 69 residences by Renown Architect.
- 17 FLOW LIFE RESIDENTIAL / 8500 BISCAYNE BLVD**
2,300 multifamily units by Adam Neumann

GRIDLINE

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