

8833 BISCAYNE BLVD | RETAIL

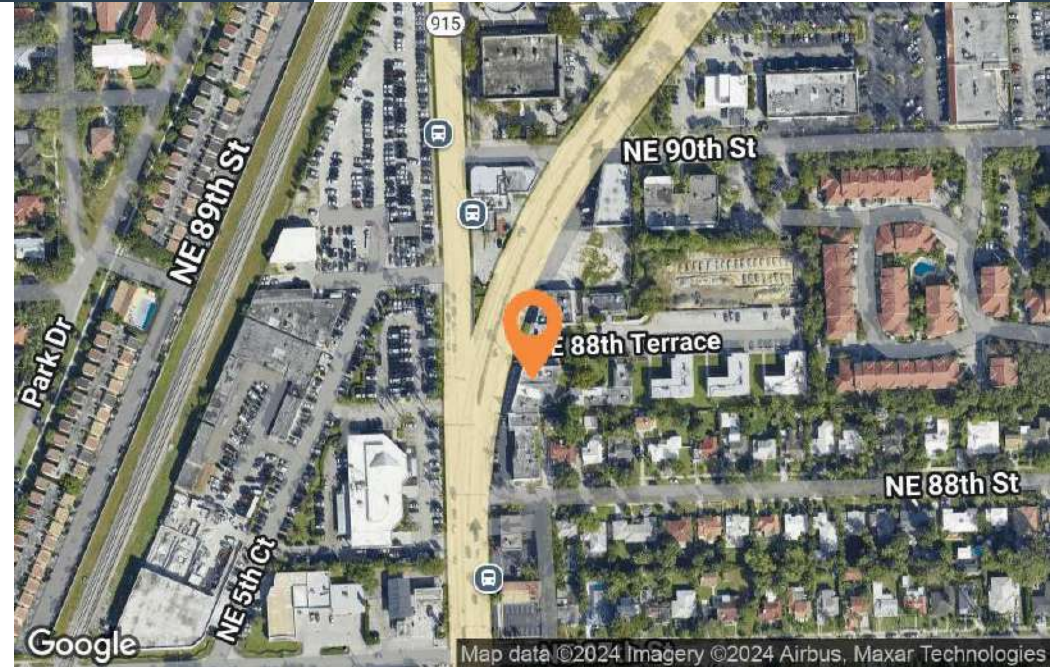


Biscayne Blvd

RETAIL PROPERTY FOR LEASE



8833 BISCAYNE BLVD



+ AVAILABLE SF

1,215 SF

+ LEASE TYPE

\$18NNN

+ LEASE RATE

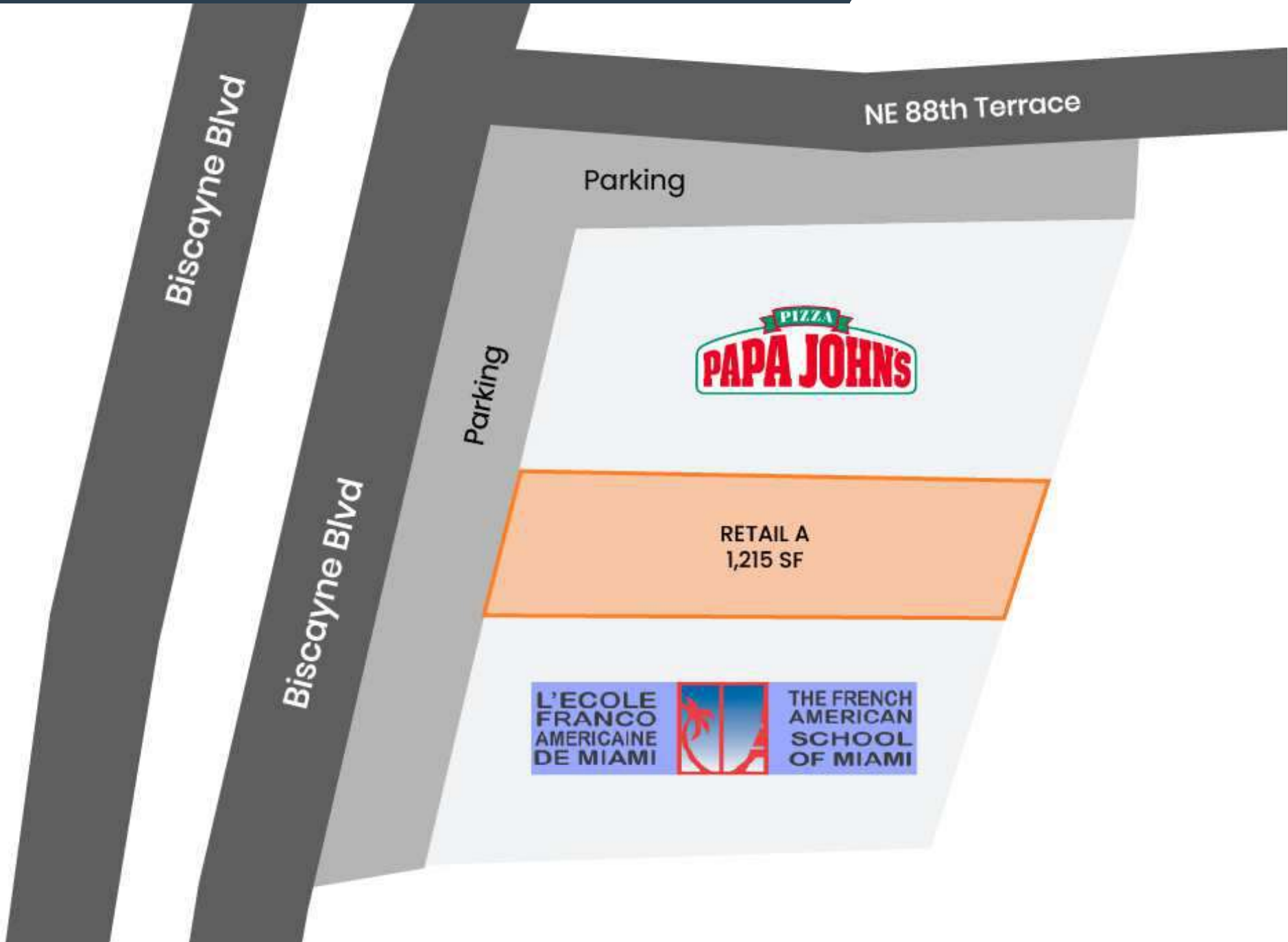
\$30 SF/yr

PROPERTY OVERVIEW

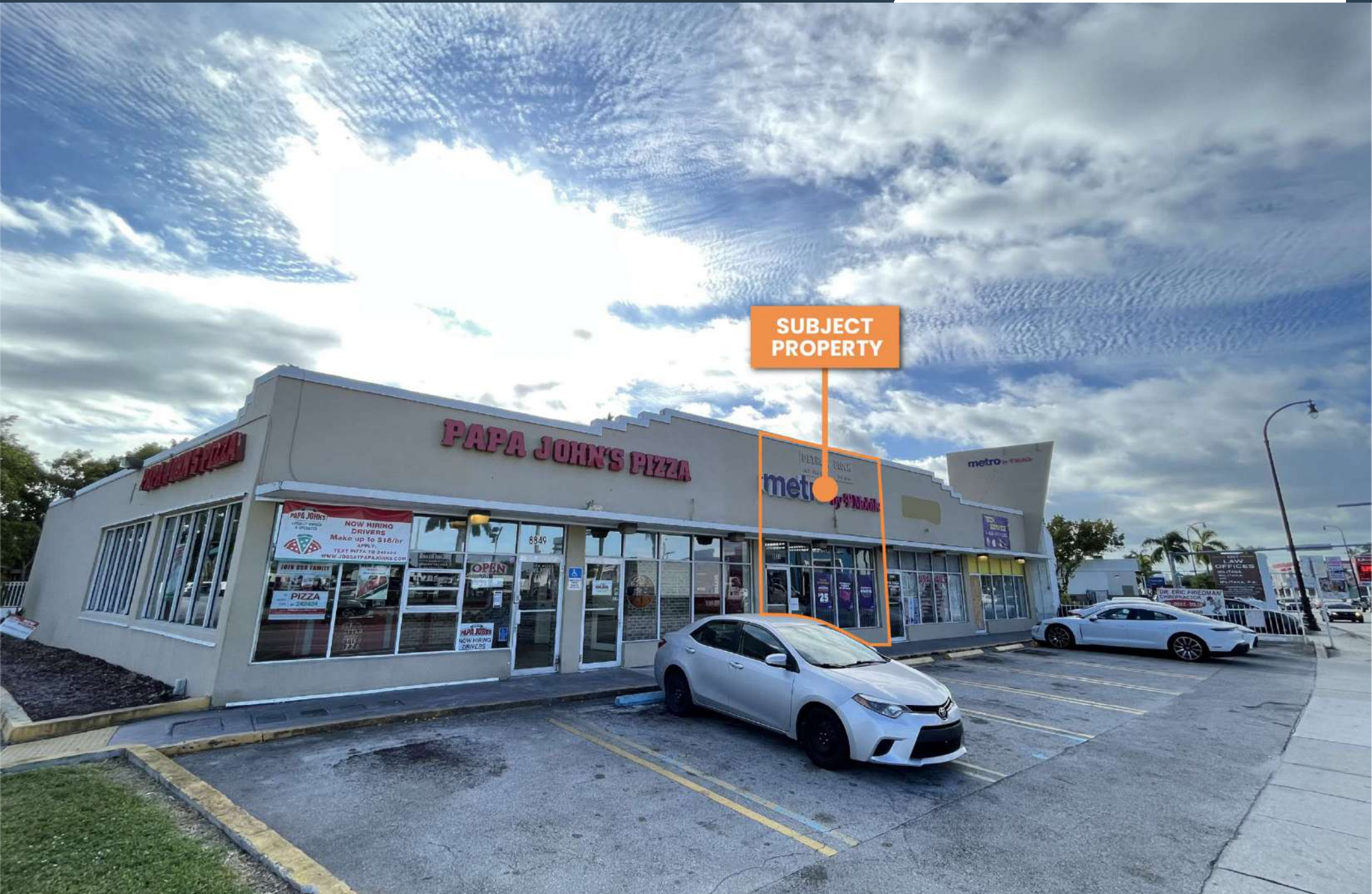
Located on Biscayne Blvd in Miami Shores, these two retail spaces are found on a busy roadway with over 50,000 vehicles driving daily. The subject property is near retailers such as Publix Supermarkets, Dollar Tree, Big Daddy's Liquors, and the Midpoint Shopping mall. The property is about 10 minutes from Barry University & Miami Design District, 15 minutes from Midtown & Edgewater, and about 25 minutes from Miami International Airport.

PROPERTY HIGHLIGHTS

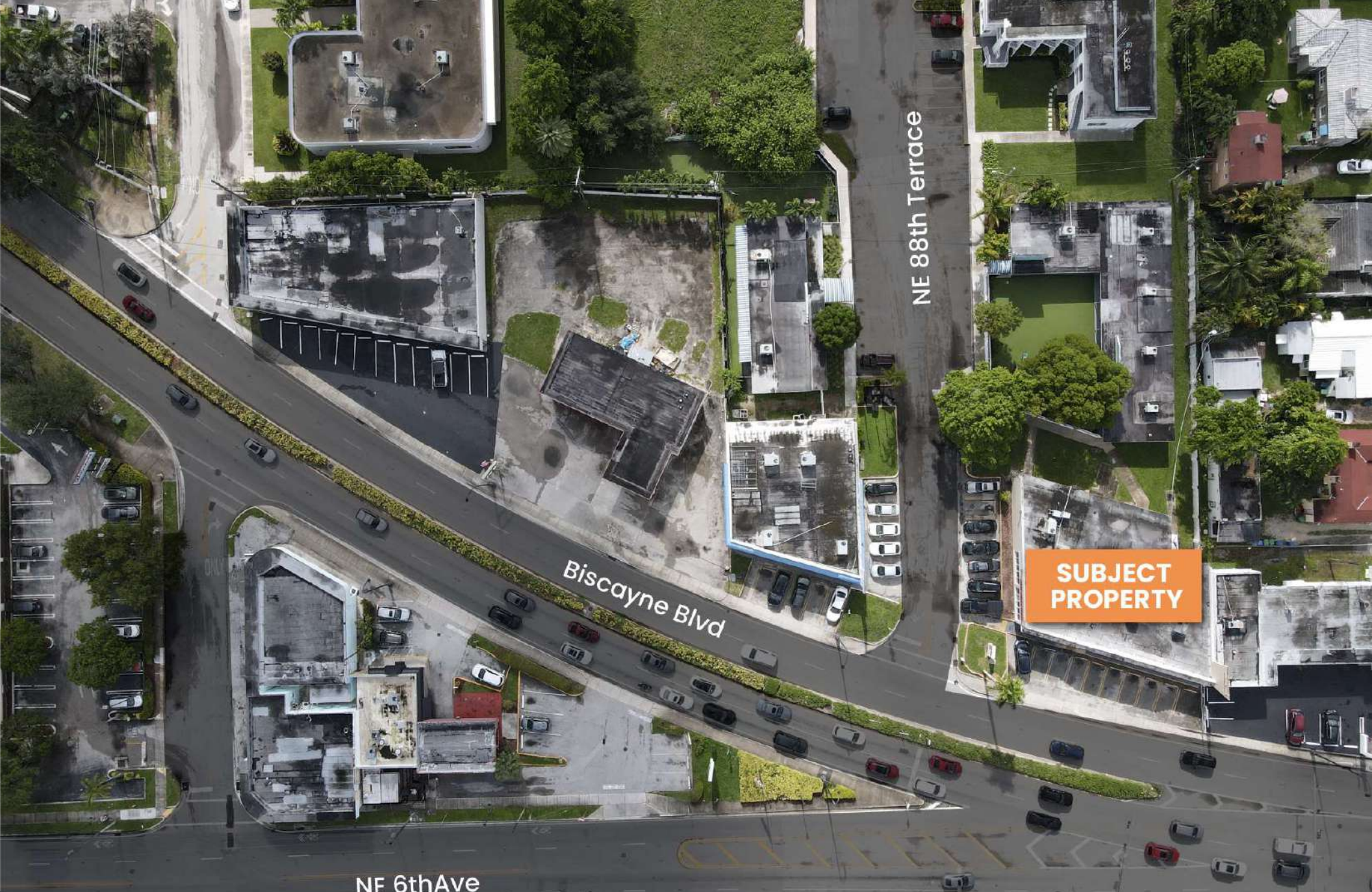
- Frontage on busy Biscayne Blvd; more than 50,000 cars passing daily.
- Surrounded by dense residential areas of Miami Shores, Little River & El Portal.
- High volume of pedestrians
- Co-tenants: Papa John's Pizza and The French School of Miami
- Retail Nearby: Publix Supermarkets, Big Daddy's Liquors, PINCH Kitchen+Bar, & more.
- Vape shop use not allowed





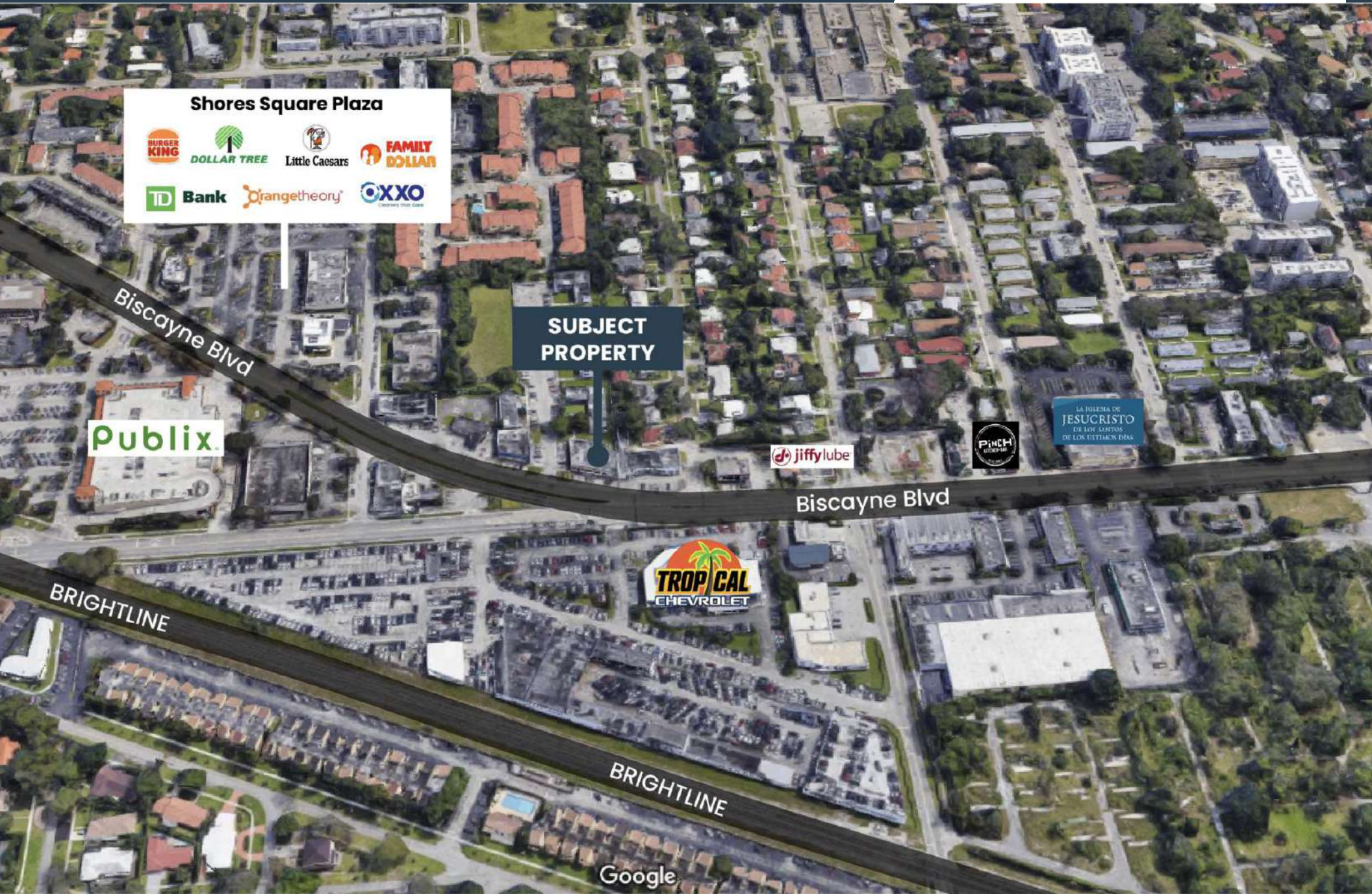




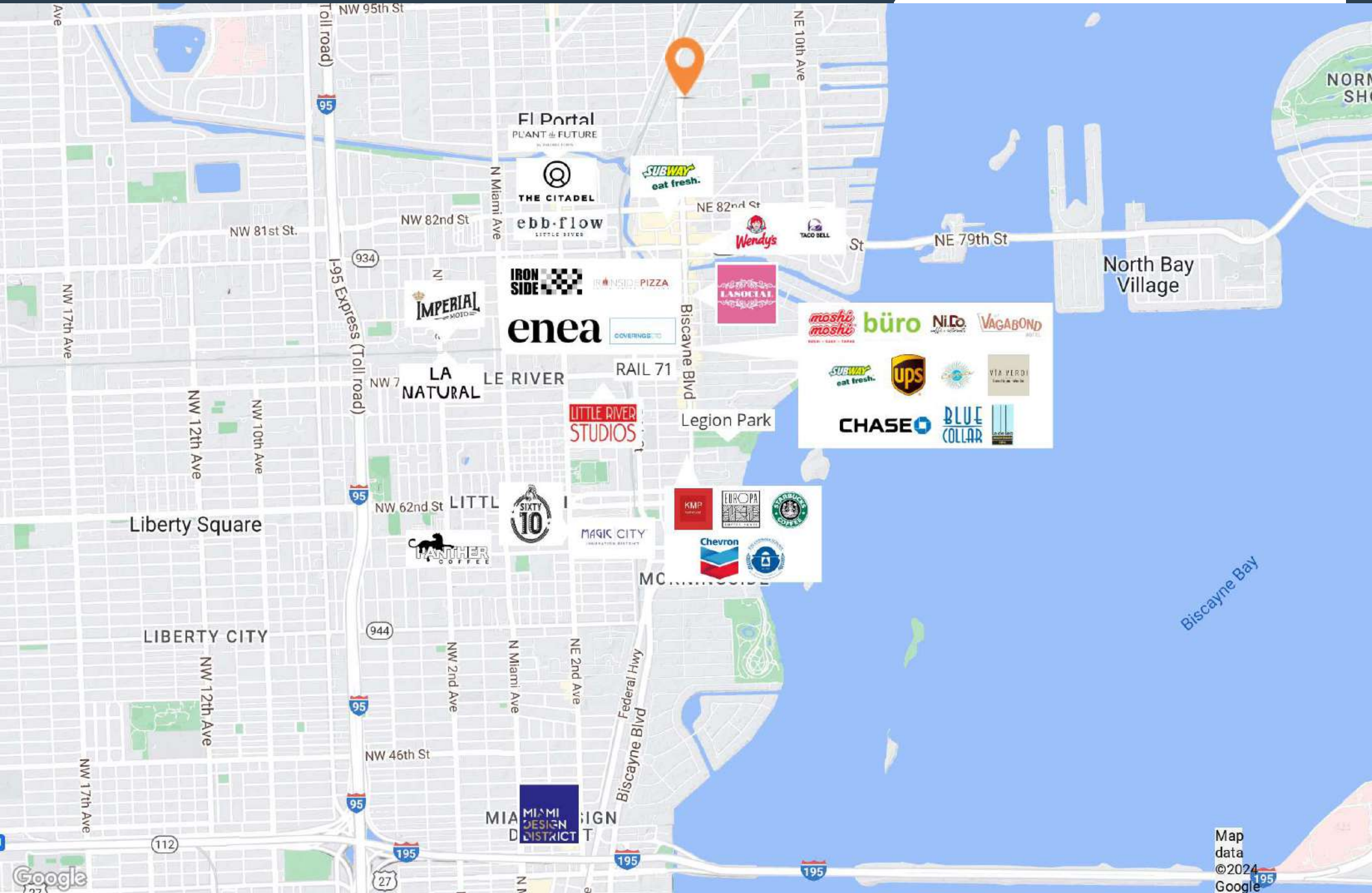


**SUBJECT
PROPERTY**

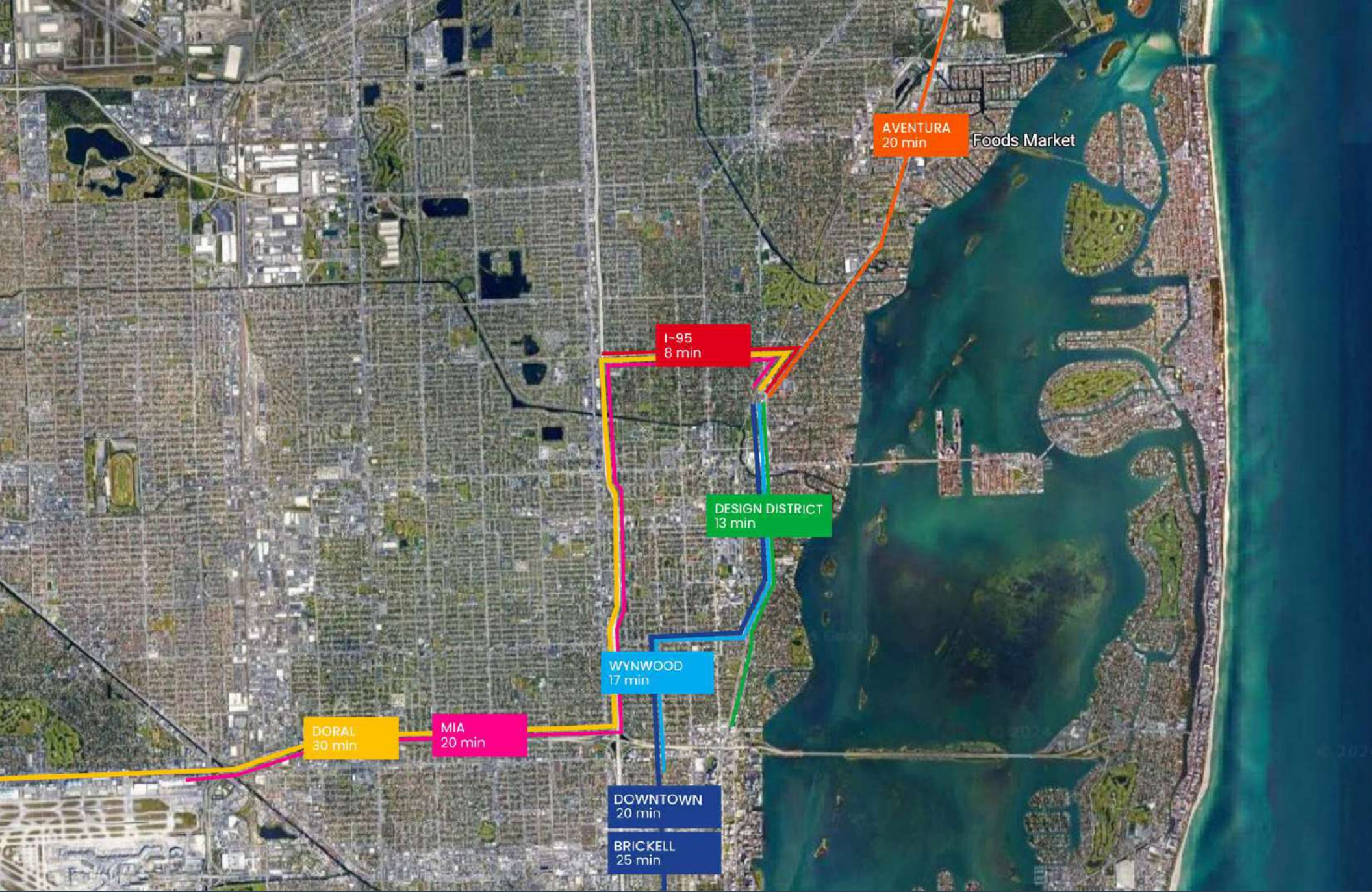
NF 6th Ave

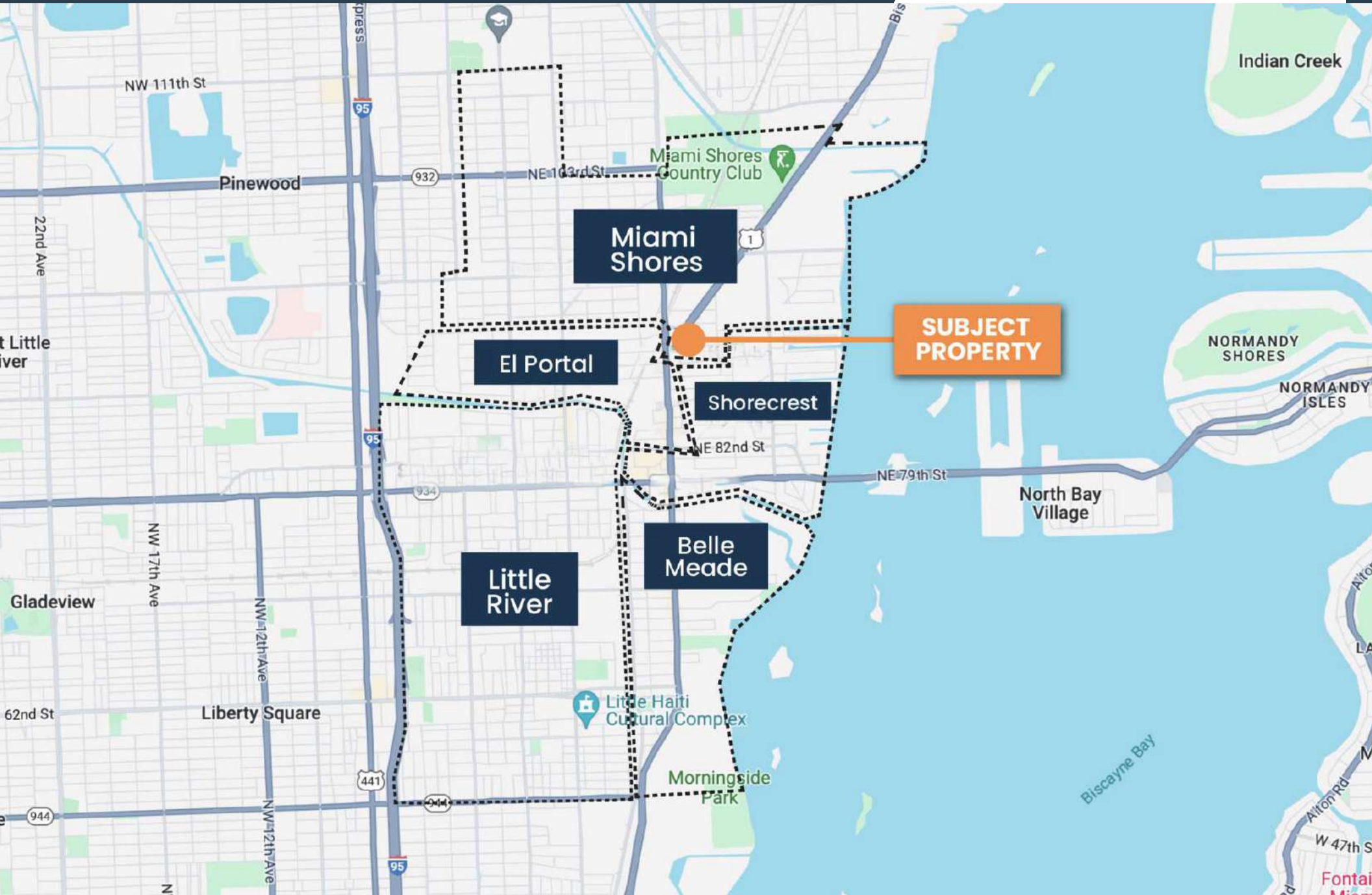






Map data ©2024 Google





SUBJECT
PROPERTY

PLANT *the* FUTURE
BY RYN OREN 12/17/16



THE CITADEL



IRON
SIDE



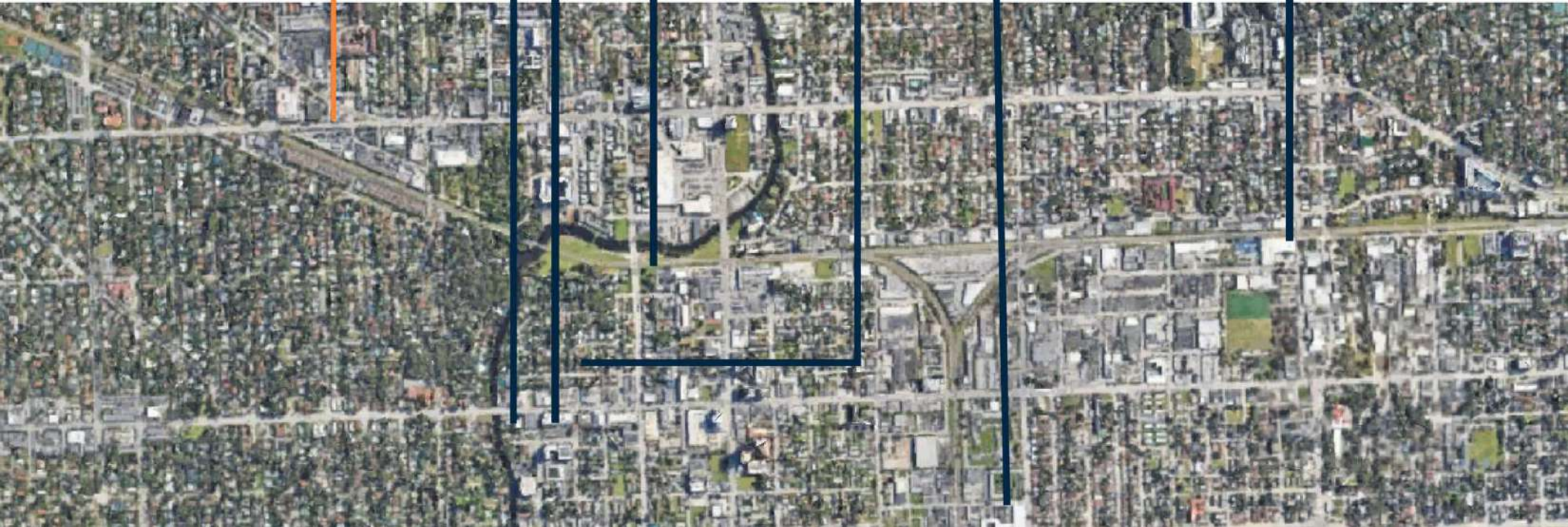
ebb·flow
LITTLE RIVER



Little River
Miami



MAGIC CITY
INNOVATION DISTRICT
LITTLE RIVER



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 – 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 – 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.



*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



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.



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.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,518	160,874	437,747
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,994	60,786	169,284
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$102,675	\$79,522	\$81,941
Average House Value	\$708,964	\$553,939	\$533,372
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	44.3%	39.8%	45.2%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,335	35,632	111,170
Total Population - Black	4,948	70,294	160,859
Total Population - Asian	376	2,077	5,564
Total Population - Hawaiian	1	27	64
Total Population - American Indian	24	552	1,634
Total Population - Other	1,653	16,306	48,220

Demographics data derived from AlphaMap



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, Una 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 Paulo, 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.

Presented By:

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PAPA JOHN'S PIZZA

netro by veeva
RETAIL A
1,215 SF

L'ECOLE
FRANCO
AMERICAINE
DE MIAMI



THE FRENCH
AMERICAN
SCHOOL
OF MIAMI

Biscayn d

FA
Commercial

