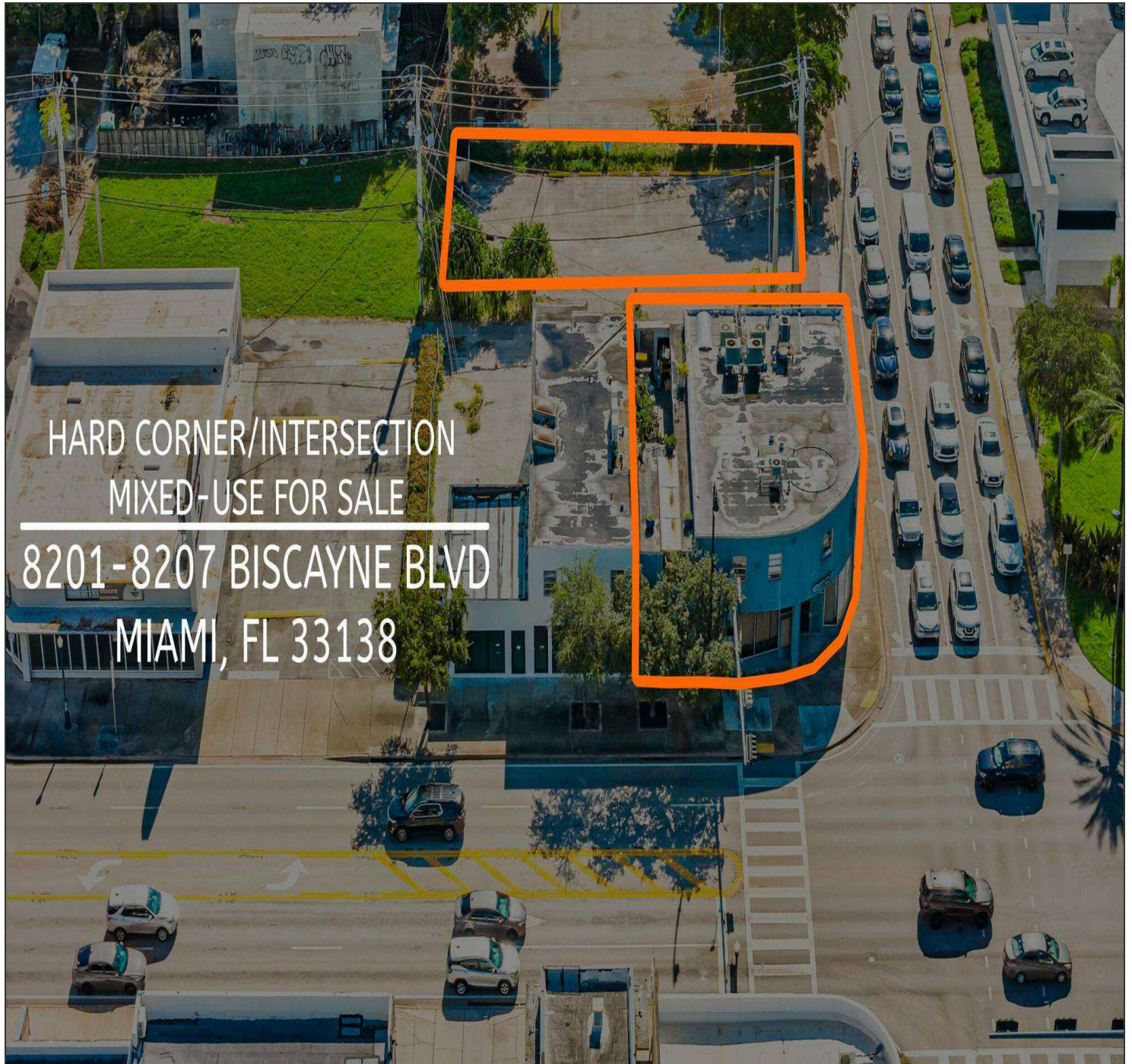


# Hard Corner Mixed-Use

THE *Keyes* CO.

8201-8207 Biscayne Blvd, Miami, FL 33138



FOR MORE INFORMATION, PLEASE CONTACT:

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**Keyes Commercial**  
1400 Alton Road  
Suite 201  
Miami Beach, FL 33139  
P: 305.531.5803  
www.keyescommercial.com



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$4,800,000
Building Size:	5,333 SF
Lot Size:	10,169 SF
Year Built:	1955
Zoning:	T6-8-O
Traffic Count:	61,000

## PROPERTY OVERVIEW

PJ Commercial is pleased to exclusively present the sale of 8201-8207 Biscayne Blvd, a 5,333-square-foot mixed-use building offering a unique investment opportunity on a major Miami thoroughfare. Strategically located, the property boasts high visibility, heavy traffic, and close proximity to vibrant local culture, making it well-suited to meet the growing demand for urban retail and office space.

This mixed-use building features four one-bedroom apartments on the second floor with ground-floor retail/restaurant. This presents a prime opportunity for a new owner to revitalize the space. The property's T6-8-O zoning provides immense flexibility, accommodating a wide range of potential uses. With ongoing urban redevelopment in the area, property values are poised for growth, offering investors the potential for stable returns in a dynamic market.

## PROPERTY HIGHLIGHTS

- Hard Corner Property
- Mixed-use property with four one-bedroom apartments on the second floor
- Heavy Traffic (61,000 AADT)
- Private parking lot with 14 spaces situated at the rear of the property

# Property Details

Sale Price **\$4,800,000**

## PARKING & TRANSPORTATION

Street Parking No  
 Parking Type Surface  
 Number of Parking Spaces 14

## LOCATION INFORMATION

Building Name Eros Lounge  
 Street Address 8201-8207 Biscayne Blvd  
 City, State, Zip Miami, FL 33138  
 County Miami-Dade  
 Signal Intersection Yes

## TAXES & VALUATION

Taxes \$23,923.09  
 Tax Value Land \$1,525,350.00  
 Assessed Value \$1,038,970.00

## PROPERTY INFORMATION

Property Type Mixed-Use  
 Property Subtype Street Retail  
 Zoning T6-8-O  
 Lot Size 10,169 SF  
 APN # 0132070160540  
 Lot Frontage 50 ft  
 Corner Property Yes  
 Traffic Count 61000  
 Traffic Count Street Biscayne Blvd  
 Traffic Count Frontage 50

## BUILDING INFORMATION

Building Size 5,333 SF  
 Occupancy % 0.0%  
 Tenancy Multiple  
 Number of Floors 2  
 Year Built 1955  
 Gross Leasable Area 5,333 SF  
 Free Standing Yes  
 Number of Buildings 1



# Location Information



## LOCATION DESCRIPTION

This rapidly developing area is known for its blend of historic architecture and modern amenities, offering an eclectic mix of dining, shopping, and entertainment options. With easy access to major thoroughfares, proximity to the beach, and a strong sense of community, this location provides both convenience and a dynamic lifestyle, making it an attractive destination for residents and businesses alike.

Close proximity to many vibrant communities such as Miami Shores, El Portal, Upper East Side, Little Hati, and North Bay Village.

Situated between two major future development sites at 7880 Biscayne Blvd and 8500 Biscayne Blvd.

Miami's former Immigration and Naturalization Service (INS) building at 7880 Biscayne Blvd is set for redevelopment into a 12-story project designed by Stantec. Plans call for over 35,000 square feet of commercial space, 355 market-rate residential units, and 589 parking spaces.

Adam Neumann's real estate company, Flow, has plans to transform a 16-acre site located at 8500 Biscayne Blvd into a sprawling mixed-use development. The project plans include over 2,380 apartments, commercial spaces, and a school.



SECTION I  
Photos

THE *Keyes* CO.



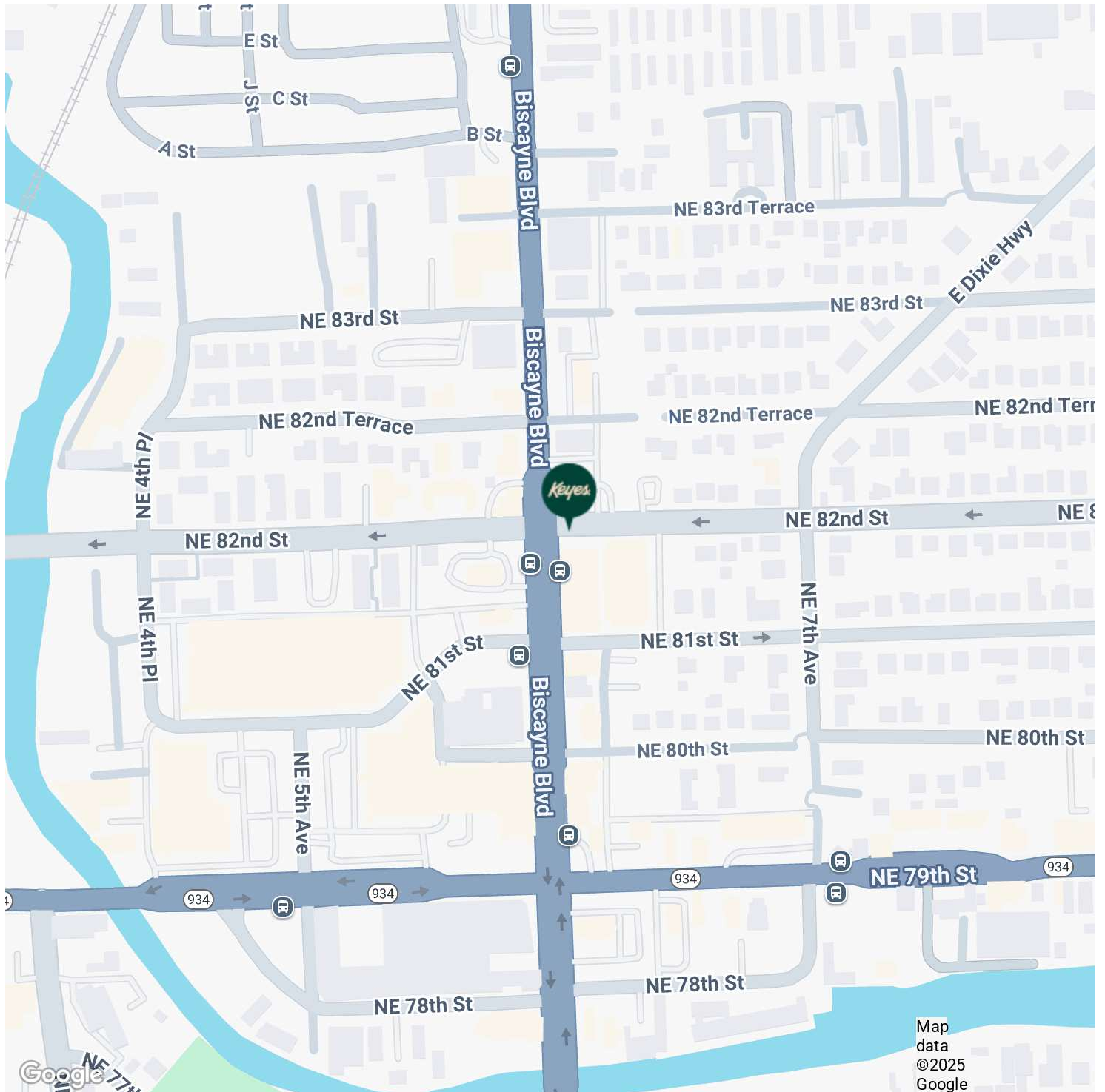


# Retailer Map





# Location Map

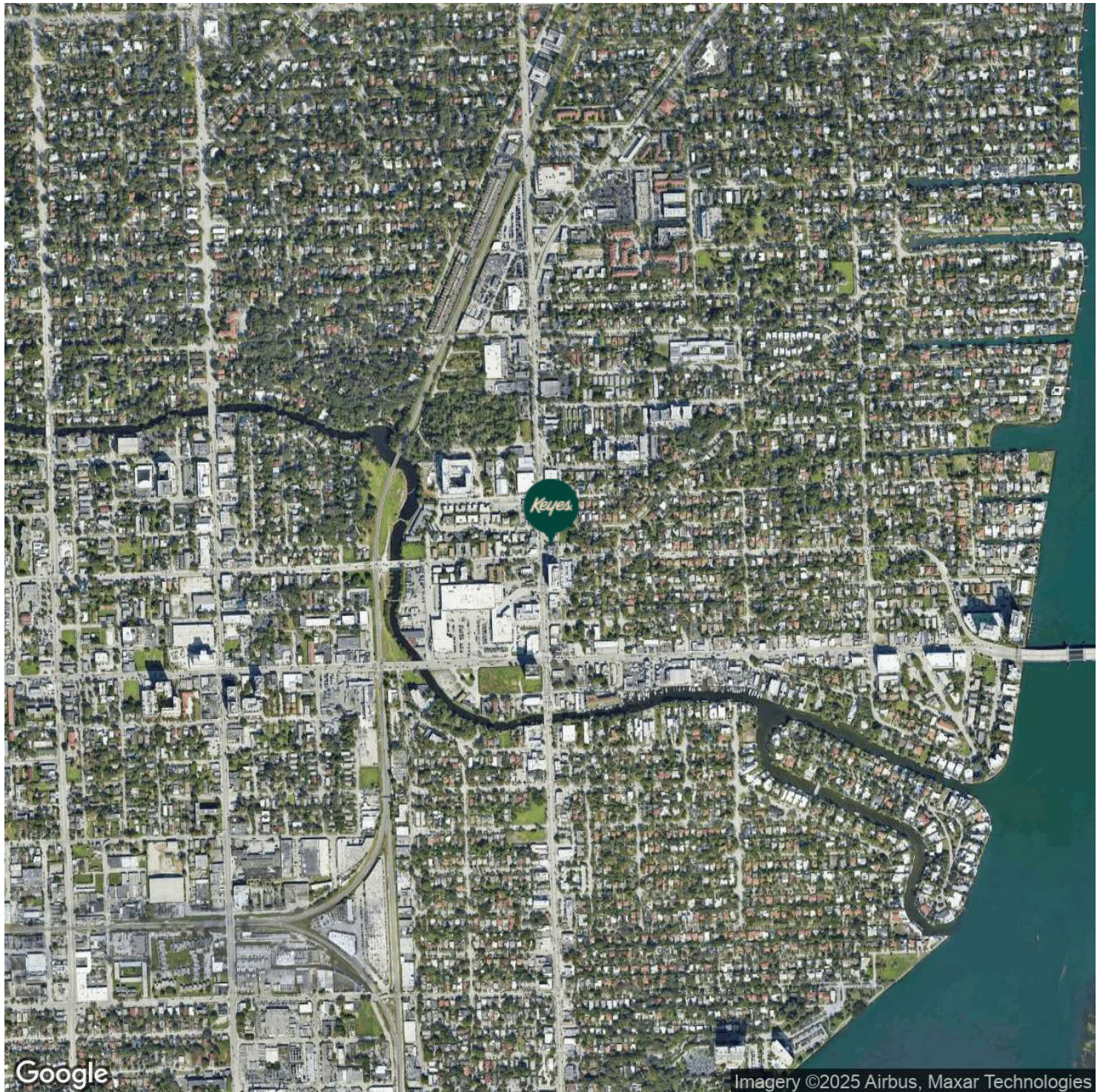




SECTION I

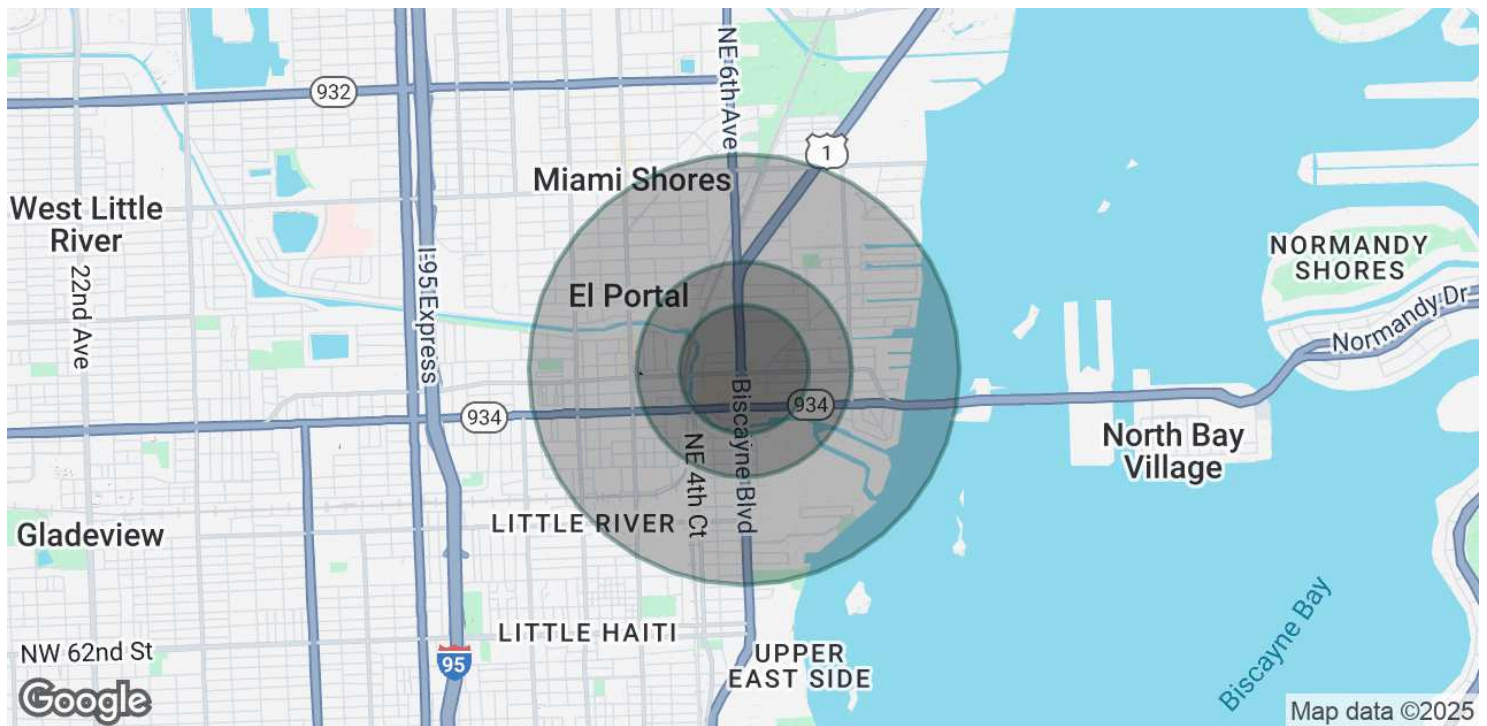
# Aerial Map

THE *Keyes* CO.





# Demographics Map



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,148	5,822	19,772
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	42

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,053	2,726	8,890
# of Persons per HH	2	2.1	2.2
Average HH Income	\$69,168	\$75,118	\$85,466
Average House Value	\$636,555	\$679,218	\$674,589

Demographics data derived from AlphaMap



# Meet The Team

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Sandra and Anthony are committed to building long-term relationships to optimize your portfolio growth. Our success is grounded upon offering top-quality services to our national and international clients. Our combined 15 years of experience in the financial industry and commercial real estate offer clients the expertise that they cannot obtain anywhere else. Whether our clients are Buying, Selling, or Leasing, Commercial Assets, we provide unparalleled representation. Helping our clients achieve the best possible results by handling all aspects of the transaction with buyers to find the right assets, helping our sellers get the best price/terms, negotiations, closing, and beyond. Commercial real estate services range from acquisitions and dispositions to portfolio management, leases, and development opportunities in the following sectors: Multifamily, Hotels, Retail, Office, and Land. Please consider us for your next acquisition or sale.