

FOR SALE

5969 NE 2 Ave

Miami, FL

Upon Request

Asking Price

27,043 SF

Lot Size

T5-O / D1

Zoning

33 Units

As of Right Density

Up to 621 Units

Under Live Local Act

154,344 SF

Max Buildable As of Right

5-10 Stories

As of Right



MAGIC CITY[®]
INNOVATION DISTRICT
LITTLE HAITI

180,000 SF OF ACTIVATED RETAIL + CREATIVE OFFICE
18 ACRES | SPECIAL AREA PLAN INCLUDES:
2,600 UNITS | 2.2M SF OFFICE | 500K SF RETAIL

SIXTY UPTOWN
349 UNITS
BREAKING GROUND 2026

COOKS & COOKS
KITCHENS
\$75 PSF NNN RENTS

LITTLE HAITI/LITTLE RIVER

Executive Summary

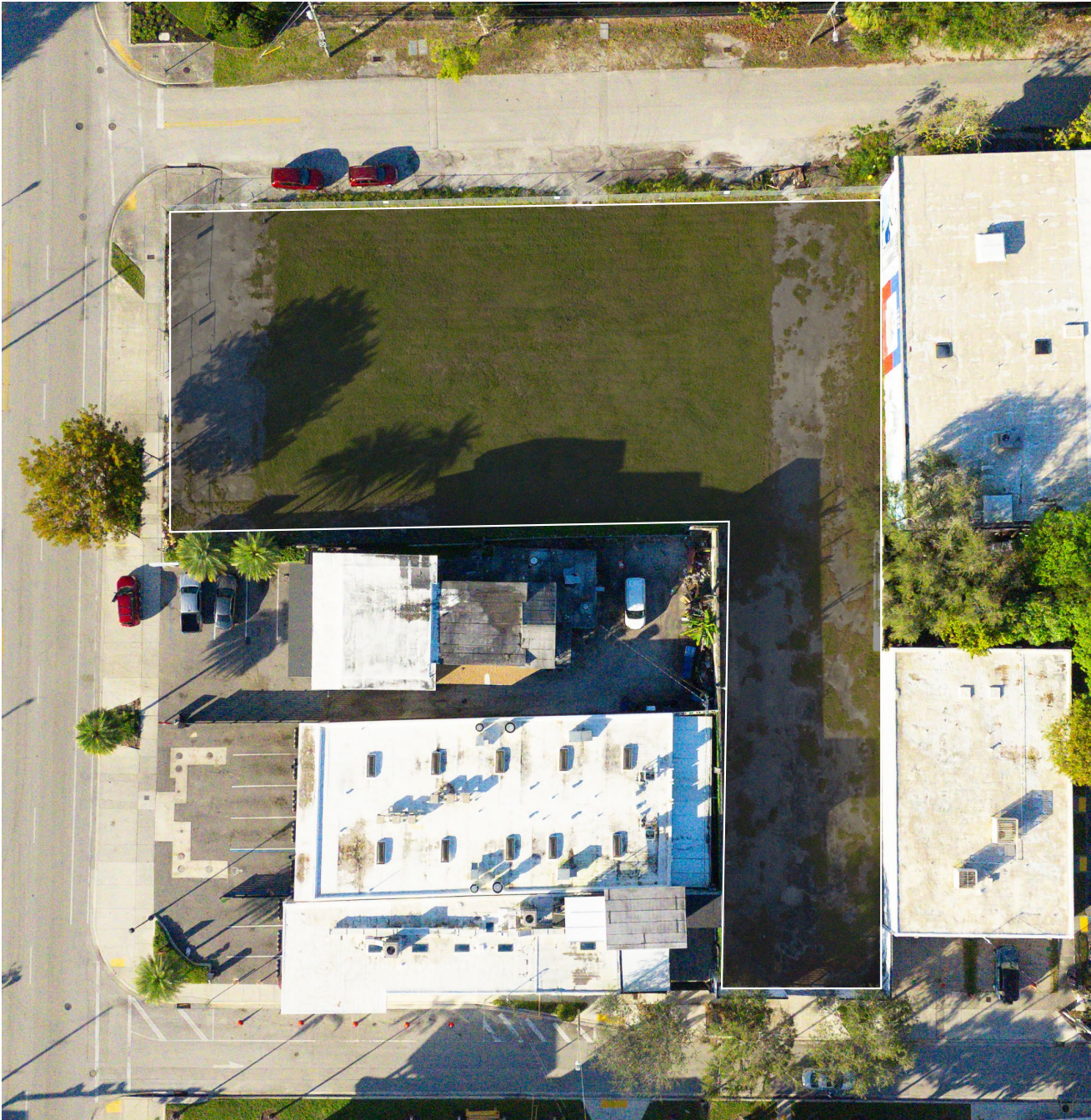
Metro 1 exclusively presents for sale the property located at 5969 NE 2 Avenue, Miami, FL (“The Property”).

Located in Little River/Little Haiti—recently named the “coolest neighborhood in Miami” by Time Out Magazine—the area is rapidly transforming from industrial to creative office, retail, restaurants, breweries, showrooms, and other cultural uses. It is home to Miami’s best restaurant, Sunny’s Steakhouse; top entertainment venue, ZeyZey; the U.S.’s largest padel club, Ultra Padel; Michelin-starred Boia De; Bib Gourmand restaurant La Natural; plus Citadel Food Hall, Magic 13 Brewing, Imperial Moto Cafe, Fooq’s, Magie, Tran An, Raw Fit, Mid’s Market, Counter Culture Coffee, Eliou, Ogawa, Bar Bucce, Fiorito, and 727 Pilates, among others.

Several large-scale projects are underway, including the 349-unit Sixty Uptown at Magic City Innovation District around the corner, AJ Capital’s 27-acre mixed-use development, Cedar Street’s 191-unit project, Swerdlow’s mega development, Yakol’s HOUSE by Shigeru Ban, and Midtown Capital’s 348-unit project.

The Property sits at the entrance to the Magic City Innovation District - Little Haiti, a portfolio that includes 180,000 SF activated retail and creative office spaces, with a master plan calling for 2,600 residential units, 2.2M SF of office, 500,000 SF of retail, and 432 hotel keys, with the first tower, Sixty Uptown, slated to break ground in 2026.

The Property is perfectly zoned as T5-O and D1, which allows for an ample range of innovative and industrial businesses, as well as 5 to 10 stories of development potential.



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Magic City Innovation District | Little Haiti Master Plan



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5969 NE 2ND AVE. & 225 NE 59TH TER.
MIAMI, FLORIDA 33137

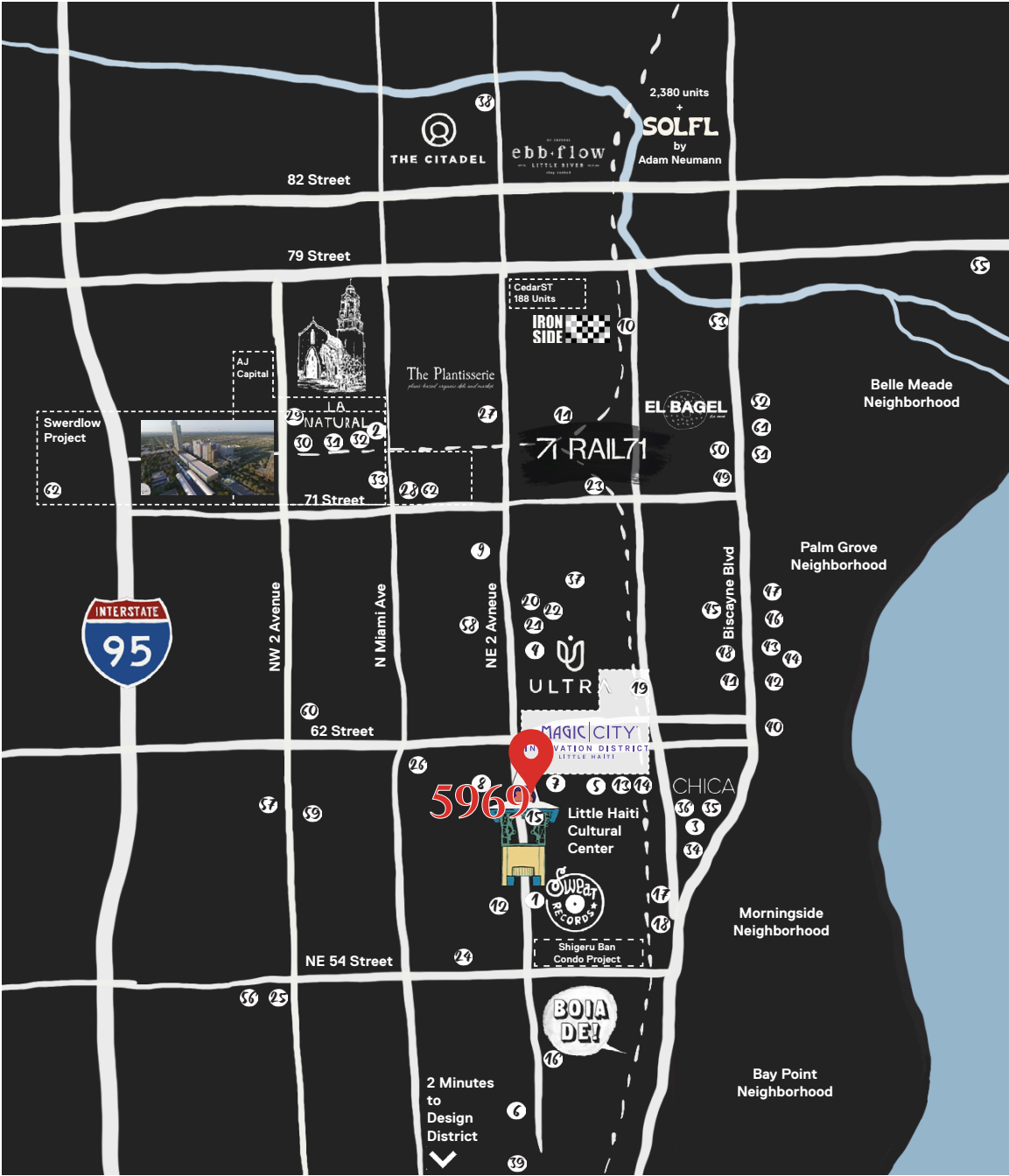
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PLS/PSM No.	2891
Field Book No.	25534
Drawn by:	JC
Checked by:	TB
Date:	1 st : 20 th
Date:	03/22/25
Job No.	58755
SEE SHEET 1 FOR CERTIFICATIONS.	
Sheet No.	1 OF 1
Sketch No.	LS-3580

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Map



- 1 Fiorito

2 Sunny's Steakhouse

3 The Boulevard Apartments

4 Raw Fit

5 Magic 13 Brewing

6 El Turco

7 Moe Studio

8 Laundromat Art Space

9 Sanguich

10 Ironside

11 Kurku Dukkani

12 Choublak Garden

13 Verde

14 Brawlerz Box

15 Villain Theater

16 Vinonueva

17 Piero Atchugarry Gallery

18 Sullivan Street Bakery

19 La Wagyeria

20 Locust Projects

21 Betr

22 Pan American Projects

23 Hagerty Social

24 Emporium Brazil

25 Chef Creole

26 Piman Bouk Bakery

27 Cindy Lou's Cookies

28 The Workshop

29 Ogawa

30 Imperial Moto Cafe

31 Eliou

32 Fooq's

33 Whole Hog BBQ

34 Consignment Bar

35 Flora Plant Kitchen

36 Praga Salon
- 36 Praga Salon

37 Artpie

38 Plant the Future

39 Mandolin

40 Europa Cafe

41 Starbucks

42 Panther Coffee

43 Ceviches by Divino

44 O'Munaciello

45 Uptown 66

46 Blue Collar

47 Luna Pasta

48 Vegan Bites

49 Phuc Yea

50 Moshi Moshi

51 NiDo Cafe

52 Ensenada

53 Mad Records Café

54 Cuckoo Clock

55 Half Moon Empanadas

56 Shawarma Saj

57 Clive's Cafe

58 Adelita's Cafe

59 Sur

60 House of Food Porn

61 Caracas Bakery

62 Swordlow + Related | 5,000 Units

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Market Drivers - Magic City Innovation District - Little Haiti

MAGICCITYDISTRICT.COM



THE DISTRICT TODAY

The Magic City Innovation District -Little Haiti currently has 182,000 SF of creative office, restaurant, retail and gallery spaces. Currently home to an eclectic mix of businesses from vintage auto dealer Schaltkulis, Ultra Padel, Dinko Pickleball, CCOM, Maegan, Diane Lowenstein Gallery, Magic 13 Brewery and the 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 the Dupont Registry, 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.



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 (construction starts on 2027) and a grand promenade.



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Market Drivers - Little River

LITTLERIVER.MIAMI

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 new outposts from local, award-winning restauranteurs at Sunny’s, Fooq’s and Bar Bucca. 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 24+ acres portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.



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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 amajority 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.



Market Drivers - Ironside

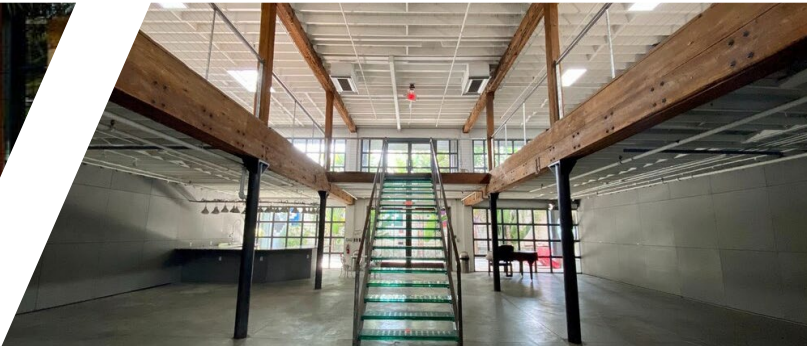
MIAMIIRONSIDE.COM



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.



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Market Drivers - The Citadel

THECITADELMIAMI.COM

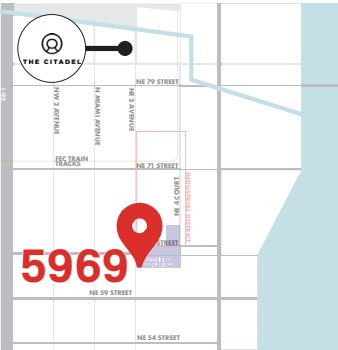


THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



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 - CEDARst

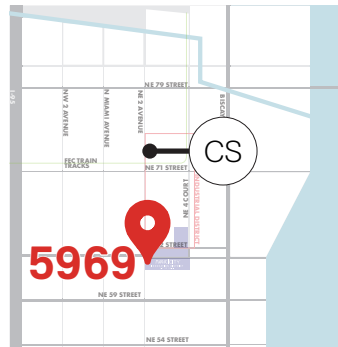


CEDARst

CEDARst broke ground Q4 2025 at the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land.

CEDARst is developing 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.



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Market Drivers - HOUSE by Shigeru Ban



BIOPHILIC ‘HOUSE’

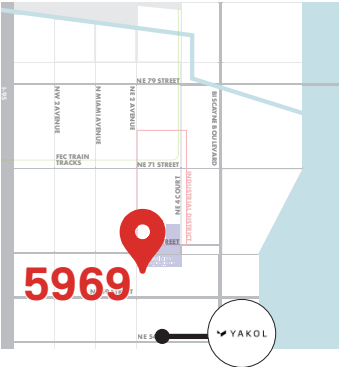
YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an “attainable” condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the low \$300,000s.

Construction is expected to begin in 2026. The development will offer a potential pathway to U.S. residency for investors through the EB-5 visa program. Designed with a strong focus on sustainability and wellness, House will incorporate biophilic architecture—an approach that fosters a deeper connection between residents and the natural environment.

YAKOL Capital describes the design as one that enhances quality of life by integrating nature into everyday living. An image shared by the developer showcases the lush, nature-forward vision behind the project.

The 1.16-acre development site, located at 237 N.E. 54th Street, Miami, FL 33137, was acquired in 2023 for \$6.57 million by Toussaint Ateliers Residences. The site—currently occupied by a 1965-built low-rise multifamily property—is situated in a Qualified Opportunity Zone and carries a T5-O zoning designation.

House is just one of several projects in YAKOL Capital’s growing South Florida portfolio. The developer is also advancing a major mixed-use development spanning 700,000 square feet, which will include residential units and ground-floor retail. That project is being designed in partnership with acclaimed Dutch architecture firm MVRDV.



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