

be current

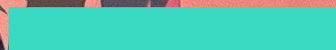
ebb + flow

82nd St

LITTLE RIVER

NE 2nd Ave

stay rooted



GRIDLINE
PROPERTIES



Executive Summary

Ebb and Flow, a pioneering concept in Little River's bustling corridor, offers a unique opportunity for local businesses to thrive. With four units available, ranging from 502 SF to 2828 SF, boasting prime storefront locations, Ebb and Flow presents an unparalleled chance for F&B operators, retailers, and office businesses to come together in a vibrant community hub.

The largest unit, spanning 2,828 SF, was formerly a gym and now offers an ideal space for a new fitness venture, a medspa, or a design showroom. This dynamic environment blends functionality with aesthetic appeal, establishing itself as a central hub for creativity and community engagement.

Conveniently located with ample parking and just blocks away from the Citadel, Ebb and Flow offers unparalleled walkability and accessibility for neighboring residents to support local businesses. Join esteemed tenants such as La Santa, Tran An, Offsite, Nonchalant the Label, Something Blooming, and other prominent local establishments to both stay rooted and be current.



About the spaces

With units ranging from 502 SF - 2,828 SF, you'll discover all the amenities your business could possibly need. Spacious and comfortable the Ebb and Flow gives businesses the opportunity to flourish in this emerging community.

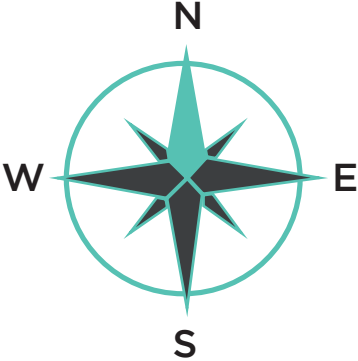
Common Outdoor Terrace

The Common Outdoor Terrace Space - a central shared space to think, greet and connect with clients, to enjoy food or just catch up on your personal communications. This generous space is dedicated as a community to our collection of Local occupants. It's Ebb and Flows intention to provide a spot for reflection, relaxation, and inspiration. It's unlike any public space in Little River.

Property Highlights

- Address: 8200 NE 2nd Ave
Miami, FL 33138
- Price: \$45.00 NNN - \$57.00 NNN
- Sizes: 502 SF - 2,828 SF
- Features: Prominent signage & outdoor seating
- Type: Retail or Office
- Heavily trafficked location with high signage exposure
- Abundant on-site parking
- Easy access to US-1, I-95, 112 and 195

Floor Plan



OFF SITE (BXLDR / TAGUIZA)	
OFFSITE	
Nonchalant the Label	
	J&E Construction
Gontovik Design Studio	Light on White
Something Blooming	
Allpa Botanicals	
Harper Juice	
Epoch Nail	AVAILABLE (8224)
Hachidori	
	Zero Zero
Fudeco	
Keeping your booking	Braze Barbershop
Med-Spa	
AVAILABLE (8200)	

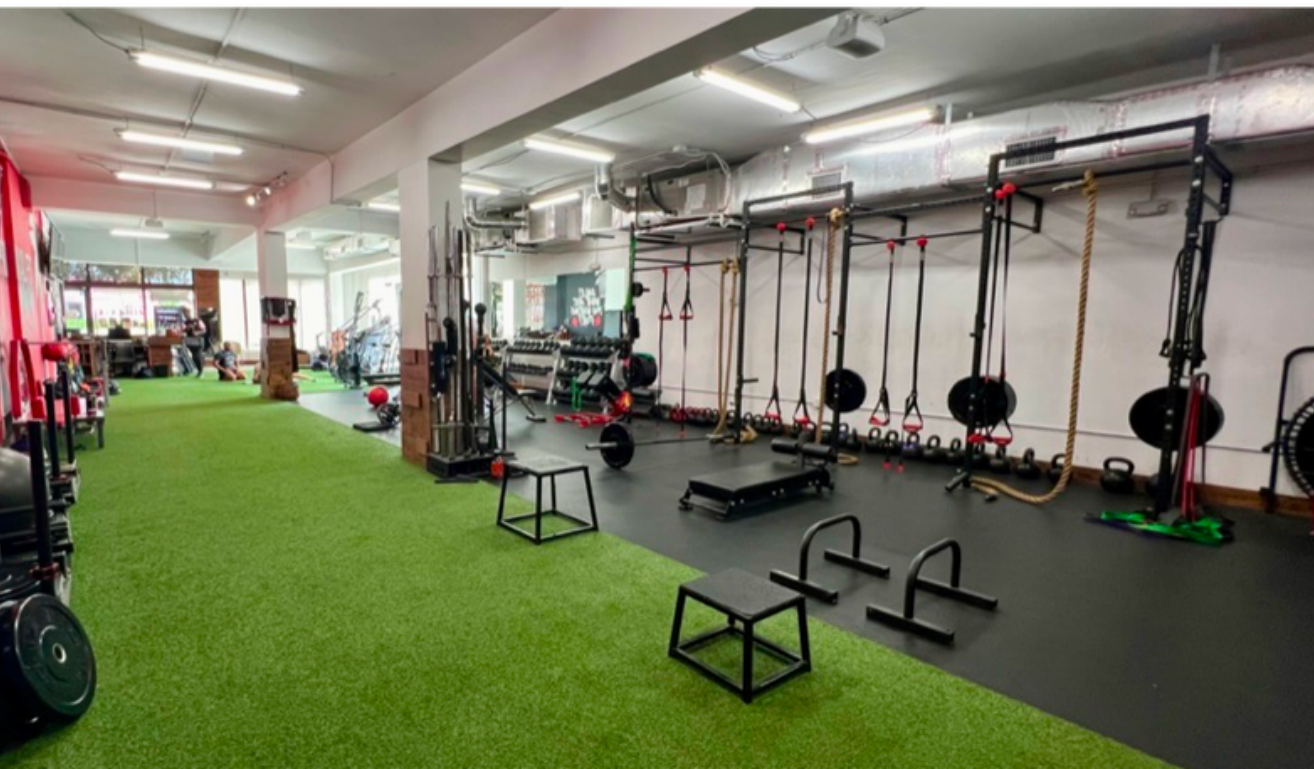
NE 2nd Ave

	La Santa		Pasta Market		Tran An		Salon Dahlia		For Architecture		Admari Modern Tea Culture		Guantanamo Translation Service
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NE 82nd St

Interior Images

Unit 8200



Interior Images

Unit 8224



Context Map

8200 NE 2nd Ave

201 NE 82nd St

Little River

NE 82nd Street

Shorecrest

NE 79th Street

← I-95

Atlas Meat-Free Delicatessen

Miami Ironside

Ironside Pizza
Ligne Atelier
Enea Design
Coverings Etc
Puro Papel

- Motel Blu
- T'licious Cakes
- Ms Cheezious
- Büro MiMo
- Green Blvd Garden Center
- Moshi Moshi
- King Hotel
- Hotel MiMo
- Phuc Yea
- Cafe 71
- Trina Turk

- Wendy's / Taco Bell
- The Big Fish Restaurant
- La Social
- Yao Animal Hospital
- The Vagabond Motel
- Flavorish Market
- NiDo Cafe
- La Tour Eiffel
- Devita's
- Touch Boutique
- Jimmy's Eastside Dinner

Junction Lofts

Lil Fox
iShine 365
Swimwear

Rail 71

Nova Southeastern
Rail 71 Cafe
Bousa Brewery
Bloom Miami
Merzbau Gallery
Creative Creative
Levie Creative Co
Arrovant
Globalbox

NE 76th Street

- St Mary's Cathedral
- Imperial Moto Cafe
- Spinello Projects
- The FJ Company

Ziggy's Farm

Nüage Designs

NE 71st Street

Little River Studios

NE 71st Street

- Dogma Grill
- Via Verdi
- Chase Bank
- Blue Collar
- Who at 67
- New Yorker B
- KMP Furniture
- La Comunidad
- Starbucks
- The Real Deal
- South Pacific
- Shalimar Hotel

- Jamboree Lounge
- Lo de Lea Argentinean Grill
- Cena by Michy
- Subway
- UPS Store
- Bay View

Legion Park

Upper East Side
Farmer's Market

- Home Design Center
- Hint Miami
- Vintage Revenge

NE 62nd Street

- Sinbad Hotel
- The Cushman School
- Seven Seas

- Moodstop Furniture
- Europa Cafe
- Chevron

NE 59th Street

- Biscayne Vet Center

NW 8th Avenue

NW 7th Avenue

NW 2nd Avenue

N Miami Avenue

NE 2nd Avenue

Palm Grove

NE 4th Court

Biscayne Blvd

← I-95

Panther Coffee

Little Haiti

Sixty10
Restaurant

Inhale Miami

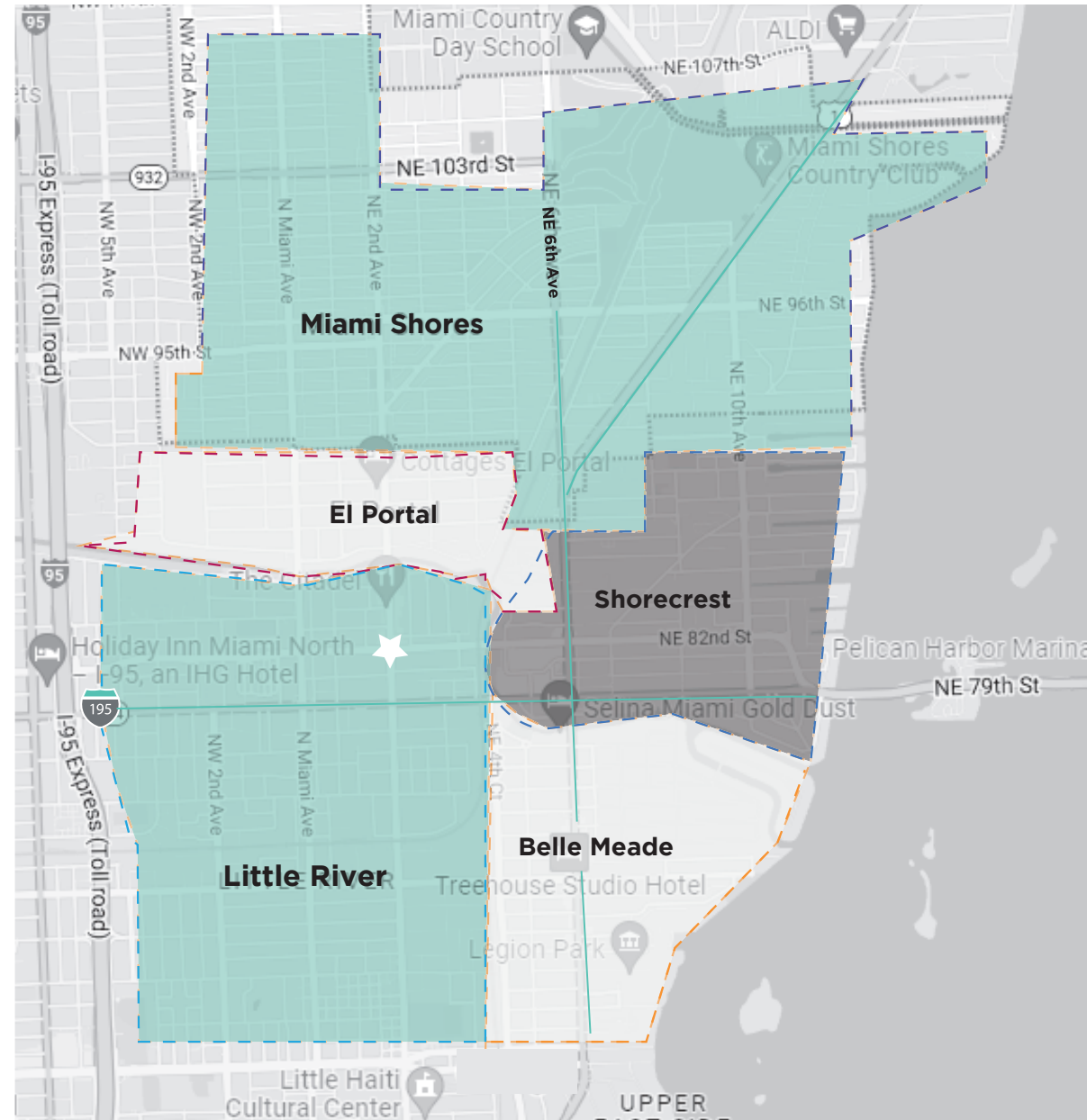
PanAmerican
Art Projects

Nina Johnson
Gallery
House of
Food Porn

55th Street
Station

Morningside

Neighborhood Map





GRIDLINE
PROPERTIES

**8200 NE 2nd Ave &
201 NE 82nd St**

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