

10,670 SF ASSEMBLAGE

LITTLE RIVER ASSEMBLAGE

120 NE 75th St - 130 NE 75th St
MIAMI, FL



BY-RIGHT DENSITY: \approx 65 DU per acre / 5 stories
Lot coverage: 80%

LIVE LOCAL PATH: Up to 1,000 DU per acre · height to tallest within 1 mile

NOTES: Medium-density residential site applicable for townhomes, stacked flats, or attainable multifamily. Offered separately via dedicated flyer.

FOR MORE INFORMATION, PLEASE CONTACT:

VIRGILIO FERNANDEZ
Managing Director
+1 305 928 7369
virgilio.fernandez@cushwake.com

MITASH KRIPALANI
Managing Director
+1 305 533 2888
mitash.kripalani@cushwake.com

ALAIN CREGO
Senior Associate
+1 305 928 7430
alain.crego@cushwake.com

MILAN PATEL
Associate
+1 305 928 6314
milan.patel@cushwake.com



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INVESTMENT HIGHLIGHTS

The Little River Assemblage Portfolio represents a rare opportunity to acquire approximately 128,767 SF (2.95 AC) of infill land positioned in Miami's emerging Little River / Upper East Side corridor.

The portfolio comprises four main assemblages—each with T5-O zoning—and a separate T5-R parcel offered individually. Together, they provide flexibility for mixed-use, multifamily, or attainable-housing programs

All parcels are within or adjacent to the Transit Corridor Overlay, allowing parking reductions and supporting pedestrian-oriented design. Although they are not within a formal Metrorail TOD boundary, the corridor's connectivity to major east-west and north-south transit routes strengthens its appeal for Live Local-eligible redevelopment.

Key advantages include administrative approval pathways, strong submarket fundamentals, and the ability to deliver mid-rise residential density with Live Local's jurisdiction-wide development allowances.

INVESTMENT SUMMARY

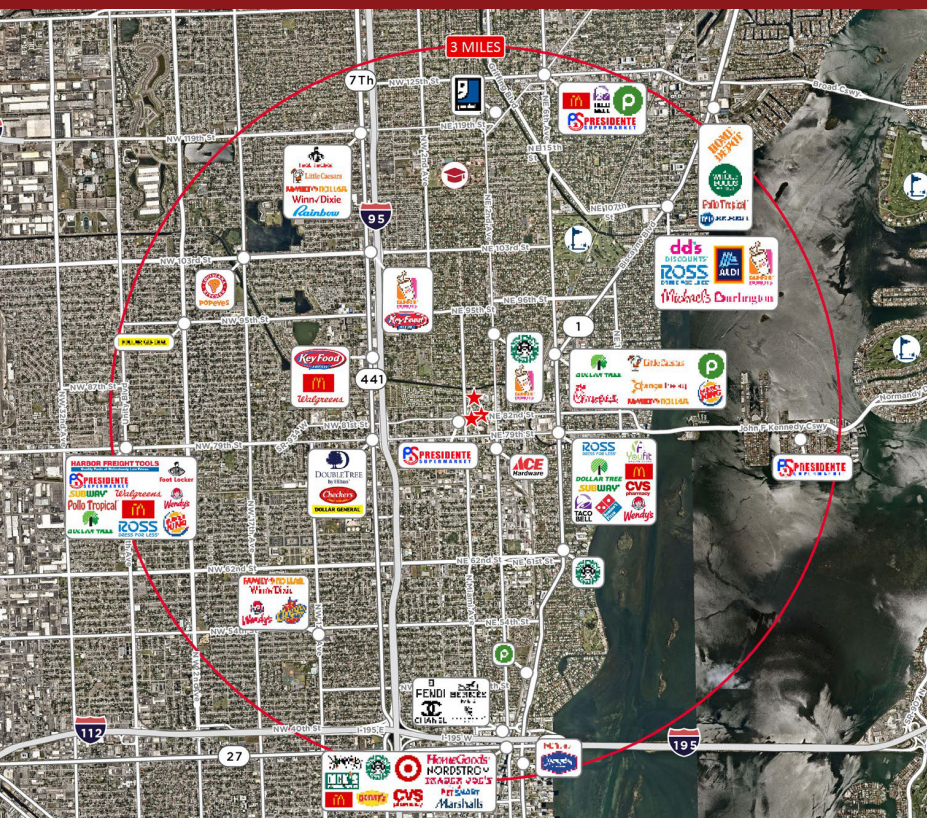
The Little River Assemblage Portfolio offers investors the scale, flexibility, and policy environment to capture Miami's next wave of urban infill growth.

This portfolio is positioned for developers and capital partners seeking to deliver attainable, market-rate, or mixed-income housing aligned with Miami's evolving policy and demographic landscape.

Each assemblage is development-ready under T5-O or T5-R zoning, and collectively they provide:

- By-Right zoning for 5-story, mid-rise multifamily and mixed-use product.
- Live Local eligibility enabling up to 1,000 DU/AC and administrative height to tallest within 1 mile.
- Transit-corridor benefits and parking reductions improving site efficiency.
- Strong rental fundamentals and limited infill supply in a high-growth corridor.

AMENITIES MAP



PROPERTY OVERVIEW



ASSEMBLAGE
Combined Portfolio



LAND AREA (SF)
±128,767 SF
(±2.95 AC)



ZONING
T5-O / T5-R



BY-RIGHT DENSITY
65 DU/AC (T5-O)
65 DU/AC (T5-R)



LIVE LOCAL (IF QUALIFIED)
Up to 1,000 DU/AC (city-wide max)
Height to tallest within 1 mile (admin)



PRIMARY USES
Multifamily • Mixed-Use
Attainable Housing
Office • Retail