



COMMERCIAL KITCHEN + APARTMENTS

FOR LEASE

6864 NE 2 AVENUE

MIXED-USE BUILDING IN LITTLE HAITI / LITTLE RIVER



SHAPE
WEAP NEIGHBORHOODS®

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Executive Summary

Metro 1 Commercial QOZB LLC ("Metro 1") exclusively presents for lease the property located at 6864 NE 2 Avenue, Miami, FL ("The Property").

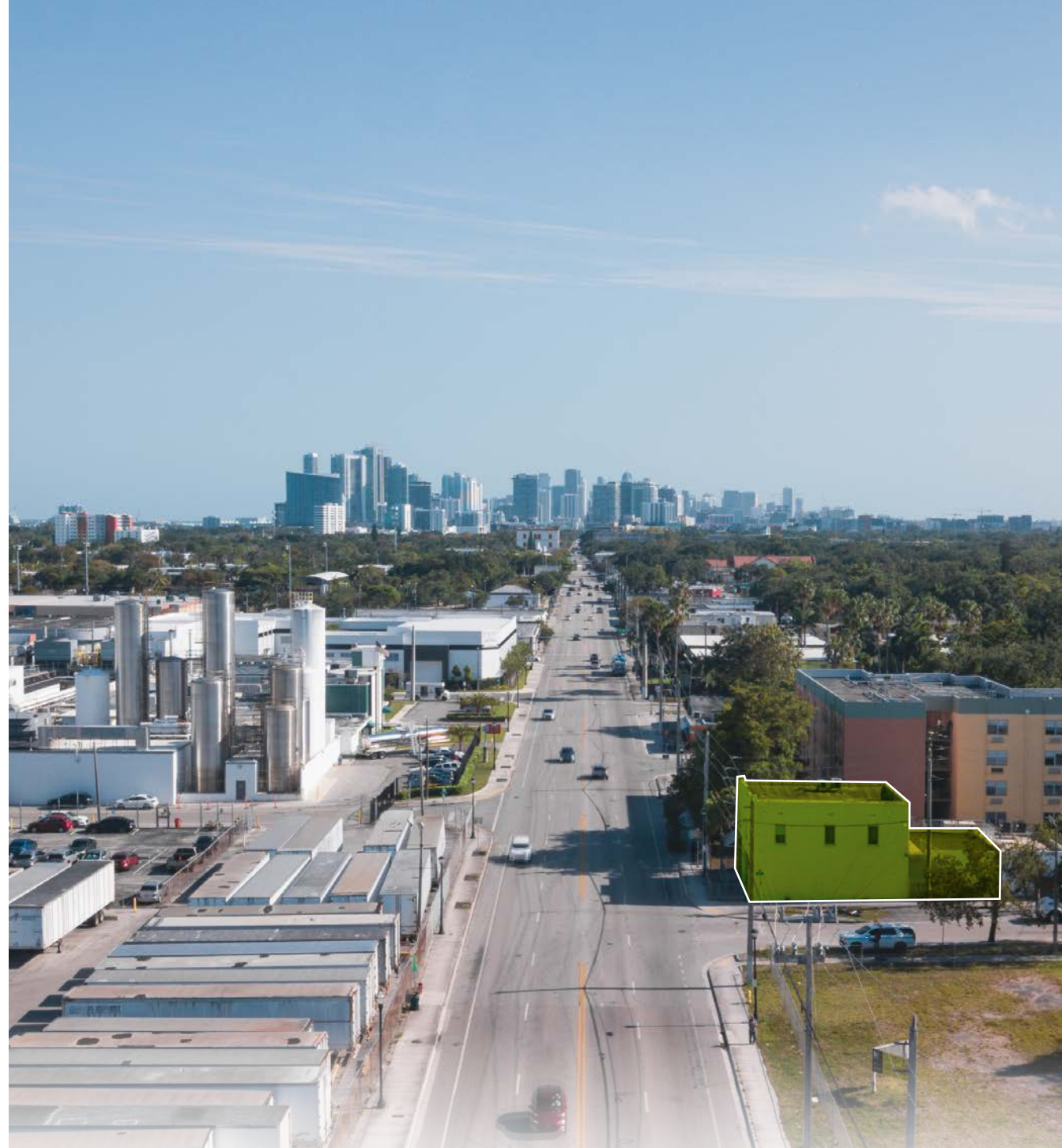
The Property is situated on NE 2 Avenue in the rapidly growing Little Haiti/Little River neighborhood, just north of the Design District and the Magic City Innovation District. It offers easy access to Miami Beach and major highways such as I-95 and I-195, and is only minutes away from Wynwood, Midtown, and the Biscayne Corridor.

The Property features a fully built-out commercial kitchen on the ground floor and two fully renovated apartment units on the second floor.

The area is experiencing significant growth, with major projects nearby including the Magic City Innovation District - Little Haiti with 2,700 units, AJ Capital's Little River with a few hundred units, CEDARst's multifamily project on 77th St & NE 2 Ave with 191 units, and Morgan Reed's Little River Center with 100 units.

Property Highlights

- ◆ **1st floor:** 2,400 SF \$55/SF NNN + Sales Taxes
- ◆ **2nd floor:** Two (2) 725 SF 1B/1B apartments. - \$2,200/month/each
- ◆ **Prime Location:** 6864 NE 2 Avenue, Miami, FL
- ◆ **Rapidly Growing Neighborhood:** Situated in Little Haiti/Little River, north of the Design District and Magic City Innovation District
- ◆ **Convenient Access:** Close to Miami Beach, I-95, I-195, Wynwood, Midtown, and the Biscayne Corridor
- ◆ **Property Features:**
 - Fully built-out commercial kitchen on the ground floor
 - Two fully renovated apartment units on the second floor
- ◆ **Significant Area Growth:**
 - Magic City Innovation District - Little Haiti: 2,700 units
 - AJ Capital's Little River: A few hundred units
 - CEDARst's multifamily project on 77th St & NE 2 Ave: 191 units
 - Morgan Reed's Little River Center: 100 units
- ◆ **Parking: Two (2) Gated Spaces**



Layout



KITCHEN + MULTIFAMILY
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Commercial Space



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Residential Units



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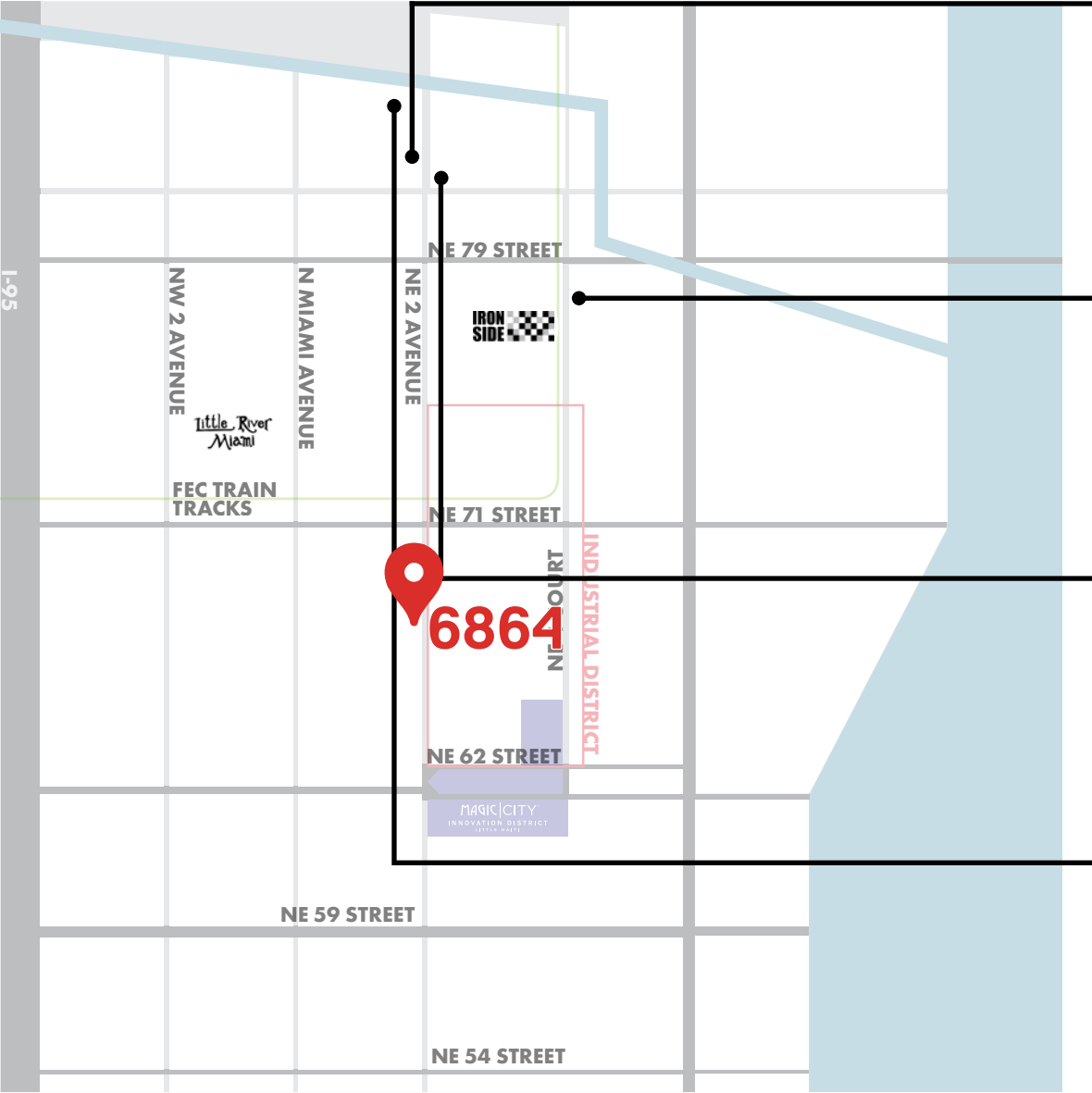
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Little Haiti / Little River Context Map



THE CITADEL FOOD HALL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 Fully Leased
 22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office
 \$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



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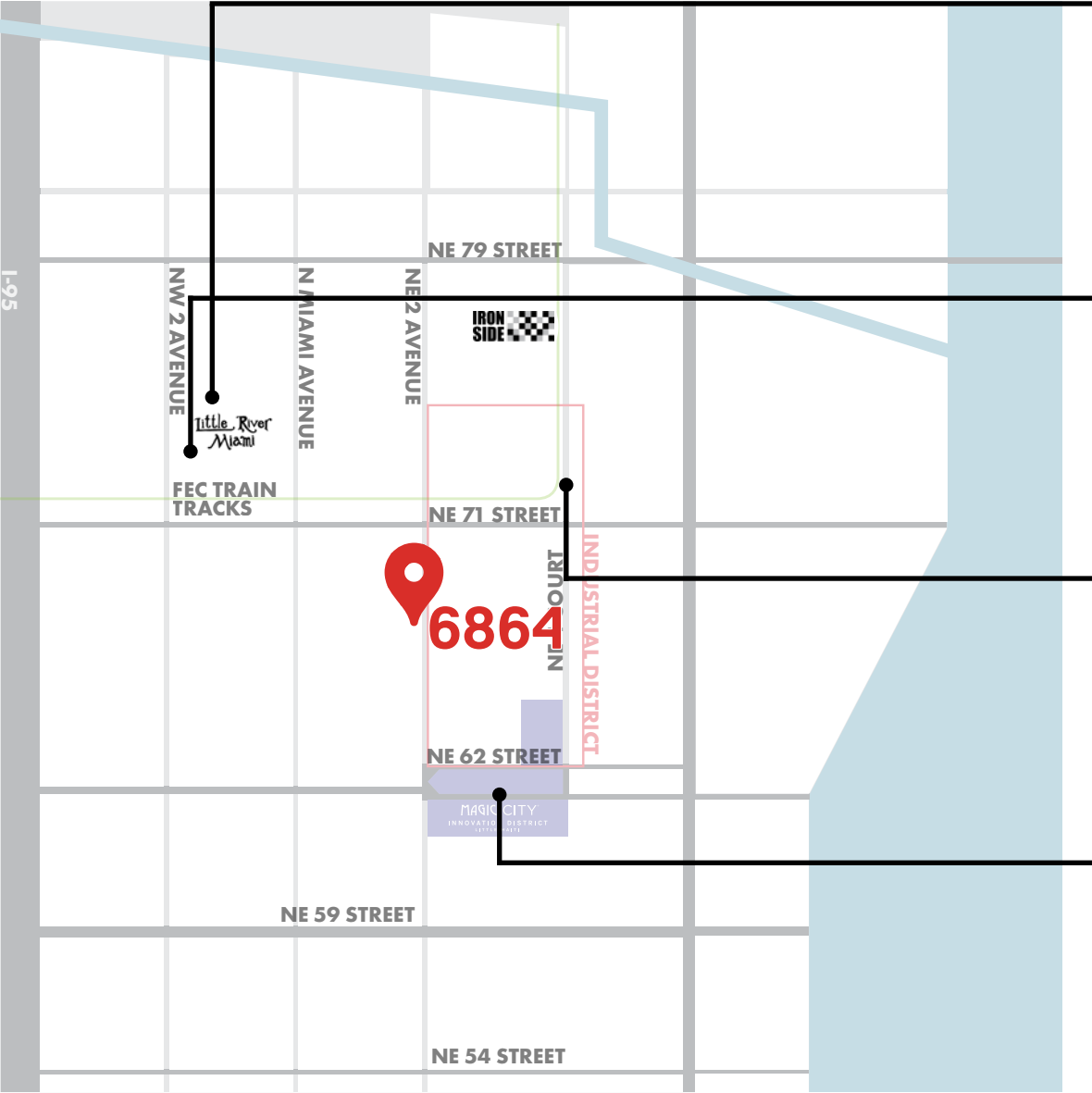
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Little Haiti / Little River Context Map



IMPERIAL MOTO CAFE
 website - imperialmoto.com
 Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL
 instagram - @lanaturalmiami
 Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71
 120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT
 website - magiccitydistrict.com
 175,000 SF of existing creative office, galleries, and restaurants
 Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



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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.



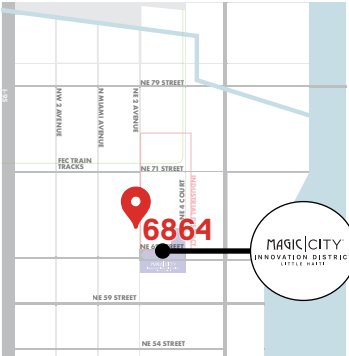
ON THE HORIZON

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 square foot 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, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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THE DISTRICT TODAY

The LittleRiver.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 LittleRiver.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.



[read more here](#)

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Market Drivers - Swerdlow

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 a majority 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.

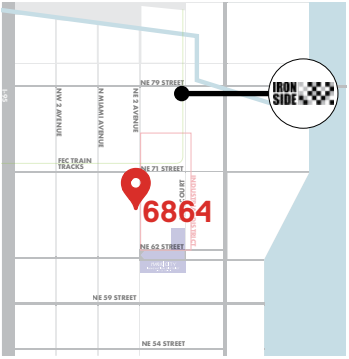




THE DISTRICT TODAY

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.





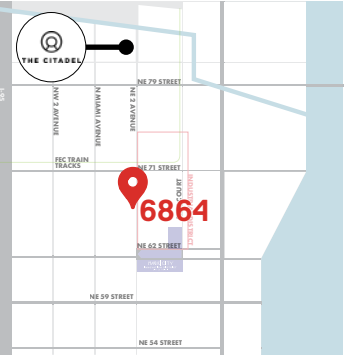
THE CITADEL

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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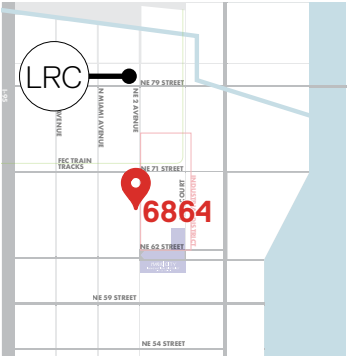
Market Drivers - Little River Center - 7924 NE 2 Avenue



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 corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave



CEDARst

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.



[read more here](#)

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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,

THE KAVISTA

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





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