

GRIDLINE
PROPERTIES

FOR LEASE RETAIL / SHOWROOM / F&B / OFFICE

8241 NE 2ND AVE

MIAMI, FL
33138



EXECUTIVE SUMMARY

Gridline Properties is proud to present 8241 NE 2nd Avenue for lease. A highly visible opportunity along Little River’s most dynamic commercial corridor and positioned on NE 2nd Avenue, this neighborhood is home to some of Miami’s most celebrated destination concepts including, The Citadel, Magie, Gaucho Ranch, MPower Gym, and Plant the Future. This property offers a compelling platform for brands seeking to embed themselves within an established and rapidly evolving neighborhood ecosystem.

The building features approximately 100 feet of frontage along NE 2nd Avenue, providing exceptional visibility and signage potential in a corridor defined by daily activity and strong consumer traffic. The space is ideally suited for experiential retail, boutique fitness concepts such as Pilates or wellness studios, chef-driven restaurant concepts, design-forward showrooms, and curated retail users that thrive on street presence and community engagement. Abundant natural light and dedicated customer parking further enhance the functionality and appeal of this offering in a submarket driven by creativity, culture, and continued growth.

Contact us to schedule a tour or to find out more information.

PROPERTY HIGHLIGHTS

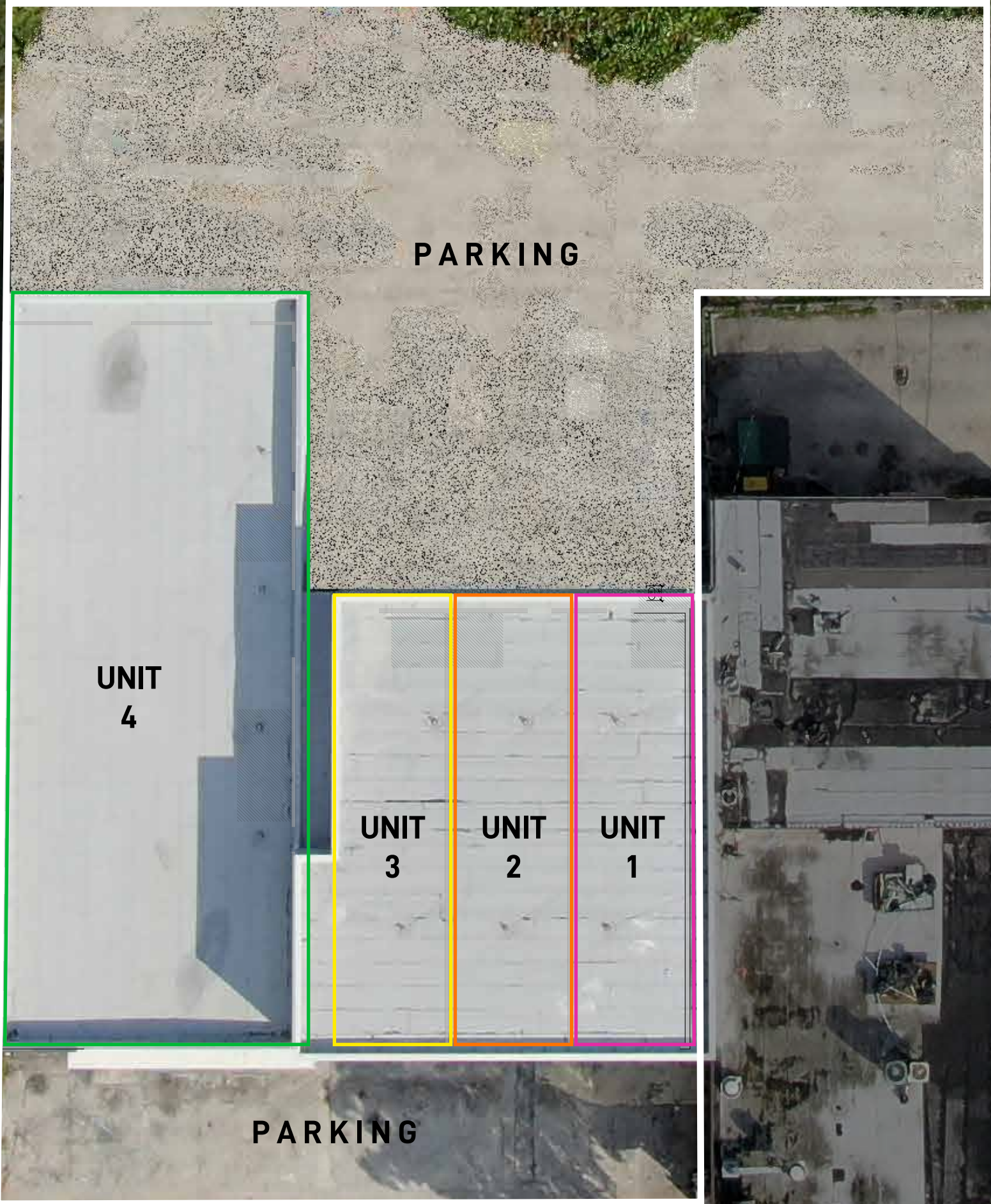
LEASE TYPE	NNN
UNITS	4
UNIT SIZE	1,000 - 4,000 SF
PARKING	On-site and gated
DELIVERY CONDITION	Vanilla Shell
EXPECTED DELIVERY DATE	April 2026
USES	Restaurant, Fitness Concept, Retail Store, Creative Studio or Office, Showroom Space



FLOOR PLAN

SPACE	SIZE*	RATE
UNIT 4	4,000 SF	\$47 NNN
UNIT 3	1,000 SF	\$47 NNN
UNIT 2	1,000 SF	\$47 NNN
UNIT 1	1,000 SF	\$47 NNN

* All sizes are approximate



NEIGHBORHOOD INSIGHT



8241 NE 2nd Avenue is centrally located within Miami's Little River corridor, an emerging culinary and creative district that has become a destination for both local residents and visitors. The property sits just steps from The Citadel, a major neighborhood anchor that functions as a curated food hall and social hub, driving consistent foot traffic throughout the day and evening.

Nearby concepts such as Pasta Market, known for its handmade Italian cuisine, Magie, a popular neighborhood wine bar, Gaucho Ranch, a destination for Argentine-inspired dining and specialty meats, and Plant the Future, a distinctive botanical and lifestyle concept located just down the block, collectively reinforce the area's strong food, design, and experiential identity.

**THIS CONCENTRATION OF WELL-REGARDED, INDEPENDENT OPERATORS
CREATES A HIGHLY WALKABLE, ACTIVATED STREETScape AND POSITIONS
8241 NE 2ND AVENUE WITHIN ONE OF MIAMI'S MOST DYNAMIC AND
FAST-EVOLVING COMMERCIAL CORRIDORS.**



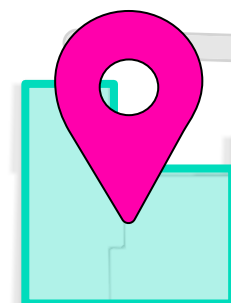
LITTLE RIVER LIFESTYLE



NEIGHBORHOOD MAP



MADE AT THE CITADEL



8241 NE 2ND AVE

TRAN AN

PASTA MARKET

LA SANTA TAQUERIA



NE 2ND AVE

NE 2ND AVE

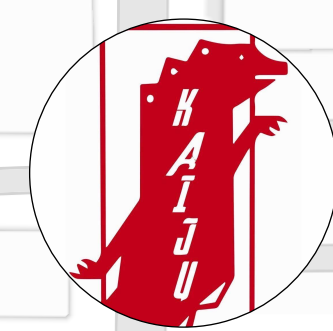
MINDY SOLOMON GALLERY

GAUCHO RANCH GRILL & WINES



THE CITADEL

PLANT THE FUTURE



OFF SITE KITCHEN

SURRY HILLS

ZERO ZERO

FRUDECO BAKERY

PRIMAL FIT



NE 82ND ST

LITTLE RIVER

DEVELOPMENTS



N
▼

BELLE MEADE
ISLAND

1 EVVO HOUSE HOTEL

79TH STREET

BISCAYNE BLVD

17
FLOW LIFE RESIDENTIAL

2
B GROUP

11
CEDAR ST LITTLE RIVER

10
MIDTOWN CAPITAL
PARTNERS
DEVELOPMENT

15
DUPONT REGISTRY
BUILDING

14
SIXTY UPTOWN
MAGIC CITY

INFINITY
COLLECTIVE

7
RIVER
HAUS

4
THE CITADEL

BOSCO RESIDENCES

PROPOSED CONDO

3
LITTLE RIVER
PLAZA

MEMOIR LITTLE RIVER

13
AJ CAPITAL

12
SWERDLOW

79TH STREET

8
MIAMI SOAR

6
9

THE CITADEL

DESIGN
DISTRICT
BUENA
VISTA

54TH STREET

95

N MIAMI AVE

NW 2ND AVE

MIMO

NE 2ND AVE

MOODBOARD



GRIDLINE PROPERTIES

8241 NE 2ND AVE

LEASING

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FOLLOW US



Non-Endorsement & Disclaimer Notice

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.