

FOR SALE

MIMO MIXED-USE PROPERTY

7613
BISCAYNE
BLVD

MIAMI, FL 33137

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY



Prime mixed-use asset located on Biscayne Blvd in Miami's iconic MiMo District, nationally recognized for its architecture, walkable streetscape, strong vehicular exposure, and accelerating demand from boutique retail, creative operators, and food & beverage concepts.

The property features a highly curated and synergistic tenant mix, including a vintage clothing store, vintage furniture showroom, vintage camera retailer, a juice and ice-cream concept, and an independent creative studio in the rear. Together, these uses create a cohesive, neighborhood-driven ecosystem —positioning the asset as a true lifestyle retail hub.

The building benefits from front and rear on-site parking, an outdoor patio, and T6-8-O zoning, offering flexibility for future expansion, repositioning, or redevelopment. A newly installed grease trap further enhances long-term value and optionality for restaurant, café, or hospitality users.

This is a rare opportunity to acquire an income-producing MiMo asset with strong in-place tenancy, modern infrastructure, and meaningful upside, ideal for investors seeking durable cash flow or owner-users looking to control space in one of Miami's most culturally rich and rapidly evolving commercial districts.



PROPERTY HIGHLIGHTS



FOR SALE

BUILDING SIZE	2,740 SF
TOTAL LOT SIZE	6,400 SF
PARKING SPACES	8
ZONING	T-6-8O
PRICE	\$2,350,000

FEATURES

	Heart of MiMo
	Grease trap
	On-site parking
	40-year recertification
!	Renovated in 2022
	High-foot traffic



FLOOR PLAN



CONTEXT MAP

MIAMI BEACH

PORT OF MIAMI

UPPER EAST SIDE

MORNINGSIDE

NE 76TH ST

05

DOWNTOWN
MIAMI DESIGN
DISTRICT

WYNWOOD

RIVERSIDE

ALLAPATTAH

LITTLE RIVER

MIMO

BISCAYNE BLVD



MIMO DISTRICT

MiMo District is one of Miami's most design-forward urban corridors, blending mid-century architecture with a fast-growing mix of boutique hospitality, chef-driven dining, and neighborhood-serving retail. Centered along Biscayne Boulevard and the Upper Eastside, the district has evolved into a highly walkable, character-rich destination that attracts both locals and visitors seeking a curated, "old Miami" aesthetic with modern energy.

Proximity to Wynwood, the Design District, Downtown/Brickell, and Miami Beach—paired with strong visibility and connectivity along a major north-south artery—supports consistent traffic and daily demand. With continued reinvestment, adaptive reuse, and rising residential density nearby, MiMo remains a sought-after submarket for experiential concepts, emerging brands, and service-oriented operators looking for a distinct, authentic Miami setting.



INTERIOR IMAGES



EXTERIOR IMAGE



GRIDLINE
PROPERTIES

7613 BISCAYNE BLVD

READY TO SCHEDULE A TOUR?
CONTACT US

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