



N.E. 2 AVENUE

GARDEN

RETAIL / RESTAURANT/OFFICE SPACE

FOR LEASE

8267 NE 2 AVENUE | MIAMI

LOCATED IN THE HEART OF LITTLE RIVER/EL PORTAL



SHAP NEIGHBORHOODS®
E

METRO1.COM
INFO@METRO1.COM

EXECUTIVE SUMMARY

8267 NE 2 AVENUE

RENTAL RATE:
\$35 PSF/YR

LEASE TYPE:
NNN

AVAILABLE RETAIL SPACE:
800 - 1,600 RSF

VEHICLES PER DAY:
24,000

UNIT A:
LEASED

UNIT B:
LEASED

UNIT C:
800 RSF

UNIT D:
800 RSF

DESCRIPTION:

Micro retail or mixed-used building located in the up and coming area of Little River/El Portal and short minutes away from Miami Shores. Great for retail, office, gallery, or restaurant use. Spaces available between 800 - 3,800 SF.

HIGHLIGHTS

- Private Garden
- Gated Parking
- High Visibility

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Entercom

MADE AT THE CITADEL in.&out

THE CITADEL

NOMAD TREE

SHERWOODS

do.g

GARDEN

GATED PARKING 40+ SPACES

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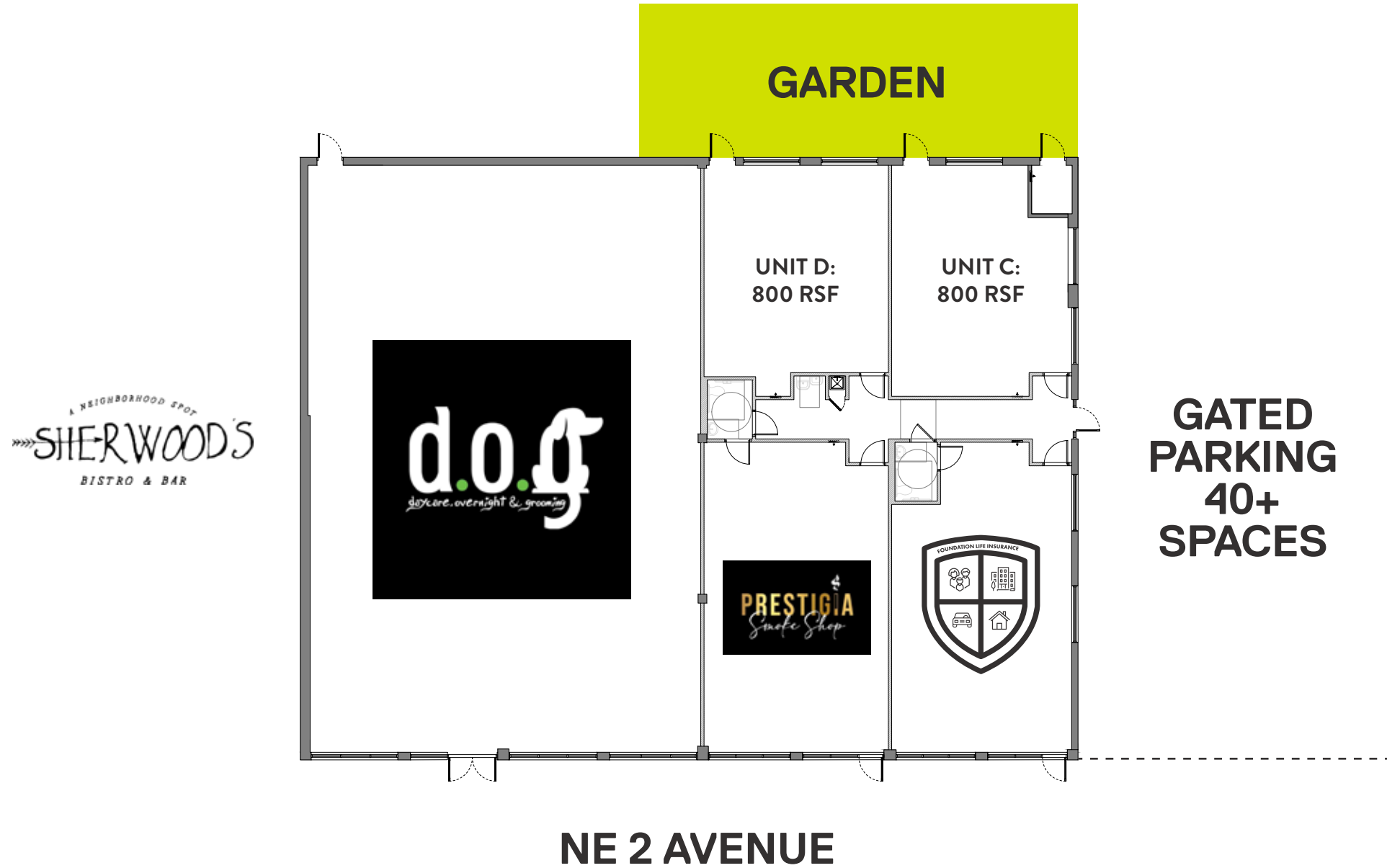
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FLOOR PLAN



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LOCATED IN COOL TRANSITIONAL NEIGHBORHOOD

8267 NE 2 AVE is located across from the Citadel Food Hall, a cool Food Hall concept featuring Palmar, Meet n' Cheese, Taquiza, Vice City Bean Coffee, and many more.

Little River/Little Haiti is quickly transforming in a similar fashion as Wynwood, where the artists and creative/innovative businesses have moved out of Wynwood and into Little River.

This change has been followed by major projects in the neighborhood like the Magic City Innovation District - Little Haiti®, Rail 71, Ironside, The Citadel, LittleRiver.Miami.



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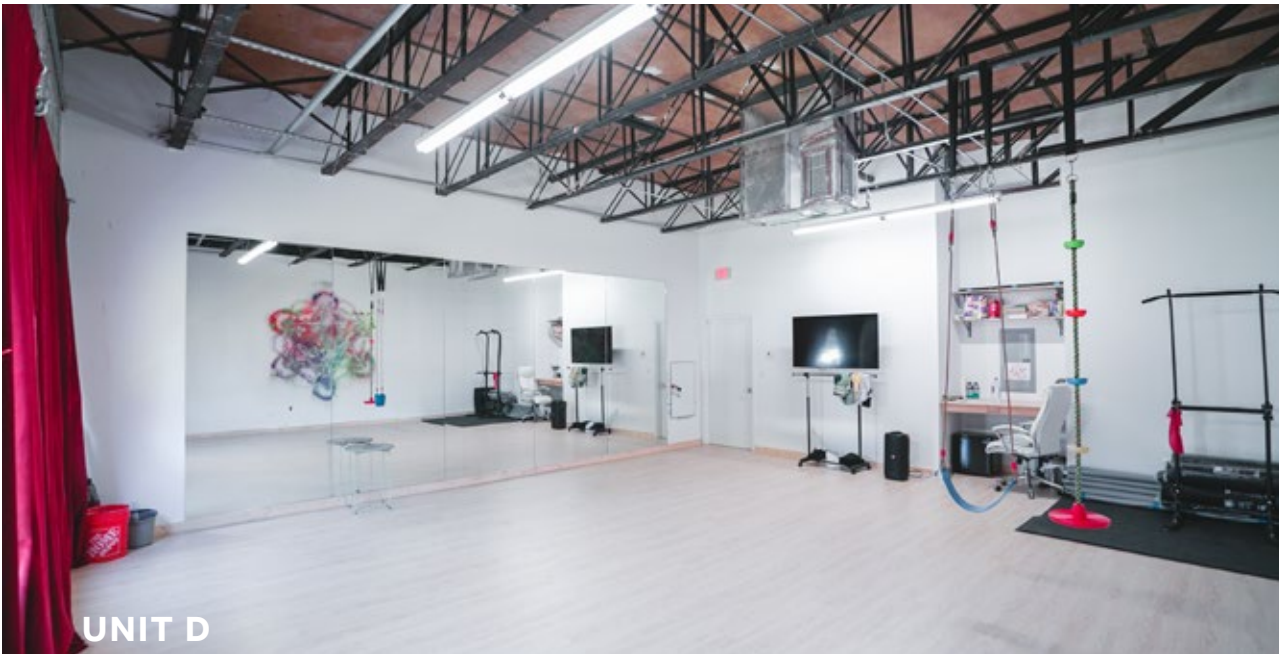
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OUTDOOR SPACE



UNIT C



UNIT D



UNIT C



UNIT D

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NEIGHBORS



THE CITADEL



Inspired by the great public gathering spaces around the world, The Citadel is a daily destination offering local artisanal foods, handcrafted cocktails, maker driven retail, and culturally immersive experiences unlike anything Miami has ever seen before. This is where creativity, craftsmanship, and community all share a seat at the table.

be current
ebb+flow
40th LITTLE RIVER 40th ST
stay rooted



Ebb + Flow Miami, an eco-system of creative businesses thriving in Miami's Little River has one restaurant space available for lease. Tenants will be the driving force behind Ebb + Flow's story, connecting our audiences to the creatives behind the storefront. These valuable links to the community will be deepened by on-site experiences drawing regular locals and travelers alike.

MADE
AT THE CITADEL



Co-working designed for the creative professional. Everyone at MADE makes their mark with their creativity. From visual artists, media producers and artisan craftspeople to advertisers, developers and social activists – every endeavor here is about purpose with a social twist.

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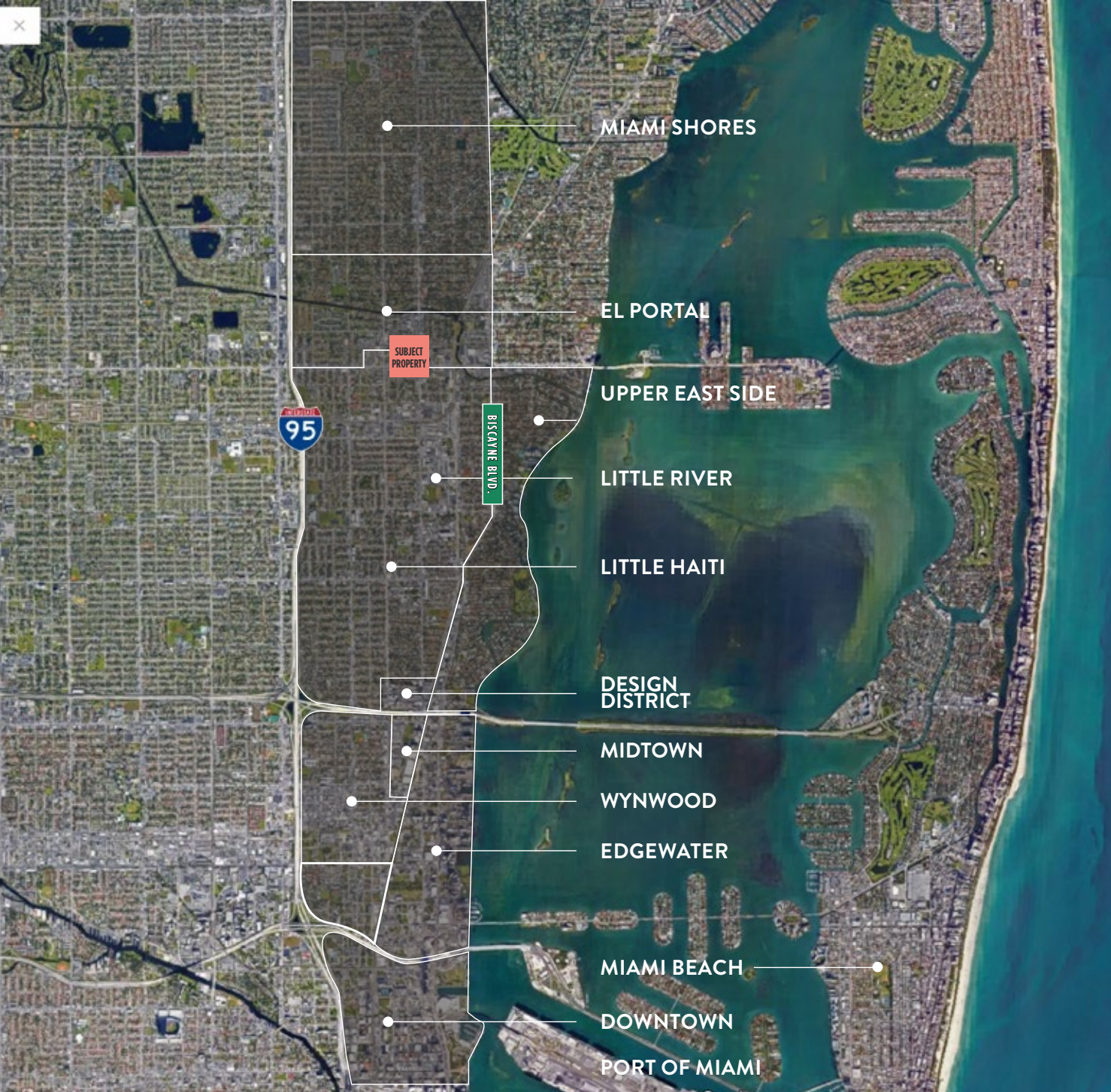


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The NE 79 ST corridor connects I-95, Biscayne Blvd and the Causeway. NE 79 St sees an average weekly traffic of 178,500 vehicles. NE 2nd Ave sees an average weekly traffic of 77,000 vehicles per day. Biscayne Blvd serves as the main North-South arterial east of I-95 and sees an average weekly traffic of 280,000 vehicles.

WYNWOOD



DESIGN DISTRICT



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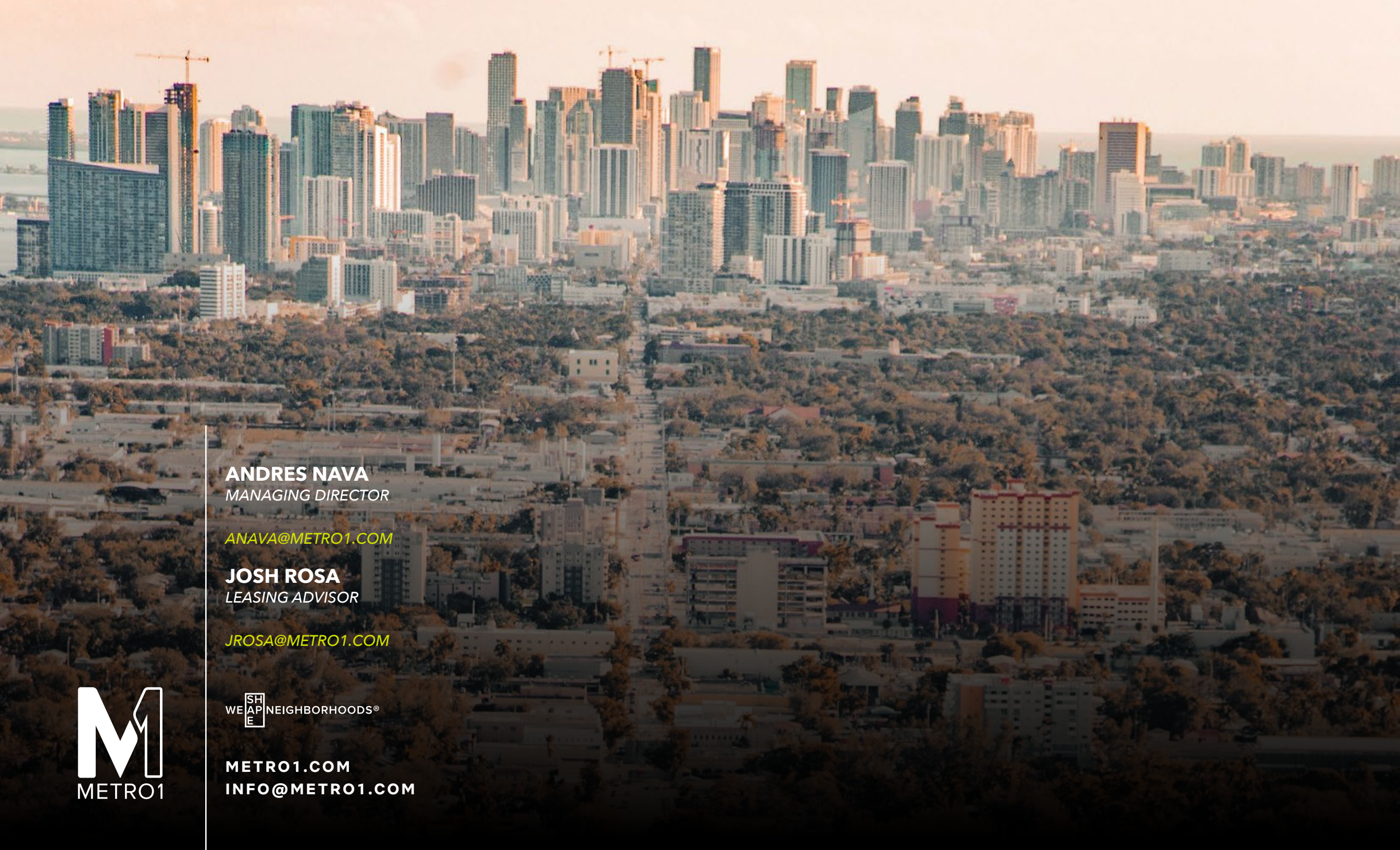


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