

NE 79TH STREET LEASE OPPORTUNITY 187,000 SF REDEVELOPMENT RETAIL, COMMERCIAL, LIVE/WORK



T5-O MIXED USE
T5-R MULTIFAMILY

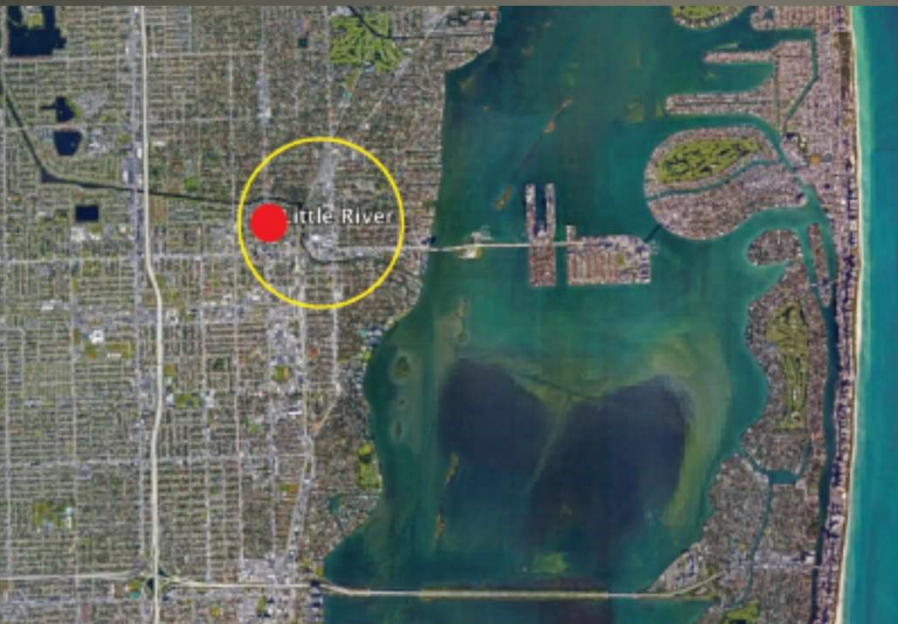
LITTLE RIVER CENTER

7924 NE 2 Ave. Miami, FL 33138

Multi-use, Retail at 79th St, and
Multi-Family Live-work, Parking.

69,000 sf of Proposed Retail

- ON SITE PARKING
- HIGH TRANSIT INTERSECTION
- EASY ACCESS TO MAIN AREAS



LITTLE RIVER DISTRICT

"The next big Miami Revolution ..."

Next to Biscayne Blvd./ US1
Easy Access to Main Areas

Blocks from I-95 ramp @ 79th

MORGAN REED GROUP

5151 Collins Avenue, Miami Beach, FL 33140
305-867-8484 | psr@morganreed.com |



About Little River Center

7924 NE 2 AVE.
Miami, Florida

Little River Center located at the intersection of 79th Street and Northeast Second Avenue is set to witness and expedite the transformation of a residential and commercial corridor in Miami long in the making as at the residential expansion and urban revitalization of the Biscayne corridor continues to spillover from 35th street up to 135th Street and beyond. Strategically situated near the gateway to North Miami Beach, Miami Beach, Miami Shores, the City of Miami has been pouring infrastructure spending in the area to create a diverse, walkable environment to accommodate the high vehicular volume that marks a corridor being inundated with new housing and retail options. .

Little River is flanked to the South in cardinal order by Midtown, the Design District and Little Haiti whereby:

- Residential developments in Midtown are selling out and rentals are leasing out. HYDE Hotel and Residences opened September 18, 2018, a partnership between sbe and The Related Group, featuring 410 sold-out luxury condominiums and 60 hotels rooms, capping off the complete transformation of the area.
- The LMVH owned and anchored Design District is coming into its own with a diverse array of lifestyle oriented athletic and food and beverage concepts including the St. Roch Market to complement and flesh out the super premium retail frontage of the outdoor center.
- Little Haiti, between 60th to 63rd Street, is amidst an urban planning renaissance, in the form of the Magic City Innovation District. Drawing upon a diverse array of new investors, the District is set to host:
 - 4 acres of green space and interactive park curated by Cirque de Soleil;
 - Magic City Studios Film Production Center;
 - 2,630 residential units, with fourteen percent (14%) designated as workforce housing and seven percent (7%) as affordable housing;
 - 432 hotel rooms;
 - 2,000,000 square feet of office space;;
 - 340,000 square feet of retail; and,
 - 5,690 garage parking spaces.

To the North of Little River, Miami Shores has a residential full time population of over 10,500 residents and as of 2012-2016, 49.2% possessed a bachelor's degree or higher, and the median household income was \$101,047.

To the East of Little River, the 79th Street Causeway links Normandy Isles, North Bay Village, North Miami Beach, and Miami Beach to the City of Miami. The 79th Street Causeway also known as State Road 934 is a major east-west highway in the Miami metropolitan area. These neighborhoods represent a large and vital affluent population and vehicular traffic from these residential neighborhoods through 79th Street is heavily weighted to daily commuters and private school commuters.

LITTLE RIVER CENTER

Zoning: T6-8-0 AND T5-0
Address: 7924 NE 2ND AVE
Folio: 01-3112-101-0010
Proposed Use: Commercial/ Residential

Lote Area: 2.55 Acres
Retail Area: 23,102 SF
End-cap or inline space: 300 LF of frontage
Density: 150 DU/ Acre Max = 382.5
75 Units

Parking and Loading

PARKING

Commercial(3 per 1,000 SF)
Residential(1.5 per Unit x 75 Units)
Visitor(1 per 10 Units)
Total Required: 268.7
Total Provided: 294

LOADING

Commercial
(1) 420 SF (12'x35'x15') for first 50,000 SF
(1) 420 SF (12'x35'x15') for second 50,000 SF
Residential
(1) 420 SF (12'x35'x15') for first 100 Units

Contact Info:

Address: 5151 Collins Ave, Miami Beach, FL
33140, USA
Phone: +1 305-867-8484