

be current

ebb + flow

82nd St

LITTLE RIVER

NE 2nd Ave

stay rooted

305.507.7096

GRIDLINE
PROPERTIES



Executive Summary

A concept to connect local businesses, Ebb and Flow brings F&B operators, retailers and office businesses together in an unprecedented manner in Little River. Blending vibrant businesses and practicality, Ebb and Flow holds both an aesthetic and business presence, a nucleus for the creative and the local community. With ample parking and blocks away from the Citadel, Ebb and Flow provides convenience and walkability for the surrounding neighborhoods to continue to support local.



About the spaces

With units ranging from 450 SF - 1,250 SF, you'll discover all the amenities your business could possibly need. Spacious and comfortable the Ebb and Flow gives businesses the opportunity to flourish in this emerging community.

Common Outdoor Terrace

The Common Outdoor Terrace Space – a central shared space to think, greet and connect with clients, to enjoy food or just catch up on your personal communications. This generous space is dedicated as a community to our collection of Local occupants. It's Ebb and Flows intention to provide a spot for reflection, relaxation, and inspiration. It's unlike any public space in Little River.

Property Highlights

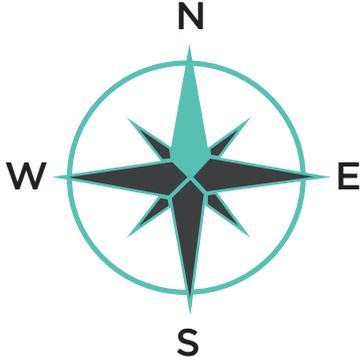
- # Addresses: 8200 NE 2nd Ave & 201 NE 82nd St
- # Miami, FL 33138
- # Prominent Outdoor Terrace
- # Abundant on-site parking
- # Easy access to US-1, I-95, 112 and 195
- # High Signage Exposure and trafficked location
- # Juxtapose near affluent neighborhoods

Floor plans

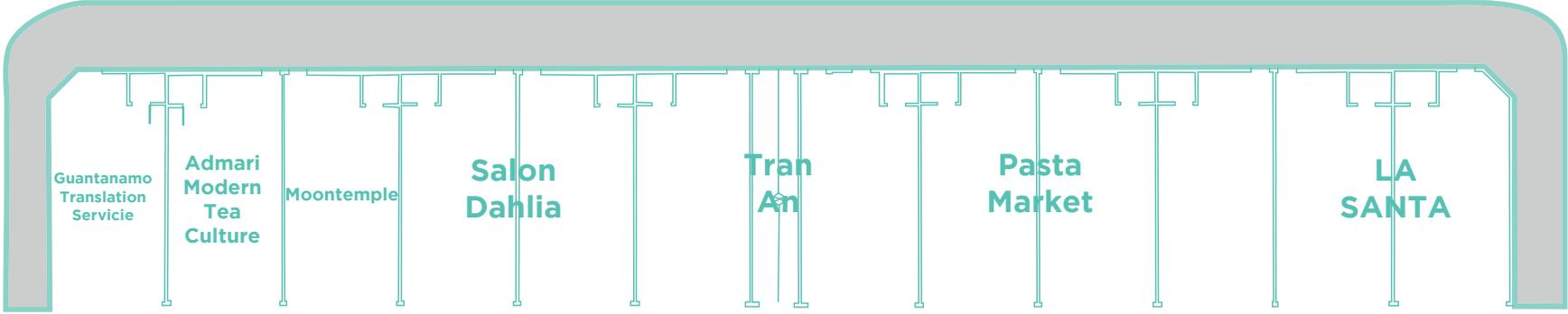
WEST FLOOR PLANS



NE 2nd Ave



EAST FLOOR PLANS



NE 82nd St

Context Map

8200 NE 2nd Ave

201 NE 82nd St

Little River

NE 82nd Street

Shorecrest

NE 79th Street

← I-95

Atlas Meat-Free Delicatessen

Miami Ironside

Ironside Pizza
Ligne Atelier
Enea Design
Coverings Etc
Puro Papel

- Motel Blu
- T'licious Cakes
- Ms Cheezious
- Büro MiMo
- Green Blvd Garden Center
- Moshi Moshi
- King Hotel
- Hotel MiMo
- Phuc Yea
- Cafe 71
- Trina Turk

- Wendy's / Taco Bell
- The Big Fish Restaurant
- La Social
- Yao Animal Hospital
- The Vagabond Motel
- Flavorish Market
- NiDo Cafe
- La Tour Eiffel
- Devita's
- Touch Boutique
- Jimmy's Eastside Dinner

Junction Lofts

Lil Fox
iShine 365
Swimwear

Rail 71

More Southwestern
Rail 71 Cafe
Bosco Brewery
Bloom Miami
Merzban Gallery
Chaplin Spence
Lava Creative Co
Amorant
Globaltek

NE 76th Street

- St Mary's Cathedral
- Imperial Moto Cafe
- Spinello Projects
- The FJ Company

Ziggy's Farm

Nüage Designs

NE 71st Street

NE 71st Street

- Dogma Grill
- Via Verdi
- Chase Bank
- Blue Collar
- Who at 67
- New Yorker B
- KMP Furniture
- La Comunidad
- Starbucks
- The Real Deal
- South Pacific
- Shalimar Hotel

- Jamboree Lounge
- Lo de Lea Argentinean Grill
- Cena by Michy
- Subway
- UPS Store
- Bay View

Legion Park

Upper East Side Farmer's Market

- Home Design Center
- Hint Miami
- Vintage Revenge

NW 8th Avenue

NW 7th Avenue

NW 2nd Avenue

N Miami Avenue

NE 2nd Avenue

Palm Grove

NE 4th Court

Biscayne Blvd

PanAmerican Art Projects

- Nina Johnson Gallery
- House of Food Porn

Inhale Miami

← I-95

Sixty10 Restaurant

NE 62nd Street

Sinbad Hotel

The Cushman School

Seven Seas

- Moodstop Furniture
- Europa Cafe
- Chevron

Panther Coffee

Little Haiti

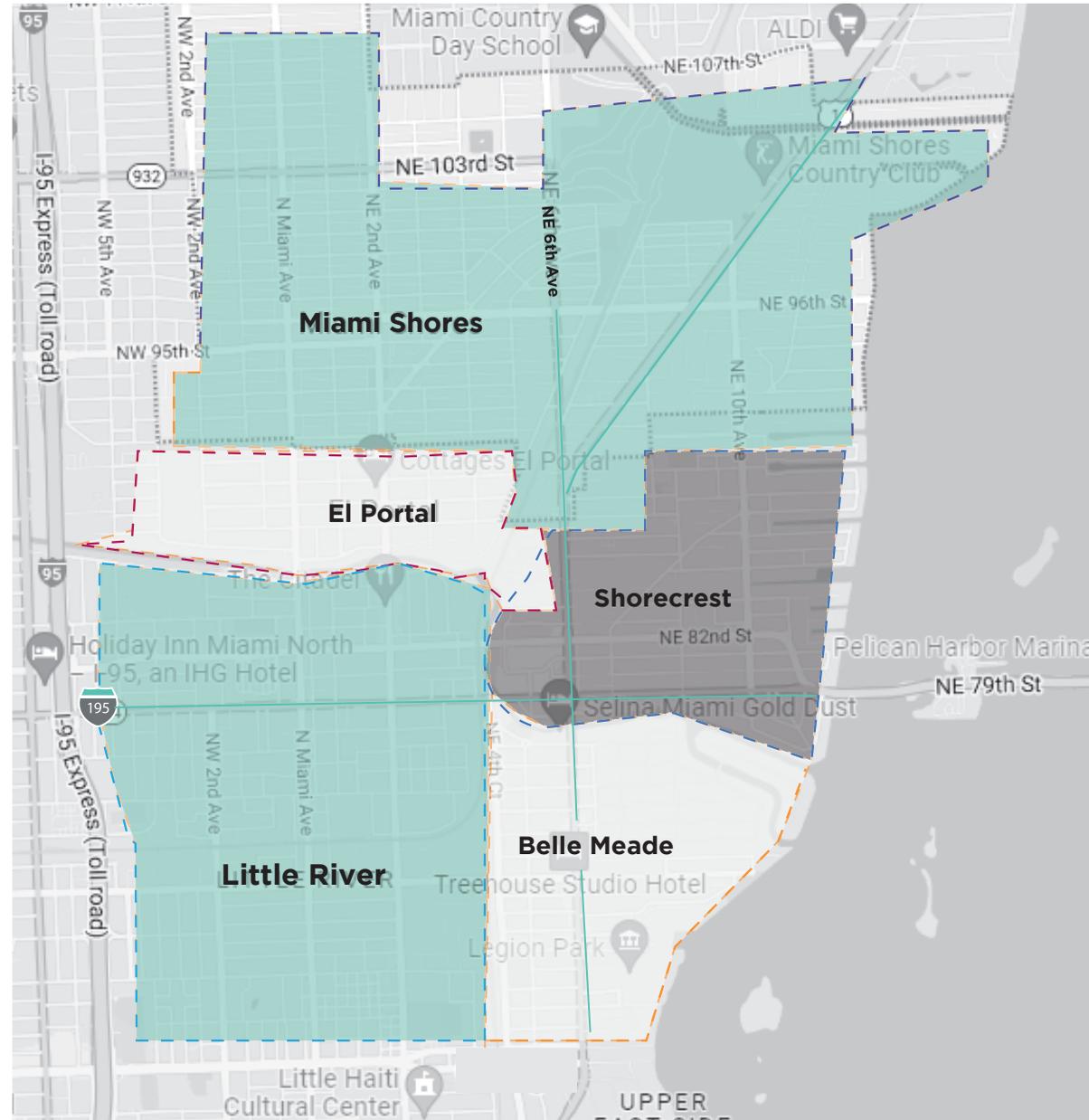
NE 59th Street

Biscayne Vet Center

55th Street Station

Morningside

Neighborhood Map



**8200 NE 2nd Ave &
201 NE 82nd St**

Miami, FL 33138

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