EXCLUSIVE OFFERING MEMORANDUM

PRIME DEVELOPMENT OPPORTUNITY IN LITTLE RIVER

8201 & 8241 N MIAMI AV
MIAMI, FL 33150

T5-O Zoned | Hard Corner | Live Local Act Eligible | Full Block ±33,000 SF Land

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

BOBBY BERRIDO, CCIM, CMAA
Commercial Real Estate Advisor
+1 786.260.7507
bb@faustocommercial.com

GIOVANNI BERTOLOTTI
Commercial Real Estate Advisor
+1 786.229.2419
gb@faustocommercial.com

01

ASSET OVERVIEW

INVESTMENT SUMMARY

THE OFFERING

Fausto Commercial is pleased to present this Prime Full-Block Redevelopment Opportunity in Little River, Miami.

±33,000 SF of land on a hard corner at N Miami Avenue and NW 82nd Street, surrounded on multiple sides by active roadways for maximum visibility and access. Hard corner locations of this scale are exceptionally rare in Miami-Dade, particularly in an emerging submarket with this level of institutional development momentum. Little River is drawing significant developer interest as Miami's next major neighborhood — positioned east of I-95 and directly in the path of northward expansion from Wynwood and the Design District. Zoned T5-O, the site is open for multifamily, mixed-use, and commercial development. Under the Live Local Act (SB 102), a qualifying project can achieve densities of up to 200 units with significant height and approval incentives, making this an exceptional opportunity for workforce housing or market-rate vertical development.

CALL TO OFFERS BY JULY 31ST, 2026

T5-O
ZONING

32,000 SF
TOTAL LOT SIZE

UP TO 200 UNITS ELIGIBLE LIVE LOCAL

PROPERTY HIGHLIGHTS

CONNECTIVITY

- Hard corner at N Miami Ave & NW 82nd St with dual-frontage access
- Blocks from Biscayne Blvd and NW 79th St corridor
- Direct east-west access to Bay Harbor and Miami Beach
- East of I-95 — on the direct path of Miami's northward expansion
- Bus Route 202 runs along N Miami Ave adjacent to the site

VISIBILITY

- Full-block hard corner with 34,500+ combined daily vehicles
- AADT: 18,000 (N Miami Ave) / 16,500 (NW 82nd St)
- ±32,000 SF near-rectangular parcel — efficient site planning
- Rare full-block assemblage in an emerging Miami submarket

DEVELOPMENT POTENTIAL

- ±32,000 SF total land area
- T5-O zoning — multifamily, mixed-use, retail eligible
- Live Local Act eligible — up to 200 units
- Height benchmark: Lafayette Apartments, 19 floors (within 1 mile)
- 40% workforce set-aside at ≤120% AMI unlocks full density bonuses

DEVELOPMENT HIGHTLIGHTS

USE & ELIGIBILITY

T5-O

Use	Eligibility
General Retail	Allowed By Right
Food Service Establishment	Allowed By Right
Personal & Professional Services	Allowed By Right
Office / Medical Office	Allowed By Right
Residential / Mixed-Use Residential	Permitted By Right
Live Local Act (SB 102)	Density & Height Bonuses Applicable

02

LOCATION & DEMAND DRIVERS

Visibility & Connectivity

Location Context

Key Institutions

Demographics

Local Market Profile

URBAN NEIGHBORHOOD PROFILE

NEIGHBORHOOD

Little River / Model City corridor form one of central Miami's most affordable, renter-driven submarkets. The area is overwhelmingly a renter market with deep, income-constrained housing demand — precisely the tenant base that supports stabilized, voucher-backed multifamily. Its central position minutes from Downtown Miami, Miami International Airport, and Interstate 95, combined with the rapid transformation of the adjacent Little River arts and innovation district to the east, continues to drive long-term population and rental demand.

CULTURE & LIFESTYLE

The surrounding area blends established residential neighborhoods with fast-growing infill investment along the Little River and Little Haiti corridors to the east. Proximity to Downtown Miami, Wynwood, the Design District, and major employment centers supports strong daily activity and tenant retention. This combination of central accessibility, affordability, and employment proximity underpins sustained residential demand.

- Located in central Miami — minutes from Downtown, I-95, and Miami International Airport
- Overwhelmingly renter-occupied submarket with deep affordable-housing demand
- Adjacent to the rapidly redeveloping Little River / Little Haiti innovation corridor
- Median gross rent of ~$1,300, underscoring below-market upside on in-place units
- Majority-voucher tenant base supporting stable, government-backed occupancy

Dense, affordability-driven urban submarket supported by central-Miami access, voucher-backed demand, and accelerating infill investment.

310K+	115K+	$58K
RESIDENTS IN THE AREA	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME

Source: CCIM Institute / Esri Business Analyst (2025)

LOCATION OVERVIEW

PRIME LOCATION IN ONE OF MIAMI'S FASTEST-GROWING CORRIDORS

8201 N Miami Avenue is strategically positioned in the heart of Little River, one of Miami's most active redevelopment districts, with immediate access to several of Miami's most desirable neighborhoods and commercial corridors.

- **JFK (79th St) Causeway**
  Less than 0.2 mi — direct link to North Bay Village, Miami Beach, Bay Harbor Islands & Bal Harbour
- **Upper East Side / MiMo District**
  ~1 mi east — boutique retail, award-winning dining, waterfront residences & active redevelopment
- **El Portal**
  ~0.5 mi north — affluent residential village with luxury homes and strong neighborhood character
- **Miami Shores**
  ~1 mi north — one of Miami-Dade's most established communities; high incomes, thriving business district
- **North Bay Village**
  ~3.5 mi east via JFK Causeway — rapidly transforming waterfront with luxury residential development

NEARBY LANDMARK

Lafayette Apartments

150 NE 79th Street | ~0.8 miles from subject property

19	160	2008
STORIES	UNITS	YEAR BUILT

Lafayette is one of the area's most recognizable residential towers, reflecting continued investment and residential growth along the 79th Street corridor. Under the Live Local Act, this building sets the height benchmark for qualifying developments within a 1-mile radius — making 8201 N Miami Avenue eligible to build at comparable heights.

LIVE LOCAL ACT — HEIGHT ELIGIBILITY

Lafayette Apartments (19 floors) is the tallest building within 1 mile of the subject property. Under SB 102 (Live Local Act), qualifying projects at 8201 N Miami Avenue may be permitted to reach equivalent height — bypassing standard T5-O height limits — subject to meeting workforce housing set-aside requirements.

LOCAL DEVELOPMENTS

A SUBJECT PROPERTY — 8201 & 8241 N MIAMI AVE

LITTLE RIVER DISTRICT

$3B, 5,730-unit mixed-use project — the largest affordable-housing development in Miami-Dade history. Groundbreaking 2026, directly adjacent to the submarket.

MAGIC CITY INNOVATION DISTRICT

The second-largest medical district in the U.S., supporting a growing workforce and sustained housing demand.

39 NE 39TH ST — CHIPPERFIELD TOWER

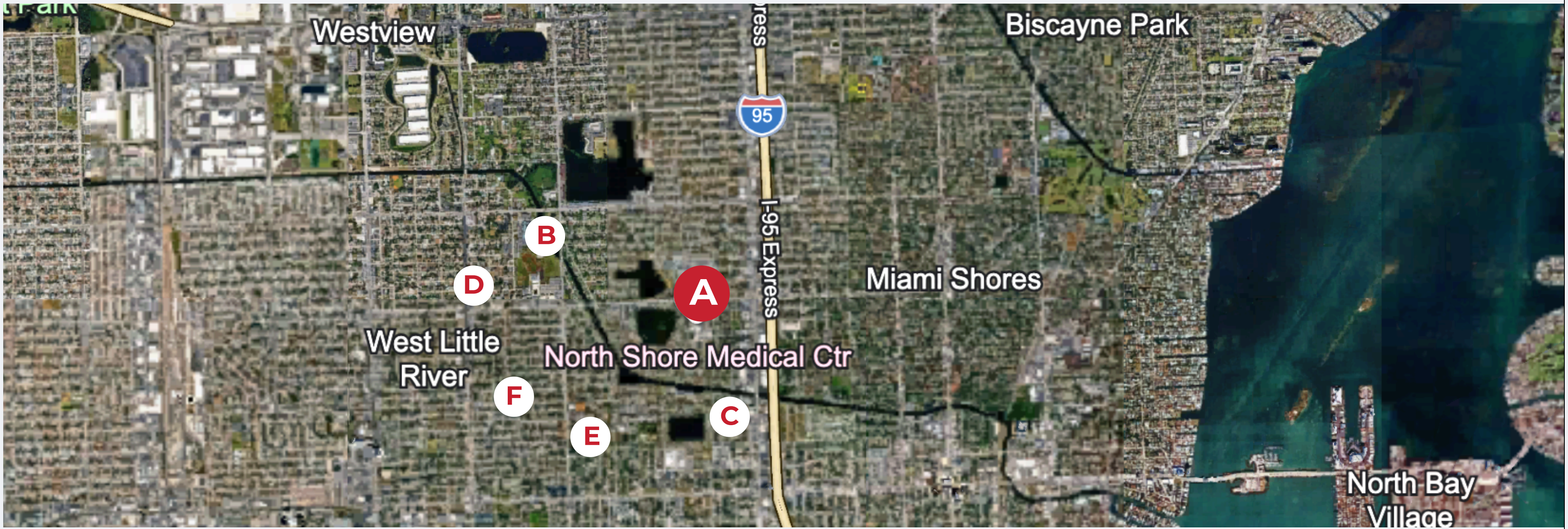
A 30-story, 499-unit Live Local tower on the Health District edge — the density blueprint for the corridor.

TWENTY SIXTH & 2ND WYNWOOD RESIDENCES

An 8-story, 233-unit condo that broke ground in 2026 on a $126M loan — part of Wynwood's arts-driven residential boom.

LITTLE RIVER TRI-RAIL STATION

A $35.4M developer-funded commuter-rail station within the Little River District, adding regional transit to the corridor.



EXCLUSIVELY LISTED BY

BOBBY BERRIDO, CCIM, CMAA
Commercial Real Estate Advisor
+1 786.260.7507
bb@faustocommercial.com

GIOVANNI BERTOLOTTI
Commercial Real Estate Advisor
+1 786.229.2419
gb@faustocommercial.com