

GRIDLINE  
PROPERTIES

FOR LEASE RETAIL / SHOWROOM / F&B / OFFICE

8241 NE 2ND AVE MIAMI, FL  
33138



# EXECUTIVE SUMMARY

Gridline Properties is proud to present 8241 NE 2nd Avenue for lease. A highly visible opportunity along Little River's most dynamic commercial corridor and positioned on NE 2nd Avenue, this neighborhood is home to some of Miami's most celebrated destination concepts including, The Citadel, Magie, Gaucho Ranch, MPower Gym, and Plant the Future. This property offers a compelling platform for brands seeking to embed themselves within an established and rapidly evolving neighborhood ecosystem.

The building features approximately 100 feet of frontage along NE 2nd Avenue, providing exceptional visibility and signage potential in a corridor defined by daily activity and strong consumer traffic. The space is ideally suited for experiential retail, boutique fitness concepts such as Pilates or wellness studios, chef-driven restaurant concepts, design-forward showrooms, and curated retail users that thrive on street presence and community engagement. Abundant natural light and dedicated customer parking further enhance the functionality and appeal of this offering in a submarket driven by creativity, culture, and continued growth.

Contact us to schedule a tour or to find out more information.

# PROPERTY HIGHLIGHTS

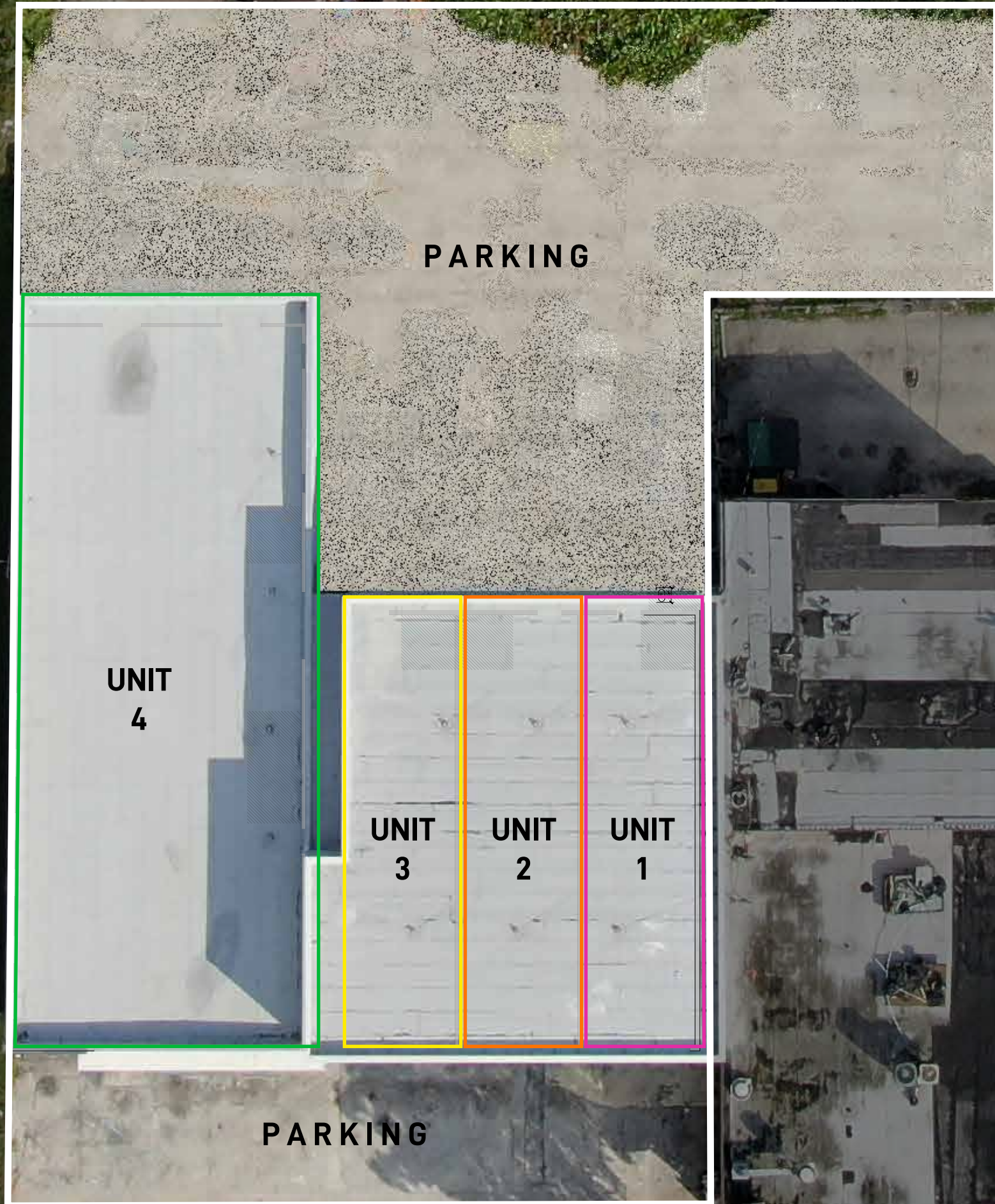
<b>LEASE TYPE</b>	NNN
<b>UNITS</b>	4
<b>UNIT SIZE</b>	996 - 4,012 SF
<b>PARKING</b>	On-site and gated
<b>DELIVERY CONDITION</b>	Vanilla Shell
<b>EXPECTED DELIVERY DATE</b>	April 2026
<b>USES</b>	Restaurant, Fitness Concept, Retail Store, Creative Studio or Office, Showroom Space



# FLOOR PLAN

SPACE	SIZE*	RATE
UNIT 4	4,012 SF	\$47 NNN
UNIT 3	1,013 SF	\$47 NNN
UNIT 2	1,019 SF	\$47 NNN
UNIT 1	996 SF	\$47 NNN

\* All sizes are approximate



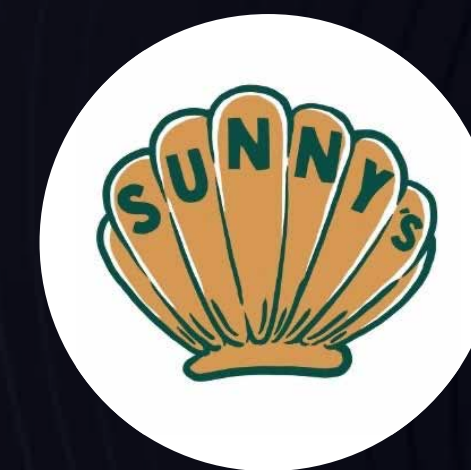
## NEIGHBORHOOD INSIGHT



8241 NE 2nd Avenue is centrally located within Miami's Little River corridor, an emerging culinary and creative district that has become a destination for both local residents and visitors. The property sits just steps from The Citadel, a major neighborhood anchor that functions as a curated food hall and social hub, driving consistent foot traffic throughout the day and evening.

Nearby concepts such as Pasta Market, known for its handmade Italian cuisine, Magie, a popular neighborhood wine bar, Gaucho Ranch, a destination for Argentine-inspired dining and specialty meats, and Plant the Future, a distinctive botanical and lifestyle concept located just down the block, collectively reinforce the area's strong food, design, and experiential identity.

**THIS CONCENTRATION OF WELL-REGARDED, INDEPENDENT OPERATORS  
CREATES A HIGHLY WALKABLE, ACTIVATED STREETScape AND POSITIONS  
8241 NE 2ND AVENUE WITHIN ONE OF MIAMI'S MOST DYNAMIC AND  
FAST-EVOLVING COMMERCIAL CORRIDORS.**



# LITTLE RIVER LIFESTYLE



# NEIGHBORHOOD MAP

NE 2ND AVE

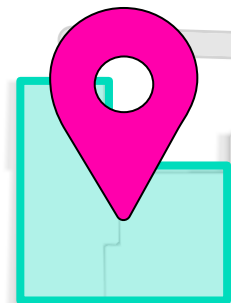
NE 2ND AVE

NE 82ND ST

NE 82ND ST



MADE AT THE CITADEL



8241 NE 2ND AVE

TRAN AN

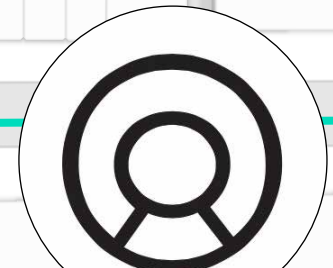
PASTA MARKET

LA SANTA TAQUERIA



MINDY SOLOMON GALLERY

GAUCHO RANCH GRILL & WINES



THE CITADEL



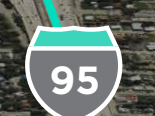
OFF SITE KITCHEN  
SURRY HILLS  
ZERO ZERO  
FRUDECO BAKERY  
PRIMAL FIT



PLANT THE FUTURE



LITTLE RIVER  
DEVELOPMENTS



BELLE MEADE ISLAND

DESIGN DISTRICT  
BUENA VISTA

54TH STREET

MIMO

N MIAMI AVE

71ST STREET

79TH STREET

79TH STREET

1 EVVO HOUSE HOTEL

2 B GROUP

3 CEDAR ST LITTLE RIVER

4 MIDTOWN CAPITAL PARTNERS DEVELOPMENT

5 INFINITY COLLECTIVE

6 SWERDLOW

7 LITTLE RIVER PLAZA

8 RIVER HAUS

9 MIAMI SOAR

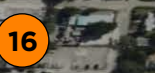
10 MEMOIR LITTLE RIVER

11 THE CITADEL

12 PROPOSED CONDO

13 BOSCO RESIDENCES

14 FLOW LIFE RESIDENTIAL



DUPONT REGISTRY BUILDING

SIXTY UPTOWN MAGIC CITY

AJ CAPITAL

MIDTOWN CAPITAL PARTNERS DEVELOPMENT

INFINITY COLLECTIVE

SWERDLOW

LITTLE RIVER PLAZA

RIVER HAUS

MIAMI SOAR

MEMOIR LITTLE RIVER

THE CITADEL

PROPOSED CONDO

BOSCO RESIDENCES

FLOW LIFE RESIDENTIAL

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# MOODBOARD



# GRIDLINE PROPERTIES

## 8241 NE 2ND AVE

### LEASING

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