



OFFERING MEMORANDUM

# Biscayne 87

8699 Biscayne Boulevard, Miami, FL 33138

Marcus & Millichap  
THE SHAW GROUP

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# Investment Summary

- Investment Summary
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# Biscayne 87 opportunity in Miami

Biscayne 87 sits on a hard corner at the gateway to the City of Miami. 8699 Biscayne Boulevard is a premier five-parcel development assemblage offering excellent visibility. The site features approx. 150 linear feet of prime frontage on one of the region's most critical north-south arteries, capturing a massive daily traffic count of 45,000 to 55,000 vehicles. The two parcels along Biscayne are zoned T6-8, providing an FLR of 5.0 for up to 68,200 buildable square feet across eight floors—ideal for flagship ground-floor retail and 47 residential units. This is complemented by the three eastern parcels zoned T5-O, which support an additional 29 units over five floors. With a combined capacity for 76 units. The site represents a rare opportunity to command a landmark mixed-use presence at the intersection of Miami's MiMo District and the affluent Miami Shores corridor.

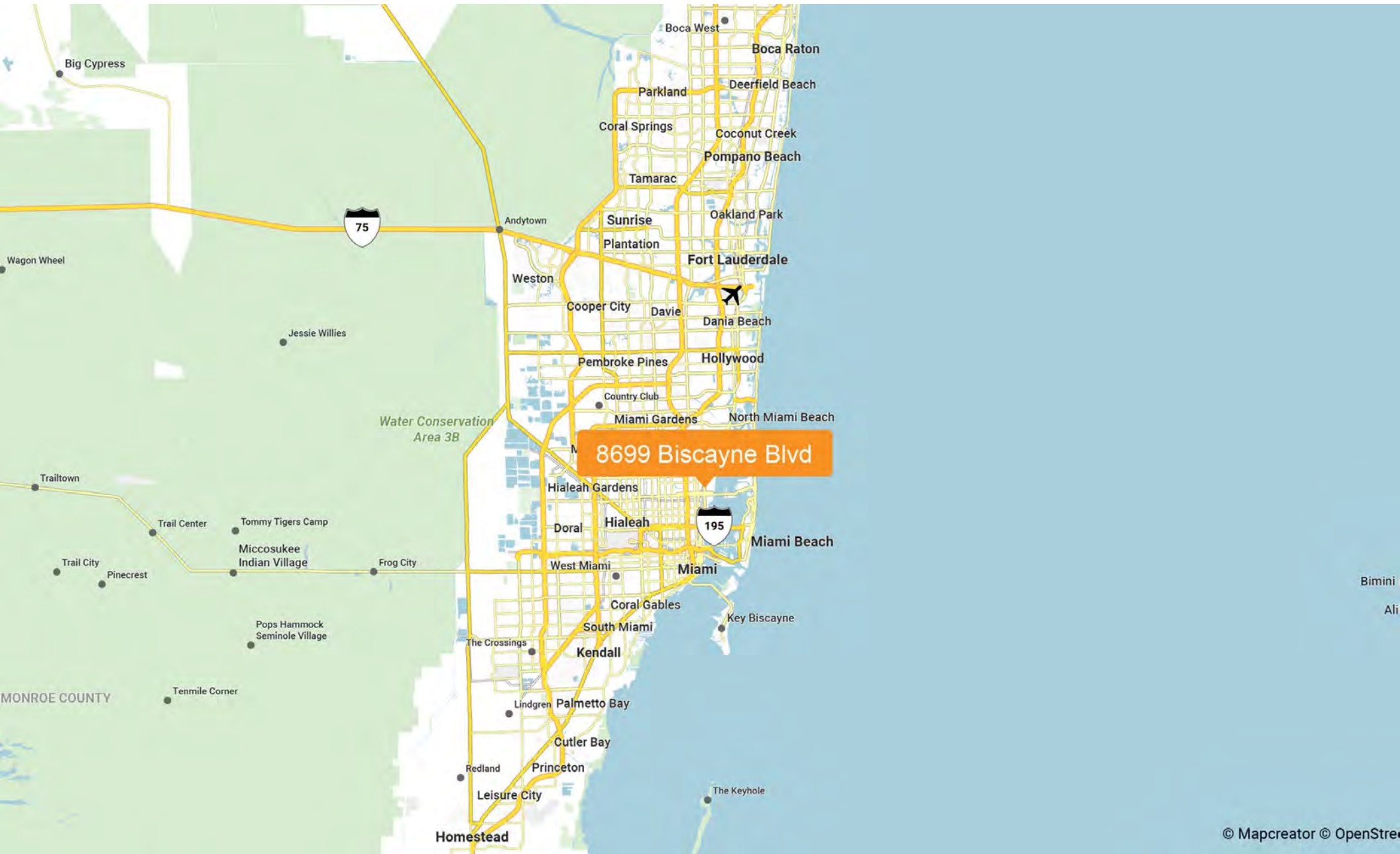
The area around 8700 Biscayne Blvd sits in the heart of Miami's Upper East Side, surrounded by neighborhoods like Morningside, Belle Meade, Shorecrest, and Bay Point, along with nearby Miami Shores and El Portal, all known for tree-lined streets and waterfront residential character. Just south, you transition into more urban and rapidly developing districts such as the Miami Design District, Buena Vista, Midtown, and Edgewater, which bring retail, luxury development, and high-density residential growth. Overall, this location is a unique blend of quiet historic residential enclaves to the north and east, with increasingly vibrant, mixed-use urban neighborhoods to the south—making it a key transitional corridor along Biscayne Boulevard.



## Highlights:

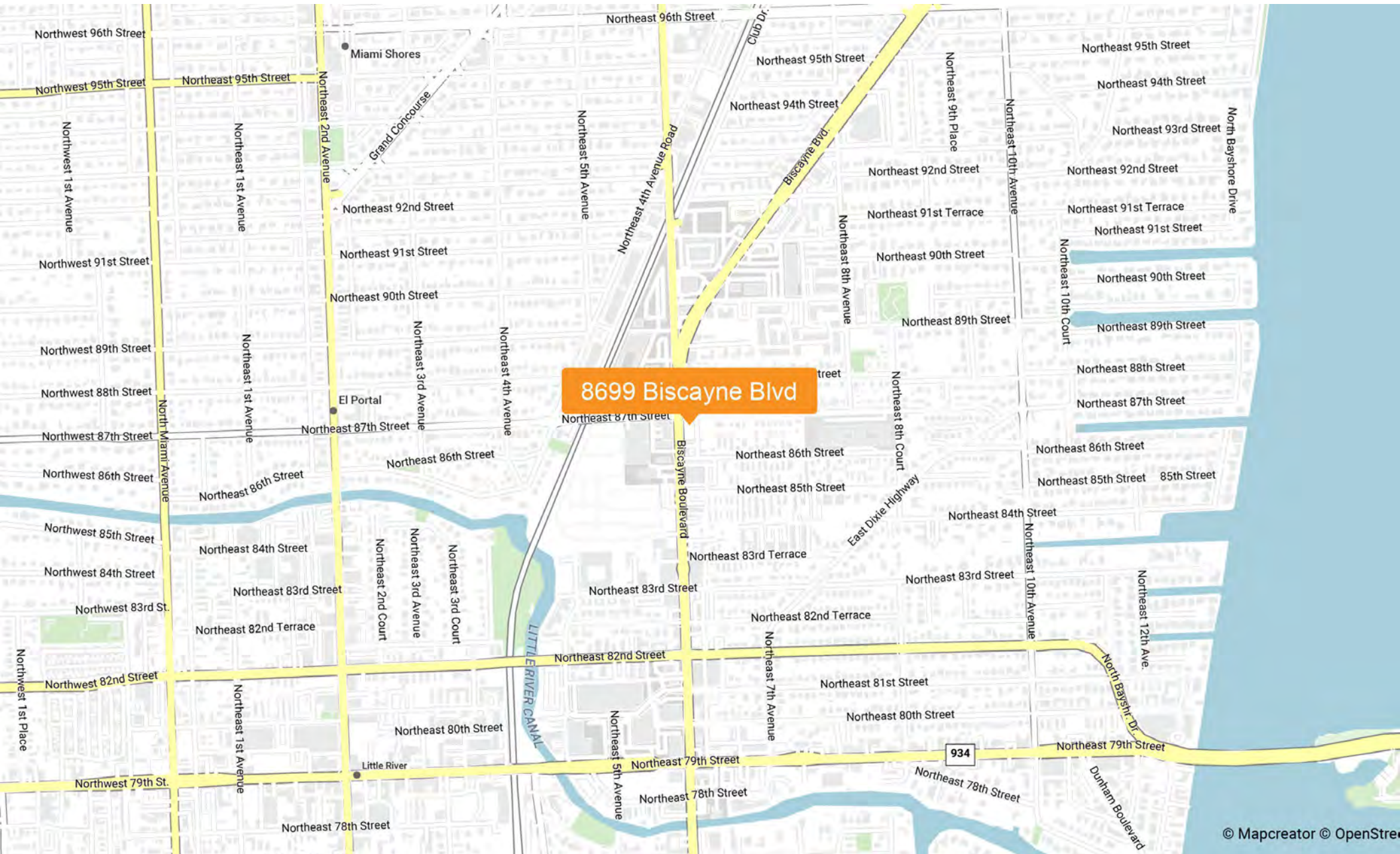
- Gateway into the City of Miami
- Lighted Corner at Biscayne Blvd. and 87th Street
- Excellent Retail and Residential Development opportunity
- One Mile Average Household Income Over \$100,000
- Approx. 150 Feet of Frontage on Biscayne Blvd
- Potential for Live Local Project
- Over 45,000 Cars Daily on Biscayne Blvd

REGIONAL MAP  
BISCAYNE 87

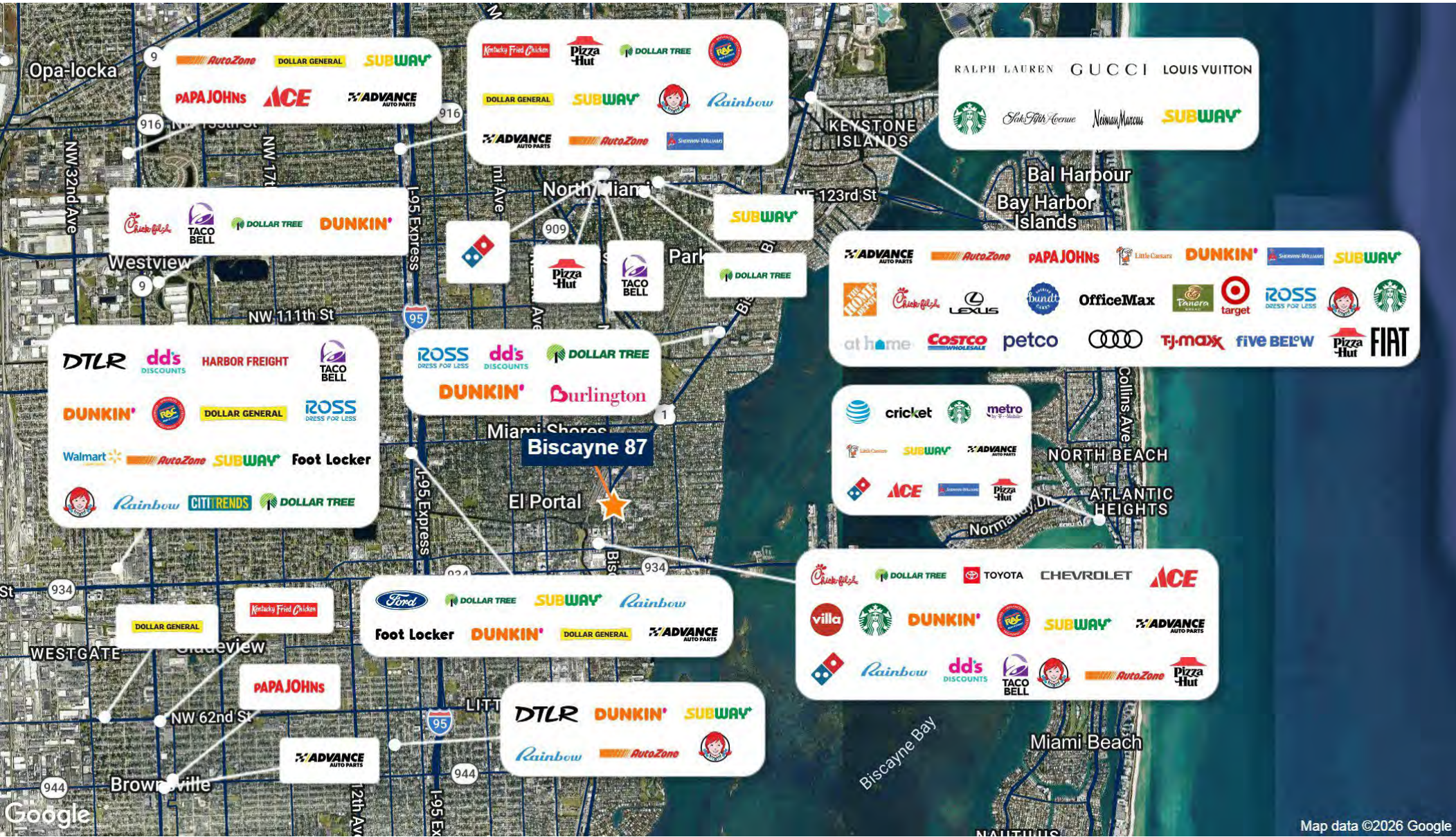


© Mapcreator © OpenStreetMap

LOCAL MAP  
BISCAYNE 87



RETAILER MAP  
BISCAYNE 87



PARCEL MAP  
BISCAYNE 87





PROPERTY PHOTOS  
BISCAYNE 87



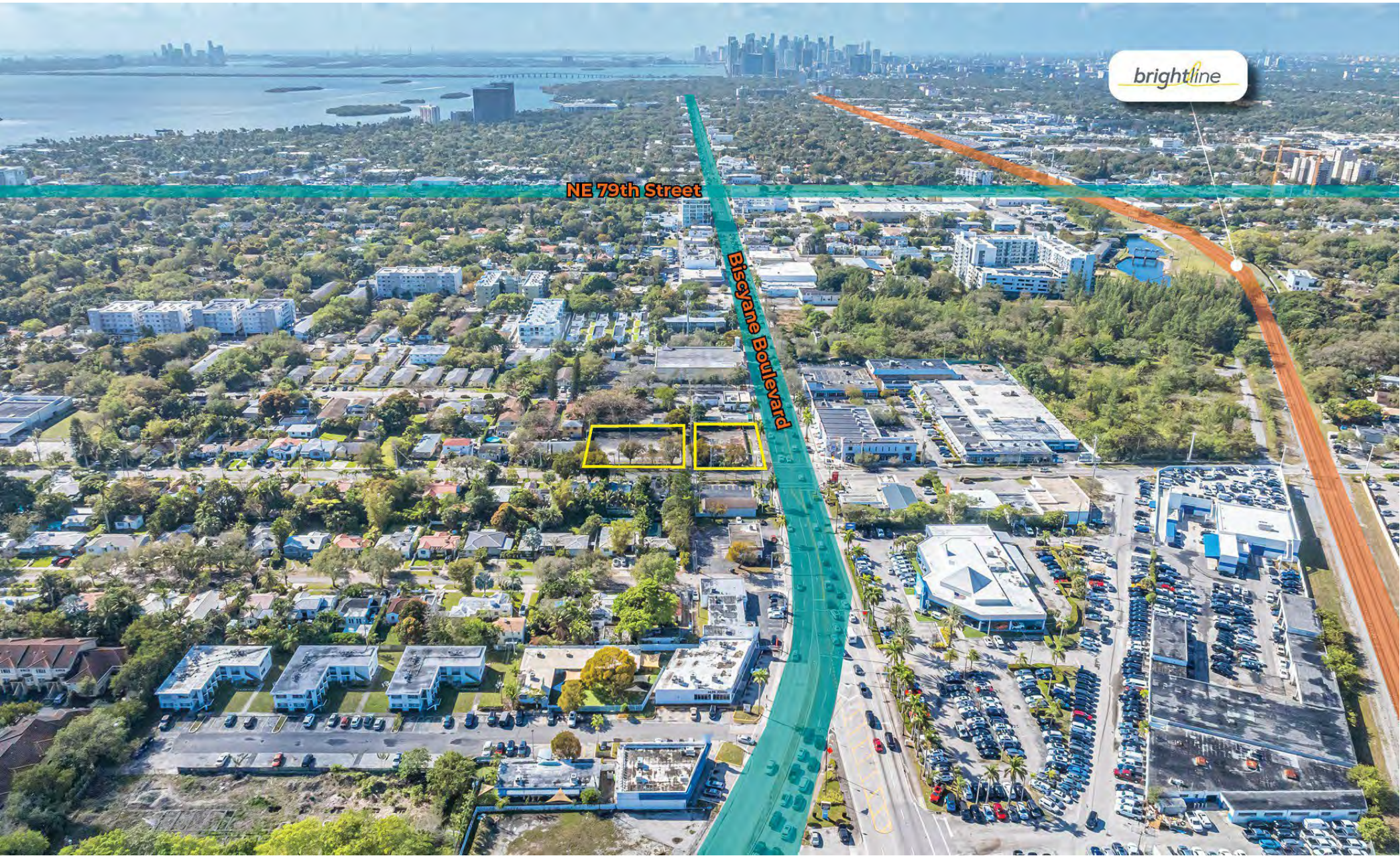
# PROPERTY PHOTOS

BISCAYNE 87



# PROPERTY PHOTOS

BISCAYNE 87



# PROPERTY PHOTOS

BISCAYNE 87





## ZONING DETAILS

BISCAYNE 87

SITE DESCRIPTION	
Lot Size (SF):	32,952
Folio:	Multiple
Zoning Jurisdiction:	Miami Beach
Zoning Description:	T6-8 & T5

Property address	Folio number	Lot size in sq.ft	Zoning
8699 BISCAYNE BLVD	01-3206-028-0901	9,240	T6-8-O
8623 BISCAYNE BLVD	01-3206-028-0910	4,400	T6-8-O
610 NE 87th Street	01-3206-028-0900	5,112	T5-R
620 NE 87th Street	01-3206-028-0890	7,100	T5-R
640 NE 87th Street	01-3206-028-0880	7,100	T5-R

	lot size (SF)	acres	units per acre	total units
T6 lot size	13,640	0.31	150	47
T5 lot size	19,312	0.44	65	29
<b>Total</b>	<b>32,952</b>	<b>0.76</b>	<b>215</b>	<b>76</b>

**T6-8 ZONE BUILDING DISPOSITION**

**LOT OCCUPATION**

- a. Lot Area 5000 sq.ft min.; 40,000 sq ft. max
- b. Lot Width 50 ft. min
- c. Lot Coverage
  - 1-8 stories 80% max.
  - Above 8 story 15,000 sq. ft. max. floor plate for Residential & Lodging  
30,000 sq. ft. max. floor plate for Office & Commercial
- d. Floor Lot Ratio (FLR) 5/ 25% additional Public Benefit
- e. Frontage at front setback 70% min.
- f. Open space Requirements 10% lot area min.
- g. Density 150 du/acre max.

**BUILDING SETBACK**

- a. Principal Front 10 ft. min.
- b. Secondary Front 10 ft. min.
- c. Side 0 ft. or 30 ft. min. above 8th story
- d. Rear 0 ft. or 30 ft. min. above 8th story

## ZONING DETAILS

BISCAYNE 87

### T5 Zoning

#### LOT OCCUPATION

a. Lot Area	5,000 sq.ft min.; 40,000 sq ft. max
- With rear vehicular access	1,200 sq.ft min.; 40,000 sq ft. max
b. Lot Width	50 ft. min.
- With rear vehicular access	16 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	n/a
e. Frontage at front setback	70% min.
f. Green space Requirements	10% lot area min.
g. Density	65 du/acre max.

#### BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft.
d. Rear	0 ft. min.
e. Abutting Side & Rear T4	6 ft. min.
Abutting Side & Rear T3	10% of Lot Depth** min. through 2nd Story; 26 ft. min. above 2nd Story

\*\*10% Lot Depth for Lots more than 120' deep ; 6 ft. min. for Lots less than 120' deep.

SEC.2

# Financial Analysis

- Financial Summary

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**PROPERTY OVERVIEW**

Address:	8699 Biscayne Blvd Miami, FL 33138
Folios:	Five
Type of Ownership:	Fee Simple

**SITE DESCRIPTION**

Lot Size SF:	32,952 SF
Lot Size AC:	.76 Acres
Zoning:	T6-8 & T5-O
Maximum Height:	T6-8 - 8 Floors   T5 - 5 Floors
Maximum Density:	76 Units

**PRICING**

Asking Price:	\$5,750,000
Price / SF Land:	\$174.50
Price / Buildable Unit:	\$75,658

SEC.3

# Market Overview

- Market Overview
- Demographics

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## MIAMI

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands — the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. With over 456,000 residents, Miami is the most populous city, followed by Hialeah, with roughly 221,000 people. Miami is a major North American tourist destination, expected to receive 28 million visitors in 2025. The city’s “Downtown Miami Master Plan” aims to enhance the quality of life and vacation appeal of the central business district.

### METRO HIGHLIGHTS



#### BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, endearing the area to businesses and high-earning households. Recent years have seen a wave of corporate relations to the market.



#### INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world. For this reason, many companies position their Latin American headquarters in the county.



#### MEDICAL COMMUNITY

Miami’s Health District features Florida’s largest concentration of medical facilities. Public hospitals specialists centers serve county residents and draw in patients from elsewhere in the state, while also serving as a pole rallying biotech firms.



## ECONOMY

- Trade, international finance, health care and entertainment have become major strengths in the region, comprising large shares of the Miami metro employment base.
- A strong tourism industry has developed with ties to Latin America and the Caribbean. Miami's own nightlife, arts scene and oceanside amenities attract domestic tourism, as well.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both significant sources of employment for the county's residents.



\* Forecast

## MAJOR AREA EMPLOYERS

- Baptist Health South Florida
- University of Miami
- American Airlines
- Nicklaus Children's Hospital
- Publix Super Markets
- Winn-Dixie Stores
- Florida Power & Light Co.
- Carnival Cruise Line
- AT&T
- Mount Sinai Medical Center



## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

## DEMOGRAPHICS

- The metro is expected to add more than 46,000 people over the next five years. During the same period, approximately 20,000 households will be formed.
- The local homeownership rate of almost 51 percent is below the national rate of 65 percent, maintaining a strong rental market.
- About 40 percent of Miami-Dade residents work in blue-collar occupations — above the national average.

## QUALITY OF LIFE

Miami-Dade County offers a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks, including the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region has a dynamic and diverse culture, family-friendly neighborhoods, and a plethora of shops and restaurants, as well as beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean, whether for tourism or residents with family abroad.

## SPORTS

Baseball | **MLB** | Miami Marlins  
 Football | **NFL** | Miami Dolphins  
 Basketball | **NBA** | Miami Heat



## EDUCATION

- The University of Miami
  - Barry University
- Florida International University
  - Miami Dade College



## ARTS & ENTERTAINMENT

- Adrienne Arsht Center
  - Zoo Miami
- Perez Art Museum Miami
- Miami Children's Museum



## QUICK FACTS



POPULATION  
**2.7M**  
 Growth 2025-2029\*  
 1.7%



HOUSEHOLDS  
**994K**  
 Growth 2025-2029\*  
 2%



MEDIAN AGE  
**41**  
 U.S. Median:  
 39



MEDIAN HOUSEHOLD INCOME  
**\$79,000**  
 U.S. Median:  
 \$76,000

\* Forecast

## 2025 Population by Age

- 5% 0-4 years
- 17% 5-19 years
- 6% 20-24 years
- 27% 25-44 years
- 27% 45-64 years
- 17% 65+ years



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHICS

BISCAYNE 87

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	18,701	166,751	467,742
<b>2025 Estimate</b>			
Total Population	18,533	165,449	461,140
<b>2020 Census</b>			
Total Population	18,746	164,946	453,744
<b>2010 Census</b>			
Total Population	18,530	161,134	434,107
<b>Daytime Population</b>			
2025 Estimate	14,870	124,274	438,309
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	8,339	63,783	182,938
<b>2025 Estimate</b>			
Total Households	8,253	63,005	179,452
Average (Mean) Household Size	2.3	2.6	2.6
<b>2020 Census</b>			
Total Households	8,090	61,526	172,836
<b>2010 Census</b>			
Total Households	7,582	57,126	157,319

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$250,000 or More	7.5%	5.3%	6.2%
\$200,000-\$249,999	3.6%	2.5%	2.9%
\$150,000-\$199,999	10.2%	6.2%	6.5%
\$125,000-\$149,999	6.5%	5.5%	5.5%
\$100,000-\$124,999	7.7%	8.0%	8.1%
\$75,000-\$99,999	10.2%	12.3%	12.2%
\$50,000-\$74,999	16.4%	16.7%	16.1%
\$35,000-\$49,999	8.8%	11.8%	11.6%
\$25,000-\$34,999	9.7%	9.4%	8.8%
\$15,000-\$24,999	8.2%	10.2%	9.4%
Under \$15,000	11.4%	12.2%	12.7%
Average Household Income	\$105,815	\$85,044	\$87,229
Median Household Income	\$85,401	\$68,635	\$70,159
Per Capita Income	\$44,600	\$32,700	\$34,881

# DEMOGRAPHICS

BISCAYNE 87

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate	18,533	165,449	461,140
0 to 4 Years	5.9%	6.1%	5.8%
5 to 14 Years	10.5%	11.5%	11.2%
15 to 17 Years	2.7%	3.3%	3.3%
18 to 19 Years	1.7%	3.1%	2.5%
20 to 24 Years	4.4%	6.0%	5.8%
25 to 29 Years	6.1%	6.5%	6.9%
30 to 34 Years	8.1%	7.6%	8.0%
35 to 39 Years	8.3%	7.4%	7.6%
40 to 49 Years	15.1%	13.2%	13.2%
50 to 59 Years	14.8%	13.2%	13.3%
60 to 64 Years	6.8%	6.6%	6.5%
65 to 69 Years	5.4%	5.3%	5.3%
70 to 74 Years	4.3%	4.0%	4.1%
75 to 79 Years	2.8%	2.8%	2.9%
80 to 84 Years	1.6%	1.8%	2.0%
Age 85+	1.4%	1.7%	1.8%
Median Age	41.0	39.0	39.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	13,859	115,970	329,529
Elementary (0-8)	5.2%	9.4%	9.8%
Some High School (9-11)	7.6%	8.3%	8.4%
High School Graduate (12)	22.7%	29.4%	29.3%
Some College (13-15)	13.8%	14.5%	13.3%
Associate Degree Only	9.5%	9.6%	8.9%
Bachelor's Degree Only	22.5%	17.8%	18.0%
Graduate Degree	18.7%	11.0%	12.3%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	9,325	71,138	215,673
2025 Estimate	9,228	70,255	211,628
Owner Occupied	3,607	25,522	70,367
Renter Occupied	4,659	37,558	109,100
Vacant	975	7,251	32,176
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	8,253	63,005	179,452
1 Person Units	36.1%	30.7%	31.8%
2 Person Units	32.4%	29.4%	29.3%
3 Person Units	14.7%	16.8%	16.5%
4 Person Units	10.3%	12.3%	11.7%
5 Person Units	4.4%	5.9%	5.9%
6+ Person Units	2.2%	4.9%	4.8%



## POPULATION

In 2025, the population in your selected geography is 461,140. The population has changed by 6.23 percent since 2010. It is estimated that the population in your area will be 467,742 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 5,880 people per square mile.



## HOUSEHOLDS

There are currently 179,452 households in your selected geography. The number of households has changed by 14.07 percent since 2010. It is estimated that the number of households in your area will be 182,938 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.6 people.



## INCOME

In 2025, the median household income for your selected geography is \$70,159, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 109.56 percent since 2010. It is estimated that the median household income in your area will be \$81,975 five years from now, which represents a change of 16.8 percent from the current year.

The current year per capita income in your area is \$34,881, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$87,229, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 228,020 people in your selected area were employed. The 2010 Census revealed that 52.4 percent of employees are in white-collar occupations in this geography, and 19.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



## HOUSING

The median housing value in your area was \$536,288 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 70,000.00 owner-occupied housing units and 87,317.00 renter-occupied housing units in your area.



## EDUCATION

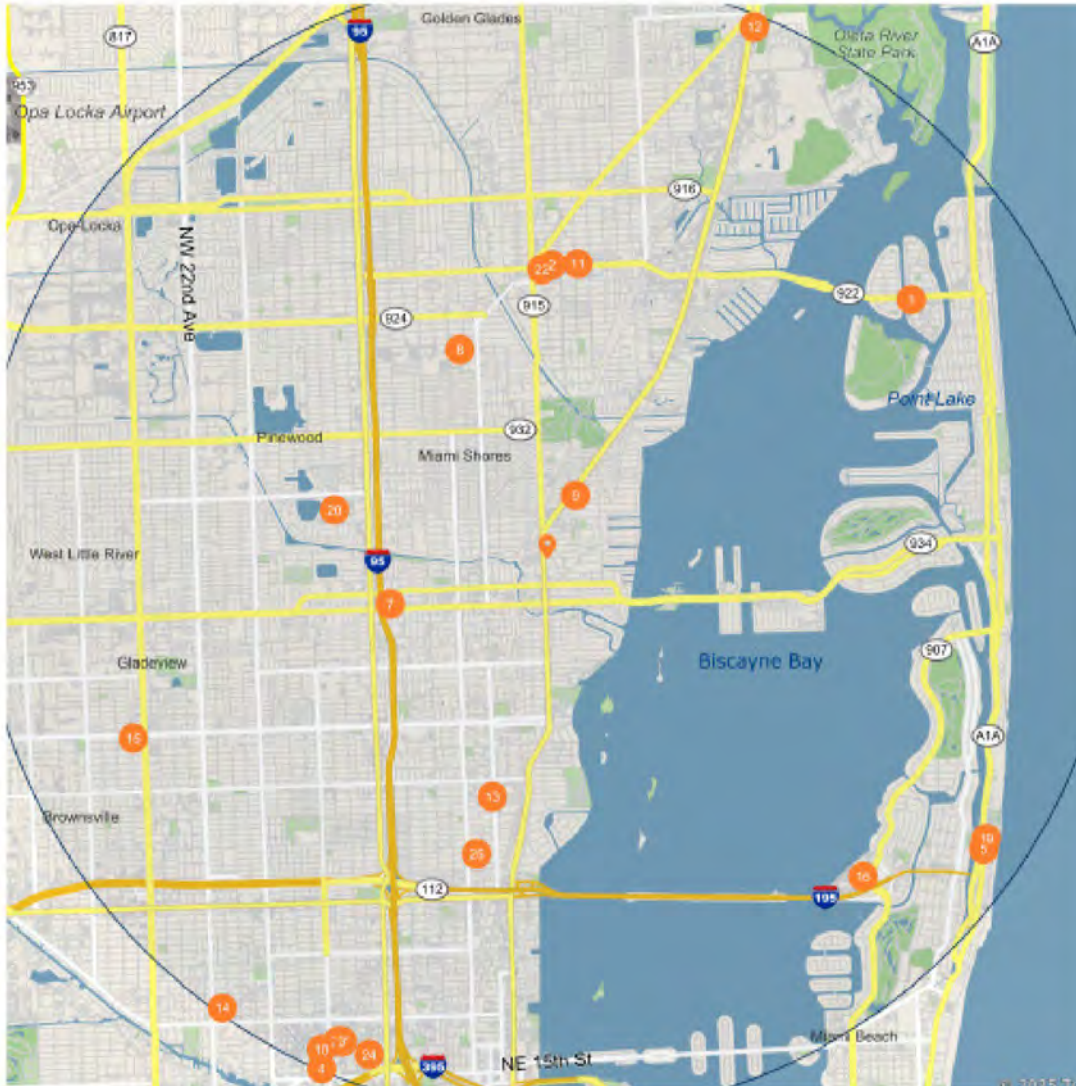
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 28.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.9 percent in the selected area compared with the 19.6 percent in the U.S.

# DEMOGRAPHICS

## BISCAYNE 87



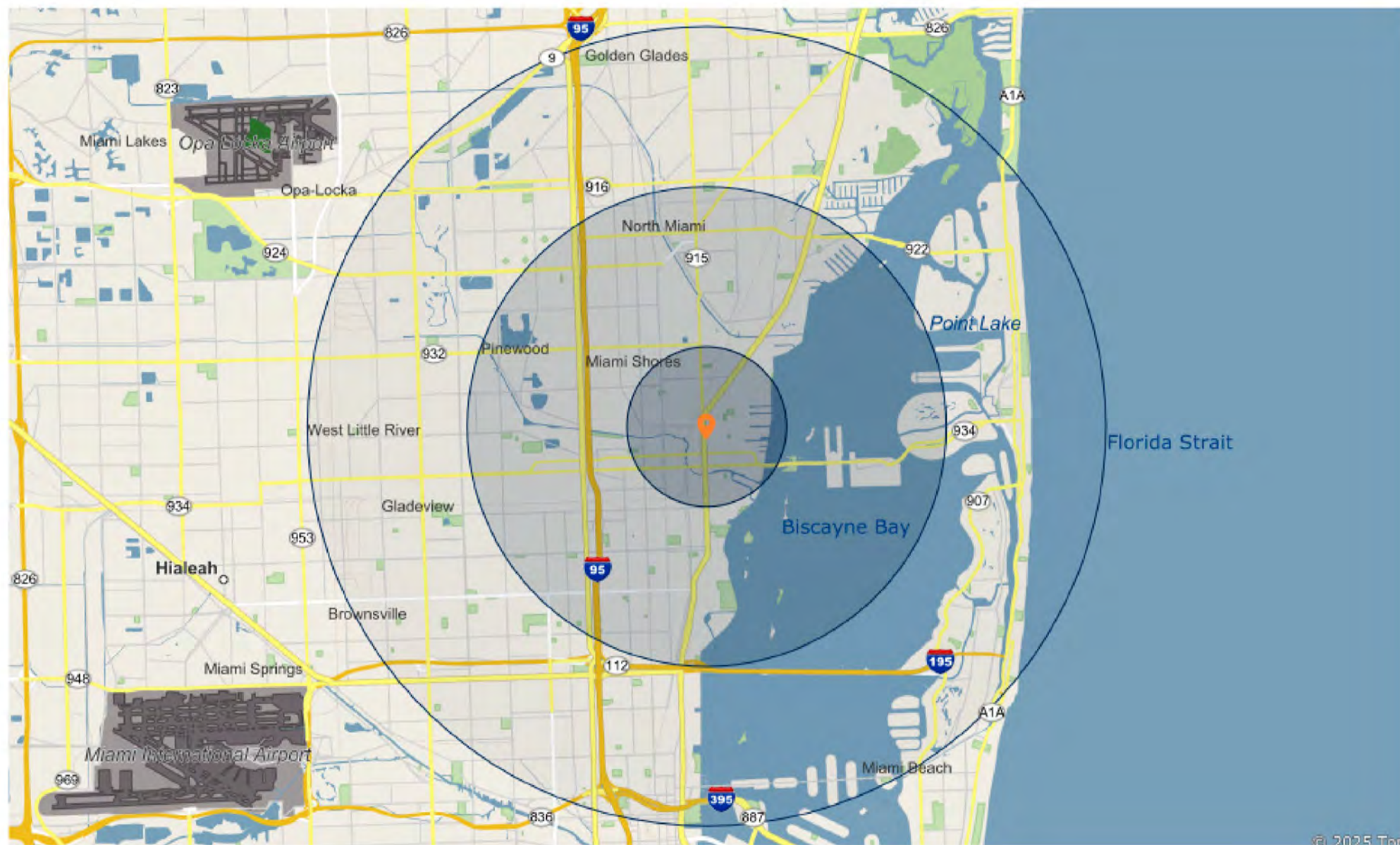
### Major Employers

### Employees

1	Transform Holdco LLC-	27,785
2	Payless Shsource Worldwide LLC-Collective Brands	19,000
3	Jackson North Medical Center-	6,959
4	University of Miami-University of Miami Hospital	1,800
5	Florida Fontainebleau Ht LLC-Fontainebleau II	1,770
6	Holtz Childrens Hospital-	1,747
7	Leon Flagler Holdings LLC-Leon Medical Center	1,734
8	Barry University Inc-Institute For Prof Grdnship EI	1,210
9	Archdiocese of Miami Inc-St Marys Properties	1,152
10	Veterans Health Administration-Miami Vamc	1,144
11	US Security Associates Inc-	1,101
12	N-Ix USA Inc-	950
13	Miami Jewish Hlth Systems Inc-Douglas Gardens Community Care	900
14	Goodwill Industries S Fla Inc-Goodwill Donations	900
15	Transportation America Inc-	897
16	Mount Sinai Med Ctr Fla Inc-Mount Snai Cmprhnsive Cnscr Ct	835
17	Public Hlth Trust of Mm-Dade C-Jackson Health System AP	749
18	Public Hlth Trust of Mm-Dade C-Jackson Memorial Univ Hosp	749
19	Florida Fontainebleau Ht LLC-Fontainebleau Miami Beach	720
20	Hsa Nsmc LLC-	703
21	Public Hlth Trust of Mm-Dade C-Jackson Memorial Hospital	666
22	Caremark Phc LLC-	650
23	Public Hlth Trust of Mm-Dade C-Talent Acquisition	624
24	Public Hlth Trust of Mm-Dade C-Mental Health Case Management	624
25	Jibe Enterprise Software Inc-	590

# DEMOGRAPHICS

BISCAYNE 87





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