



LITTLE RIVER

HIGH-EXPOSURE DEVELOPMENT SITE
633 NE 79TH STREET
MIAMI, FL 33138

FOR SALE
THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📱 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



LEARN MORE

THE LISTING TEAM

JAMIE ROSE MANISCALCO President & Managing Broker

✉ jamie@thealphacomm.com

📞 201-264-0113

STEFFANIE JACOBSON Senior Commercial Advisor

✉ steff@thealphacomm.com

📞 609-226-6390



THE ALPHA COMMERCIAL ADVISORS® PRESENTS A STRATEGIC, HIGH-EXPOSURE DEVELOPMENT OPPORTUNITY AT THE MAIN BISCAZYNE BOULEVARD & NE 79TH STREET INTERSECTION OF BOOMING LITTLE RIVER SUB-MARKET...

Offering exceptional visibility to over 67,000 AADT of circulating traffic, this rarely available raw land parcel is ideally suited for a wide range of development options both near and long-term including retail, office, hotel, multi-family and mixed-use projects.

Positioned just East of Biscayne Boulevard at the boundary of the Shorecrest, Little River, and MiMo District neighborhoods, this is the ideal acquisition for buyers to land-bank, build or entitle as the area experiences rapidly increasing development momentum. Surrounded by a mix of both national and mom & pop retailers, the site provides optionality, utility, and even interim income from its temporary F&B program.

The combination of strong exposure, functional scale and flexible use potential creates a compelling opportunity for developers and end-users alike to capitalize on continued growth within this rapidly evolving corridor, ahead of real value appreciation.

OFFERING SUMMARY

633 NE 79TH ST MIAMI, FL 33138

Neighborhood:	Little River / Shorecrest
Asset Type:	Land
Lot Size:	9,990 SF (0.23 acres)
Lot Dimensions:	90' X 106'
Traffic Count:	67,100 AADT (circulating)
Zoning:	T5-0
Max. Density (By-Right):	14 units (65 du/acre)
Max. Height (By-Right):	5 stories See Page 4 for density bonus program breakdown
Allowable Uses:	Mixed-Use, Retail, Office, Multifamily, Education, Hotel, Religious and more
Live Local Eligible:	Yes
Asking Price:	\$1,495,000

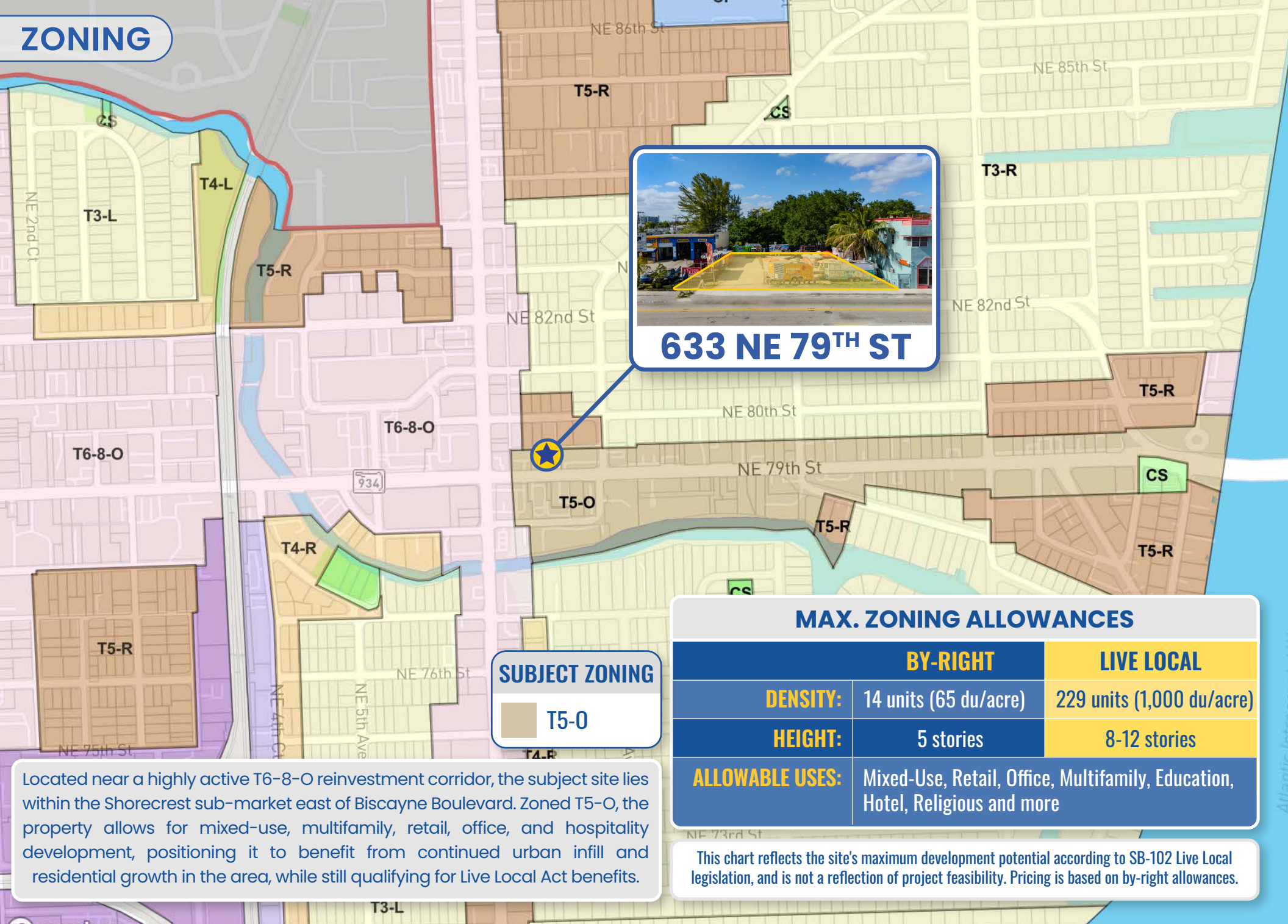
[Click to View Due Diligence Folder](#)




INVESTMENT HIGHLIGHTS

- **High-Traffic Location:** Positioned at the Biscayne Boulevard and NE 79th Street intersection with unmatched visibility and accessibility to circulating traffic in excess of 67,000 AADT.
- **National Retailer Mix w/ Local Charm:** Situated opposite an appealing existing tenant pool including Wendy's, Taco Bell, CVS, as well as local F&B gems like Marky's Gourmet, Osteria, Battubelin and San Lorenzo Ristorante, with direct proximity to the North Beach Marina.
- **Flexible By-Right Development Potential:** Allowing up to 14 units by-right, the site supports a wide range of uses including multifamily, retail, office, hotel, and more – with the area's staple aesthetic supporting a low-rise mixed-use development program with activated street-level commercial.
- **Growth Corridor + Strong Demand Drivers:** Located in the rapidly evolving Little River area touting a massive development pipeline, walkability to neighborhood services, transportation, retail, and dining, and diverse housing options ranging from ultra-luxury to market-rate and affordable.

ZONING



633 NE 79TH ST

SUBJECT ZONING
 **T5-O**

Located near a highly active T6-8-O reinvestment corridor, the subject site lies within the Shorecrest sub-market east of Biscayne Boulevard. Zoned T5-O, the property allows for mixed-use, multifamily, retail, office, and hospitality development, positioning it to benefit from continued urban infill and residential growth in the area, while still qualifying for Live Local Act benefits.

MAX. ZONING ALLOWANCES		
	BY-RIGHT	LIVE LOCAL
DENSITY:	14 units (65 du/acre)	229 units (1,000 du/acre)
HEIGHT:	5 stories	8-12 stories
ALLOWABLE USES:	Mixed-Use, Retail, Office, Multifamily, Education, Hotel, Religious and more	

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2026 The Alpha Commercial Advisors LLC.



Inquire with Broker for assemblage potential.

90'

Lot Size: 9,990 SF (0.23 acres)

106'



NE 79TH ST

27,600 AADT



SOUTH VIEW

▲ 7 MILES
DOWNTOWN MIAMI



DESIGN DISTRICT

MIMO DISTRICT

LITTLE RIVER INDUSTRIAL DISTRICT

UPPER EASTSIDE

APPROVED



79 Biscayne Blvd

BISCAYNE BLVD

39,500 AADT



NE 79TH ST 27,600 AADT



SUBJECT SITE



NORTH BAY VILLAGE



APPROVED



7860-7880 NE Bayshore Ct

SHORECREST



THE ALPHA COMMERCIAL



APPROVED



630-640 NE 80 ST

MARKY'S

SUBJECT SITE

NE 79TH ST 27,600 AADT >>>



<<< BISCAYNE BLVD 39,500 AADT >>>

WEST VIEW



UNDER CONSTRUCTION

CEDARst Little River

UNDER CONSTRUCTION

Little River Plaza

THE CITADEL

INTERSTATE 95

APPROVED

79 Biscayne Blvd

NE 2ND AVE

BISCAYNE BLVD 39,500 AADT

NE 79TH ST 27,600 AADT

SUBJECT SITE

OSTERIA

NE 80TH ST

MARKY'S

SAN LORENZO MIAMI





▲ 12 MILES
AVENTURA

Miami Shores Country Club

MIAMI SHORES

SHORECREST



APPROVED

630-640 NE 80 ST

OSTERIA

SUBJECT SITE

MARKY'S

NE 79TH ST 27,600 AADT

BISCAYNE BLVD 39,500 AADT

APPROVED

79 Biscayne Blvd



SAN LORENZO MIAMI

DEVELOPMENT MAP

EAST OF 95 THE ALPHA COMMERCIAL



LEARN MORE

NEIGHBORHOOD MAP





THE ALPHA COMMERCIAL

JAMIE ROSE MANISCALCO
President & Managing Broker

✉ jamie@thealphacomm.com
☎ 201-264-0113

STEFFANIE JACOBSON
Senior Commercial Advisor

✉ steff@thealphacomm.com
☎ 609-226-6390



🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

📍 742 NE 79th Street, Miami, FL 33138