



**FOR LEASE**

**7424 NE 2ND AVENUE**

**MIAMI, FL 33138**

**LITTLE RIVER LOT**

**STL**  
COMMERCIAL

## OVERVIEW

Opportunity to lease a nearly 16,000 SF lot in Little River, Miami's hottest emerging market. The lot allows for a variety of uses including Automotive uses as well as public parking.

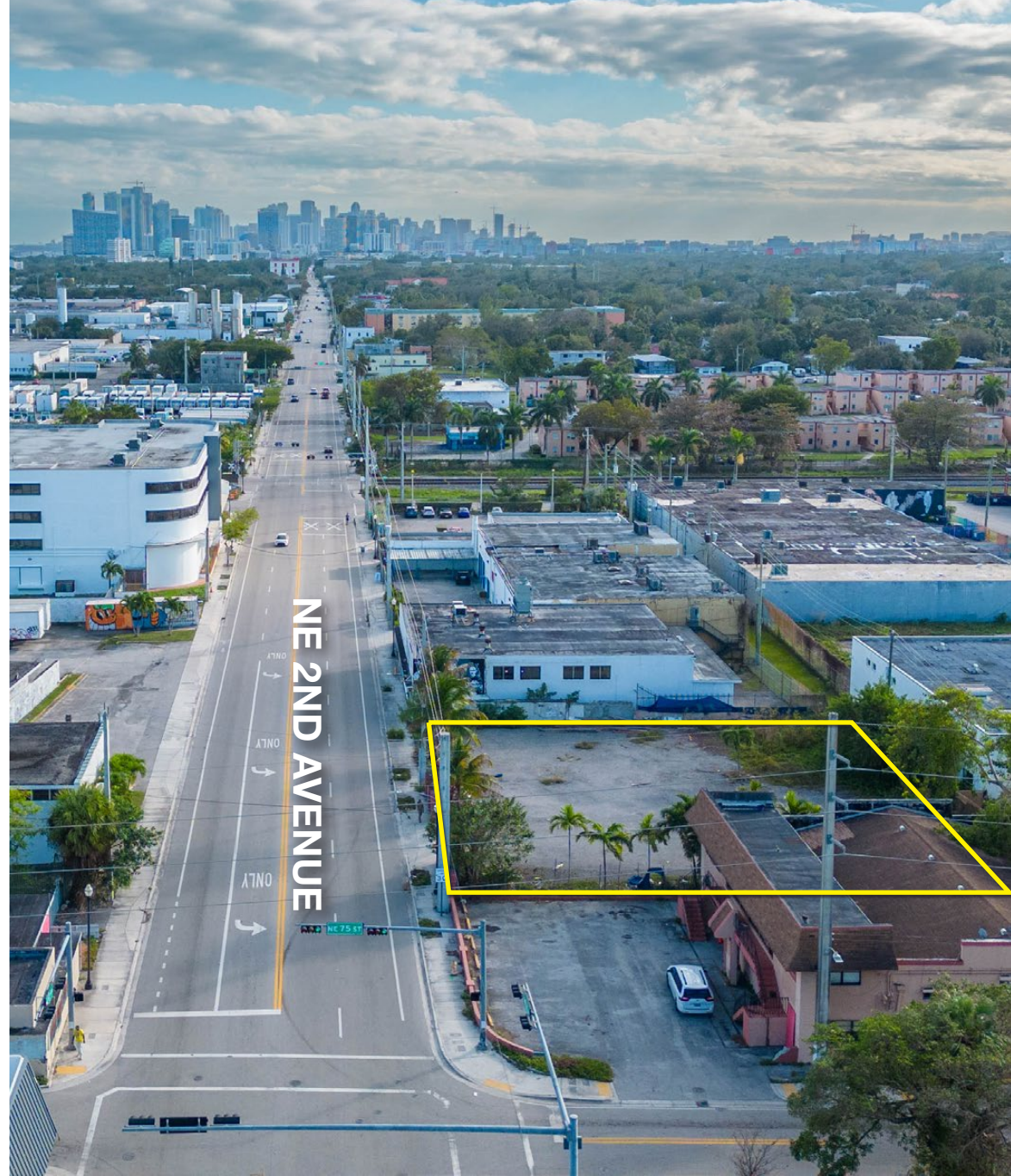
## SITE SUMMARY

LOT SIZE: 15,688 SF

ZONING: D2

ALLOWED USES: Industrial,  
Automotive, Parking,  
Entertainment, Food  
Service, Etc.

ASKING PRICE: \$6,536/month



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**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# AERIAL IMAGE



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# ALLOWED USES CHART

**MIAMI 21**  
AS ADOPTED - JANUARY 2018

**ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES**

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
<b>DENSITY (UNITS PER ACRE)</b>	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
<b>RESIDENTIAL</b>																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R	R	R	R	R	R	R						
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R	R	R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK				R	R		R	R		R	R				R			
WORK - LIVE																		
<b>LODGING</b>																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R	R	R		R	R				R	R		
HOTEL							R	R		R	R				R			
<b>OFFICE</b>																		
OFFICE				R	R		R	R		R	R		E	R		R	R	W
<b>COMMERCIAL</b>																		
AUTO-RELATED COMMERCIAL ESTAB.								W		W	W					R	R	
ENTERTAINMENT ESTABLISHMENT					R		W	R		R	R					R	R	
ENTERTAINMENT ESTAB - ADULT																R	R	
FOOD SERVICE ESTABLISHMENT				R	R		R	R		W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.				E	E		E	E		W	E	E	W	E	R	E	E	E
GENERAL COMMERCIAL				R	R		R	R		W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.							W	W		W	W	W	E			R	R	R
OPEN AIR RETAIL							W	W		W	W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY							R	R		E	R	R	E	E	R	R	R	W
RECREATIONAL ESTABLISHMENT							R	R		R	R	R	E	R		R	R	W
<b>CIVIC</b>																		
COMMUNITY FACILITY				W	W		W	W		W	W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX													E	E		R	R	
<b>CIVIL SUPPORT</b>																		
COMMUNITY SUPPORT FACILITY				W	W		W	W		W	W	W	E	E		R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY													E	R		E	E	
MARINA				E	W	W	E	W	W	E	W	W	R	E	R	R	R	R
PUBLIC PARKING				W	W		E	W	W	E	W	W	E	R		R	R	W
RESCUE MISSION													E	R		E	W	W
TRANSIT FACILITIES				W	W		E	W	W	E	W	W	E	R		R	R	W
<b>EDUCATIONAL</b>																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY							W	W		W	W	W	E	R		E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W	E	R		E		
LEARNING CENTER				E	E		R	R		R	R		E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W	E	R		E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R	E	R		E		
RESEARCH FACILITY				R	R		R	R		R	R		E	R		R	R	W
SPECIAL TRAINING / VOCATIONAL					E		W	W		W	W		E	R		R	R	W
<b>INDUSTRIAL</b>																		
AUTO-RELATED INDUSTRIAL ESTBL																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/DISTRIBUTION FACILITY																R	R	W

R Allowed By Right  
W Allowed By Warrant - Administrative Process - CRC (Coordinated Review Committee)  
E Allowed By Exception - Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)  
Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.  
\* Additional densities in some T6 zones are illustrated in Diagram 9.  
\*\* AZ: Density of lowest Abutting Zone

IV.8

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