

3300 NW SOUTH RIVER DRIVE · MIAMI, FLORIDA

High-Exposure River Corner Income & Upside

A high-exposure corner directly on the Miami River corridor — a flexible month-to-month restaurant tenancy alongside a multi-year logistics lease, with long-term redevelopment potential in the heart of Miami's working waterfront.

TENANTS

2

ZONING

BU-1A

POSITION

High-Exposure
Corner

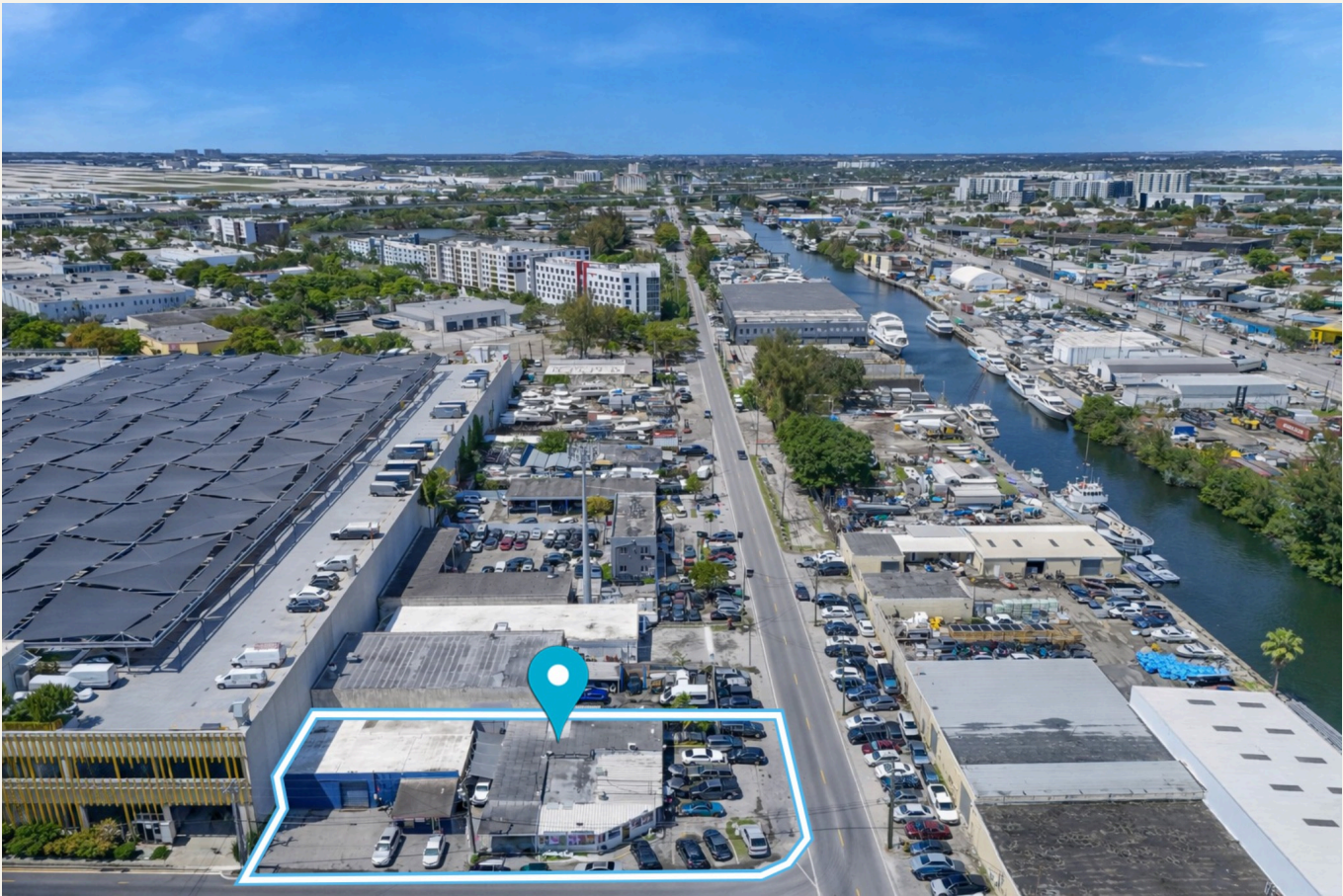
LOCATION

Miami River
Corridor

A High-Exposure River Corner

3300 NW South River Drive occupies a high-exposure corner position along NW South River Drive, directly across from the Miami River's active boatyards and marine trade. The property is leased to a restaurant tenant and a logistics tenant — delivering in-place income while preserving long-term redevelopment optionality.

ADDRESS 3300 NW South River Dr, Miami, FL	ZONING BU-1A — Urban Center	PRIMARY LAND USE Automotive / Marine Corridor
POSITION High-exposure river corner	TENANT MIX Restaurant & logistics	FINANCIALS Rent roll available upon request (NDA)



Aerial view of 3300 NW South River Drive, outlined in blue — direct frontage on NW South River Drive across from the Miami River's marine and boatyard corridor.

Income Today, Optionality Tomorrow

This asset should not be evaluated solely on its in-place capitalization rate. Its primary value is derived from its strategic Miami River location, commercial/industrial zoning, land value, and long-term redevelopment potential.

- Restaurant tenant operates month-to-month, providing flexibility for a future owner
- Diversified tenant mix: restaurant and logistics uses
- Direct frontage on the Miami River corridor, adjacent to active boatyards and marine trade
- Logistics tenant on a multi-year lease provides income stability
- High-exposure corner position on NW South River Drive
- Excellent fit for investors, owner-users, or redevelopment-oriented buyers

KEY CONSIDERATION

Month-to-Month Flexibility

RESTAURANT TENANT

Currently on a month-to-month basis — giving a future owner the flexibility to reposition, redevelop, or hold for income.

IDEAL FOR

Income investors seeking Miami River exposure, and redevelopment-oriented buyers underwriting land value.

DILIGENCE

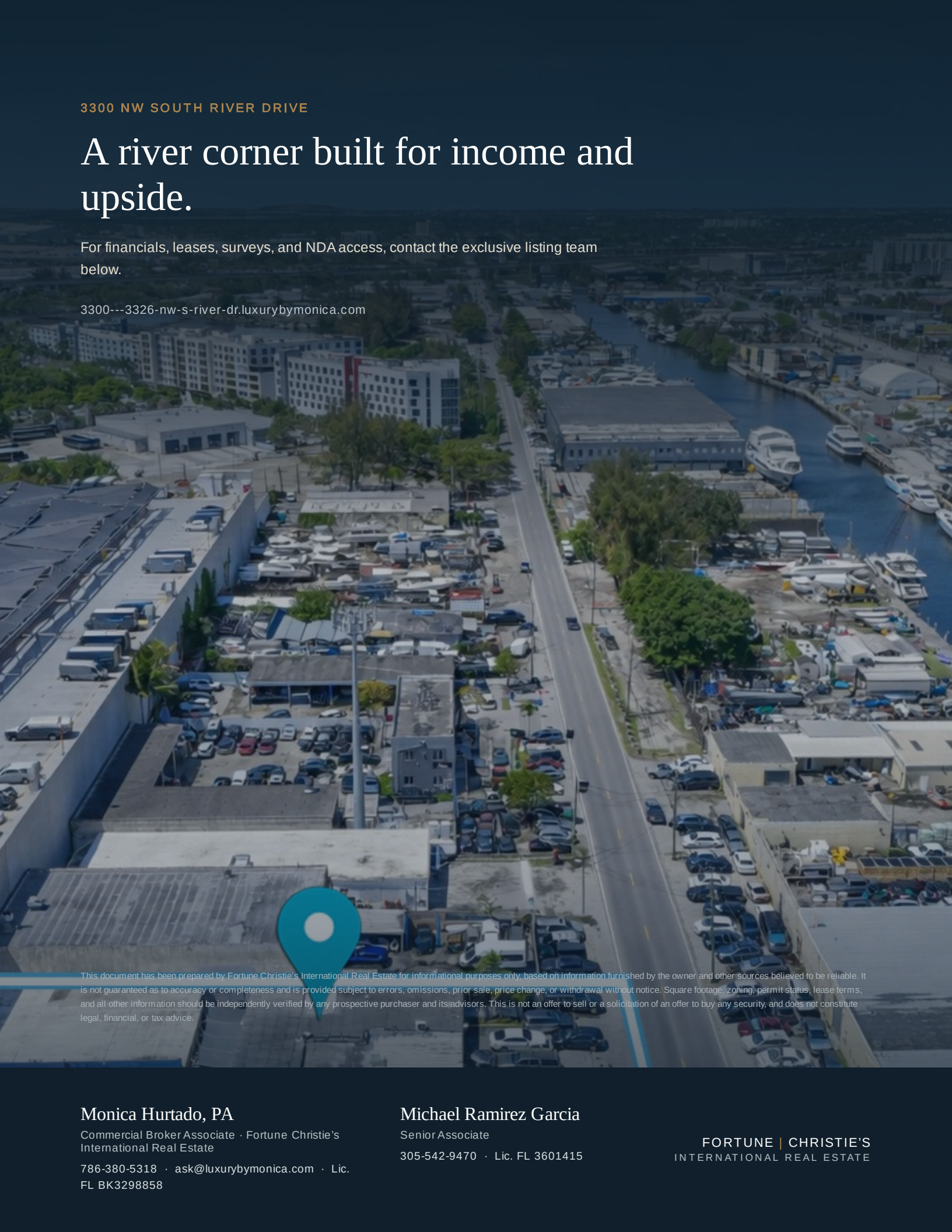
Leases, rent roll, operating expenses, survey, and zoning information available upon request following NDA execution.

3300 NW SOUTH RIVER DRIVE

A river corner built for income and upside.

For financials, leases, surveys, and NDA access, contact the exclusive listing team below.

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