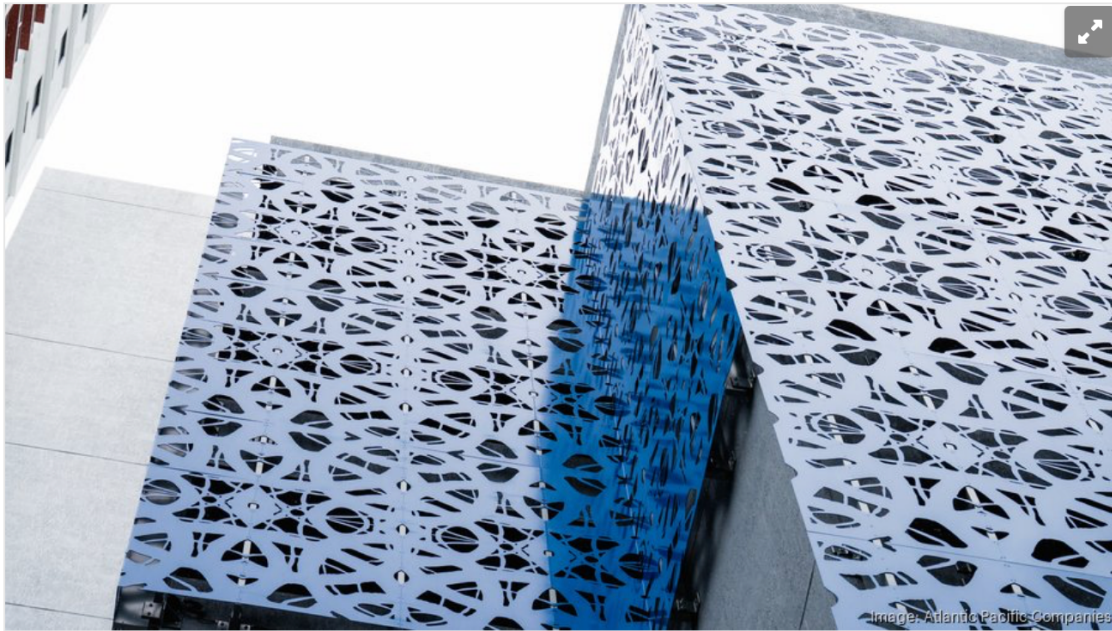


Commercial Real Estate

Public-private partnership opens 616-unit workforce housing project in Miami's Overtown



Atlantic Square opened at 777 N.W. Second Ave. in Miami's Overtown neighborhood.

ATLANTIC PACIFIC COMPANIES

By Mark Dovich - Reporter, South Florida Business Journal
Jun 8, 2026

Story Highlights

- Atlantic Square opened June 4 in Miami's Overtown with 616 apartments.
- The 36-story project includes 320 workforce units and 40 affordable residences.
- Miami-Dade County's Building Better Communities Bond Program partially funded the development.

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SOUTH FLORIDA BUSINESS JOURNAL

A public-private partnership that brings together developers and officials in South Florida has opened a major workforce housing project in Miami's Overtown neighborhood.

Atlantic Square opened June 4 at 777 N.W. Second Ave., delivering 616 apartments, including 320 workforce units and 40 affordable residences, plus 25,000 square feet of ground-floor retail and restaurant space.

The median annual household income in Miami-Dade County is \$87,200, according to the U.S. Department of Housing and Urban Development.

The project was developed by Miami-based Atlantic Pacific Cos., Miami-based Greater Bethel AME, Miami Gardens-based Palmetto Homes, New York-based GTIS Partners and Pittsburgh-based PNC Real Estate, alongside the Miami-Dade County Department of Transportation and Public Works, City of Miami and Southeast Overtown/Park West Community Redevelopment Agency.

They've described Atlantic Square as the largest single-phase mixed-income transit-oriented development in Miami-Dade County. It occupies a 2.07-acre county-owned site under a land lease.

"By expanding housing opportunities while also connecting residents to jobs, transit and community resources, we are investing in neighborhoods like Overtown and creating a more resilient and equitable future for our county," Miami-Dade County Mayor Daniella Levine Cava said.

Amenities in the 36-story project include a recreation deck with two pools, fitness center, dog park and coworking office spaces, as well as easy access to public transportation options, with Brightline, Metrorail and Metromover stations all available nearby. It's also not far from Miami Worldcenter.

The development was partially funded by Miami-Dade County's Building Better Communities Bond Program.

"Atlantic Square is an ideal example of what's possible when public and private partners come together around a shared vision for community impact," said Ken Naylor, president of development at Atlantic Pacific Cos.

Atlantic Pacific Cos. self-performed as general contractor and broke ground on the project in early 2023, the Business Journal previously reported.

In recent years, there's been an uptick in development in Overtown, a historically Black neighborhood just northwest of downtown Miami. The Southeast Overtown/Park West

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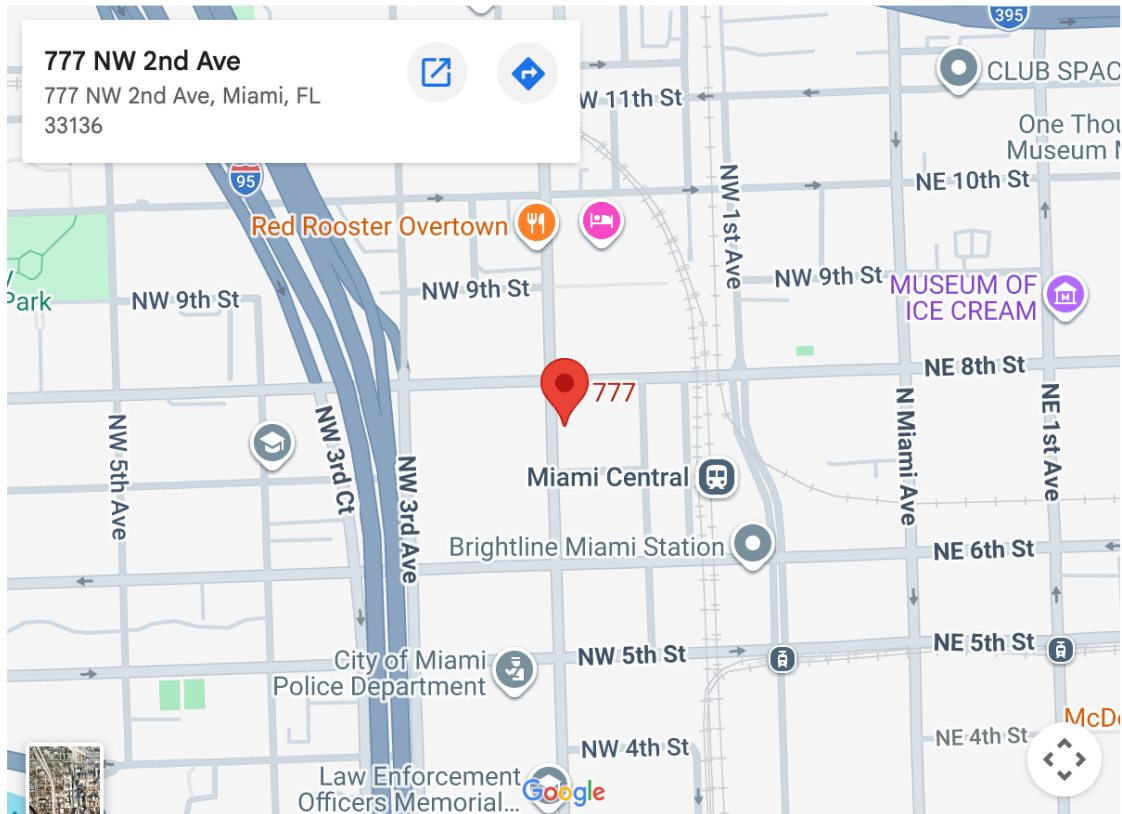
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CRA has been especially active in supporting affordable and workforce housing projects in the neighborhood.

Last September, the CRA closed on a nearly \$162 million bond, the largest in its history, to support a portfolio of revitalization and development projects. That covers several other public-private partnerships, slated to add hundreds more affordable and workforce housing units.



<https://www.bizjournals.com/southflorida/news/2026/06/08/atlantic-square-miami-overtown-opening.html>

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