



TURNKEY RESTAURANT & COMMERCIAL KITCHEN OPPORTUNITY

12950 W Dixie Highway, North Miami, FL

FOR LEASE



PROPERTY HIGHLIGHTS

12950W Dixie Highway presents a rare opportunity to lease a fully built out, freestanding restaurant asset in North Miami. The ±5,000 SF property is currently occupied by Captain Jim's Seafood and will be delivered as-is with existing infrastructure.

The offering provides a plug-and-play opportunity with the ability to subdivide into two units.

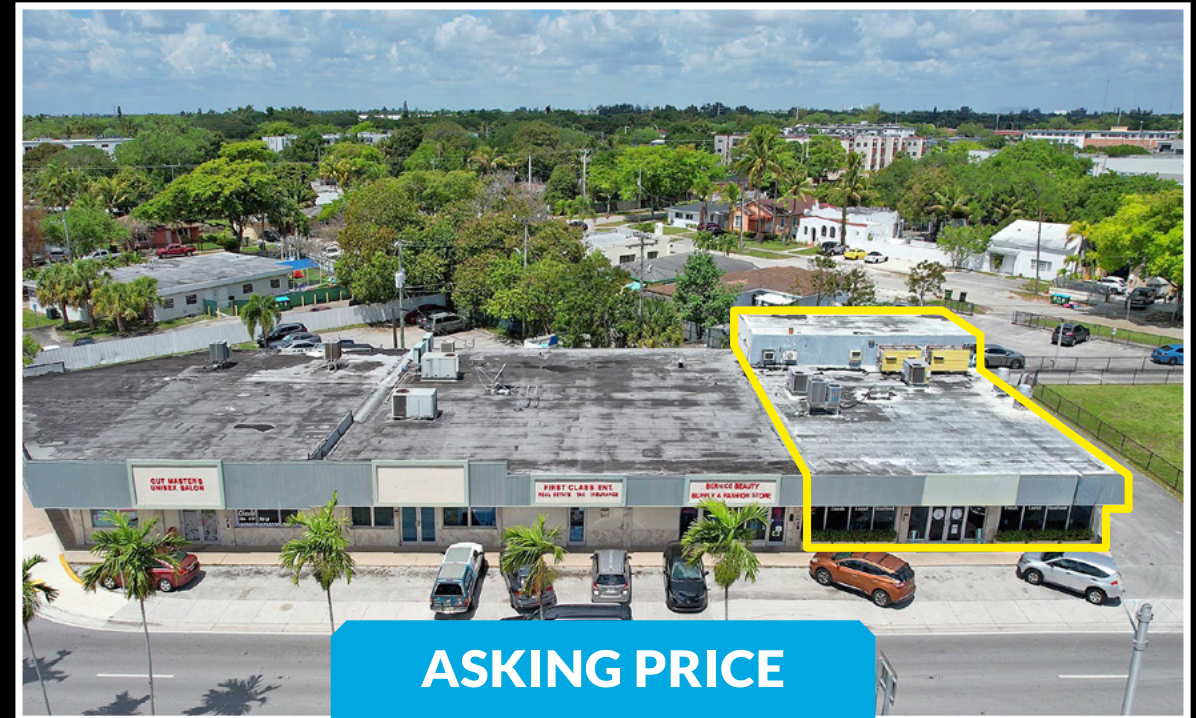
Strong parking, traffic, and location positioning support both destination and neighborhood-driven concepts.

LEASEABLE AREA OFFERING

GROSS LEASABLE AREA	5,000 SF
CURRENT LEASABLE AREA	5,000 SF
POTENTIAL UNIT #1	3,500 SF
POTENTIAL UNIT #2	1,500 SF
PARKING	Dedicated private parking (in front & behind the property)
AADT	18,500
POTENTIAL USE	Catering, High Volume Takeout & Delivery, Ghost Commissary Kitchen
SEATING CAPACITY	95

ADDITIONAL HIGHLIGHTS

- Full commercial kitchen build-out
- Equipped with hood system, grease trap, cooking line, prep stations, refrigeration, and storage, allowing for immediate continuation of operations without additional capital investment.
- Indoor dining area
- Functional seating layout designed to accommodate steady dine-in traffic, with efficient flow between kitchen and service areas.
- Takeout/service counter component
- Supports high-margin takeout business, a core driver of revenue for neighborhood restaurant concepts.



ASKING PRICE
\$27 PSF NNN

- Walk-in cooler and dry storage
- Adequate back-of-house infrastructure to support seafood operations and bulk purchasing.
- Existing utilities and restaurant infrastructure
- All major systems in place, including gas, plumbing, ventilation, and electrical configured for food & beverage use.
- On-site parking / accessibility
- Provides convenience for local clientele and enhances repeat visit frequency.

INTERIOR PHOTOS: RESTAURANT



INTERIOR PHOTOS: KITCHEN



LOCATION SUMMARY

12950 W Dixie Highway is positioned within North Miami's emerging West Dixie corridor, just west of Biscayne Boulevard and minutes from Aventura. The location provides direct access to one of Miami-Dade's strongest retail corridors while offering a more efficient and cost-effective alternative for operators.

West Dixie Highway serves as a key north-south connector, delivering a consistent traffic flow of approximately 18,500 vehicles per day without the congestion of Biscayne Boulevard. The property benefits from strong visibility, accessibility, and dedicated on-site parking.

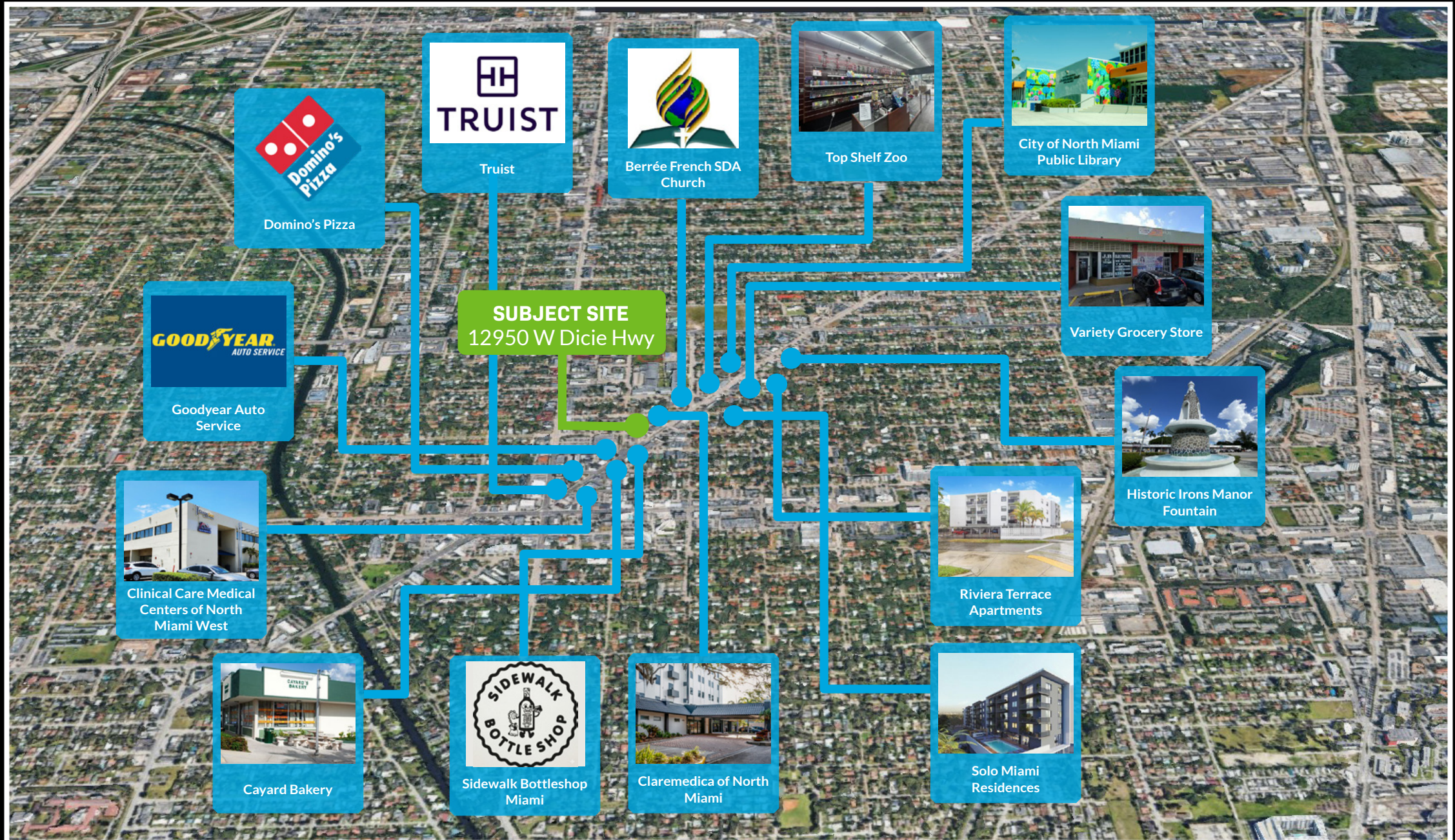
The surrounding area is experiencing continued residential growth driven by new development along Biscayne Boulevard and the 125th Street corridor, increasing population density and demand for neighborhood-serving retail and food & beverage concepts.

With close proximity to Aventura Mall, FIU Biscayne Bay Campus, and major east-west connectors to I-95, the property is well-positioned to capture both local and regional traffic.

As occupancy costs rise along Biscayne Boulevard and in Aventura, operators are increasingly targeting the West Dixie corridor as a strategic alternative with strong fundamentals and long-term upside.



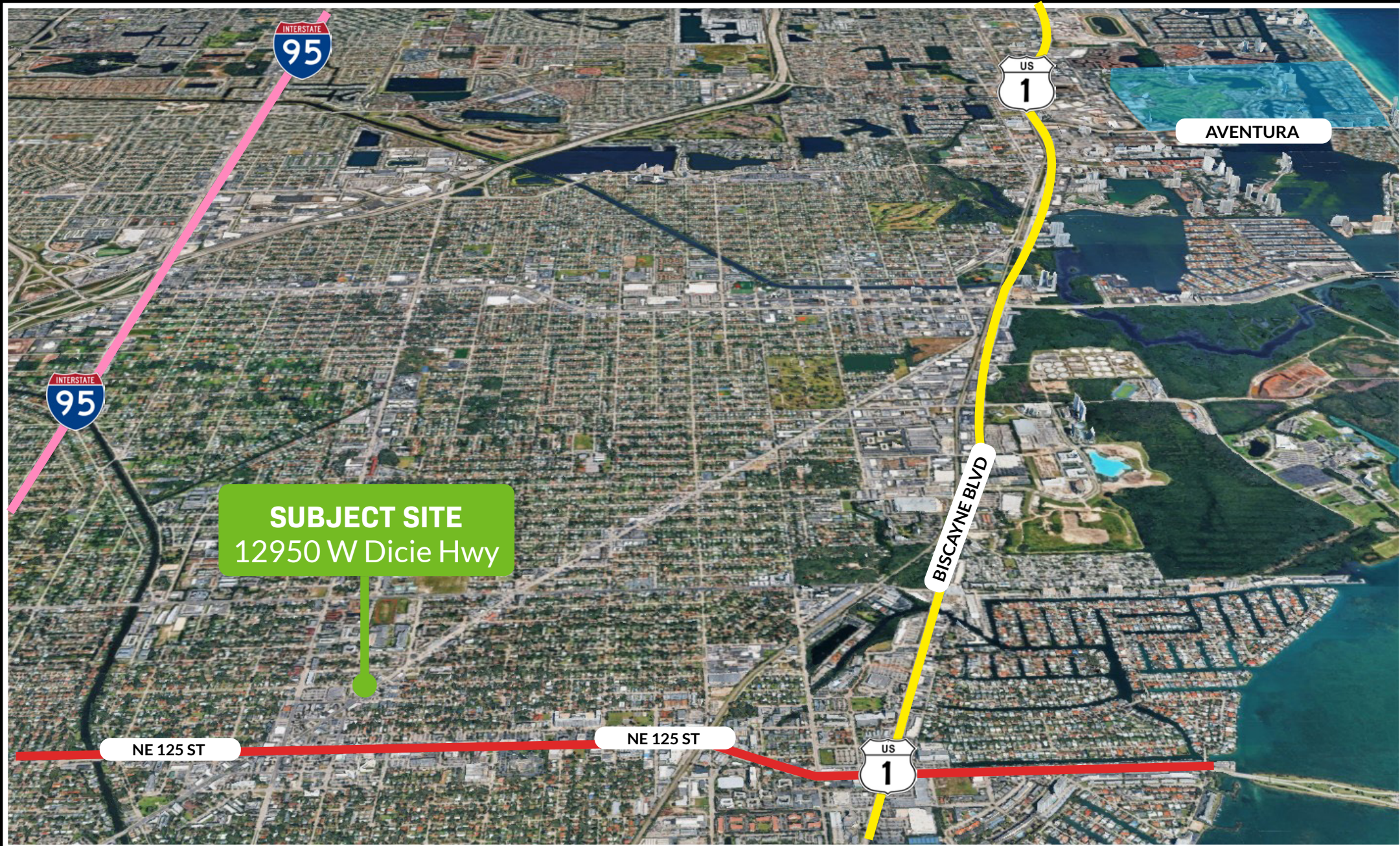
NEARBY TENANTS



DEVELOPMENT HIGHLIGHTS



TRADE AREA MAP POSITIONING





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