



**FOR LEASE**  
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**RAW SHELL RESTAURANT SPACE**

**1018 N Miami Beach Blvd**  
**NORTH MIAMI BEACH, 33162**

**FOR LEASE**

 **APEX**  
CAPITAL REALTY



# PROPERTY OVERVIEW

1018 N Miami Beach Blvd offers a prime opportunity to lease a highly visible storefront directly on North Miami Beach’s main commercial corridor, NE 163rd Street. Located about 8 minutes from I-95, with immediate access to SR 826, the property is centrally located with easy access to all major commercial hubs in Miami-Dade and Broward Counties. This property offers exceptional frontage, heavy daily traffic, and nonstop visibility for an operator seeking immediate market penetration.

Its layout is perfectly suited for a first generation restaurant. Its placement within a dense residential and retail zone also makes it highly suitable for medical or wellness operators, including urgent care, dental, boutique medical, therapy, or specialty clinics that require strong accessibility and constant neighborhood flow.

With flexible commercial zoning, prominent signage potential, and proximity to national retailers and service-based businesses, 1018 N Miami Beach Blvd offers a strategic and rare opportunity for tenants seeking a high-visibility, high-traffic location designed to support strong sales volume and long-term operational success.

## PROPERTY HIGHLIGHTS

- 55,500 Annual Average Daily Traffic (AADT)
- Prime Signage on 163rd Street
- 3 Entrances: One In The Front, One In The Back, and One Side Entrance
- Large Kitchen Space In The Back Of The Unit
- Large Dining Area
- One water fountain
- Two Storage Rooms

### PROPERTY DETAILS

BUILDING SIZE	2,300 +/- SF
ZONING	MU/IB (General Business District)

**ASKING PRICE**  
**\$6,500 a Month**  
**+ Utilities**

# PROPERTY PHOTOS



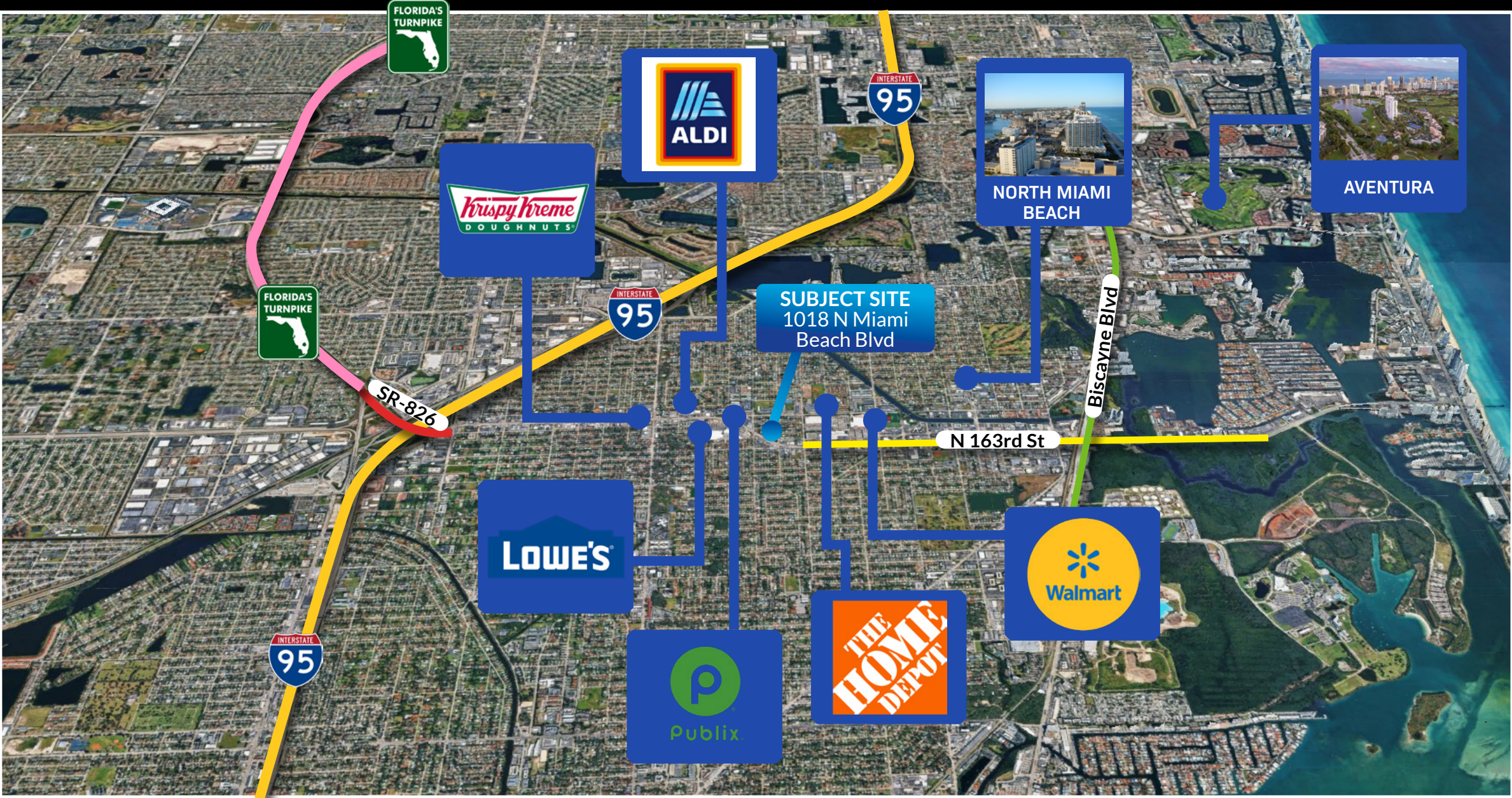


# FRONT DINING ROOM - RENDERING





# RETAIL MAP





# ABOUT APEX CAPITAL REALTY

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APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand in hand with our clients in order to reach optimal results.



## BROKER CONTACT

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**BLAISE PRONESTI**

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