



Stand-Alone Retail / Office Building

1420 NE 163rd St
North Miami Beach, FL 33162



FOR SALE / LEASE

EXECUTIVE SUMMARY

Apex Capital Realty is delighted to offer the opportunity to lease or purchase 1420 NE 163rd ST in North Miami Beach. The 2,529 square foot stand-alone building fronting North Miami Beach’s main corridor NE 163rd ST – connects I-95 to Biscayne Blvd, as well as impressive submarkets including Aventura, Sunny Isles, Bal Harbour, Surfside, and North Miami.

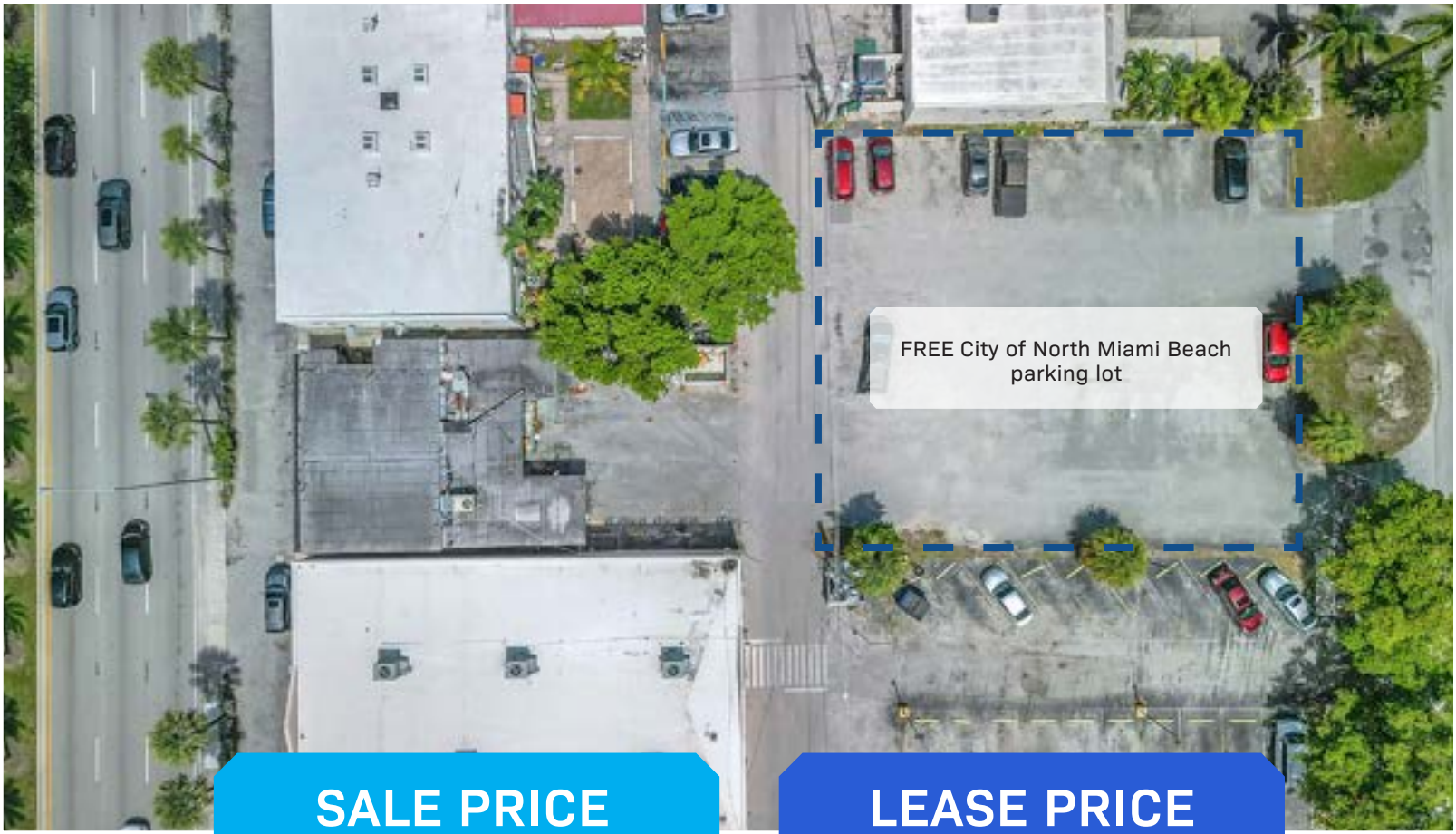
The site boasts exceptional visibility with an average daily traffic count of over 56,000 vehicles. On-site parking includes five dedicated spaces, with additional access to a free, first-come, first-served public parking lot adjacent to the property.

Previously configured for two tenants, the building features a flexible layout with two front entrances and two rear exits. While part of the central demising wall has been opened up in the rear, the structure still lends itself well to multi-tenant or creative use configurations.

With its prime location, high traffic exposure, and versatile design, this property presents a compelling opportunity for businesses looking to establish a presence along one of North Dade’s most strategic and affluent corridors.

PROPERTY HIGHLIGHTS

BUILDING SIZE	2,529 SF
LOT SIZE	5,500 SF
TRAFFIC COUNT	56,000 AADT
STOREFRONT ENTRANCE	2
EXIT DOORS	2
PARKING	5 Parking Spaces (Plus an additional City of North Miami Beach first-come, first-served lot)
ZONING	MU/iB-e, Mixed Use International Boulevard
POTENTIAL USES	Retail Businesses, Professional Offices, Personal Service Establishments, and Restaurants.



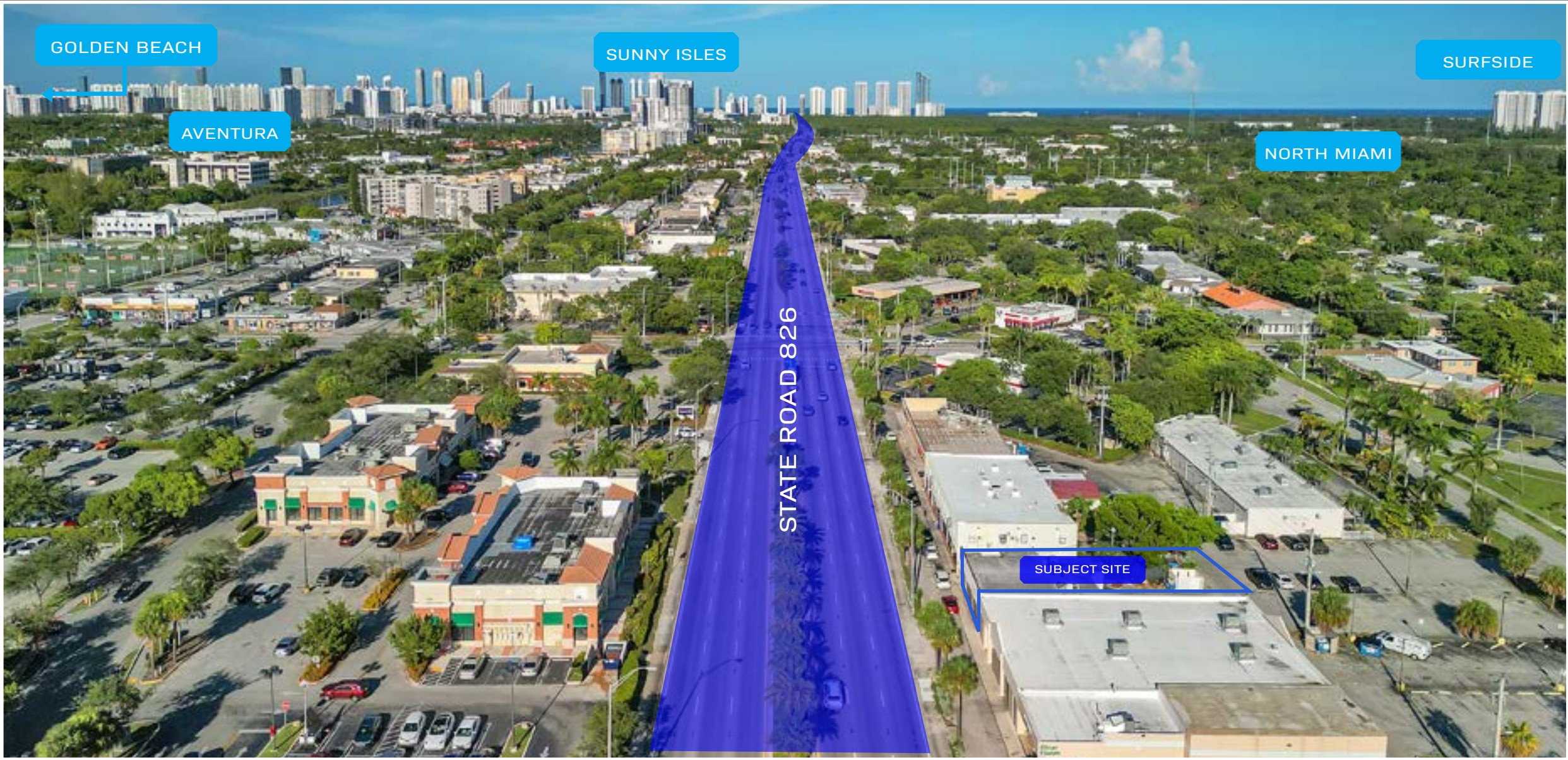
SALE PRICE

\$1,275,000

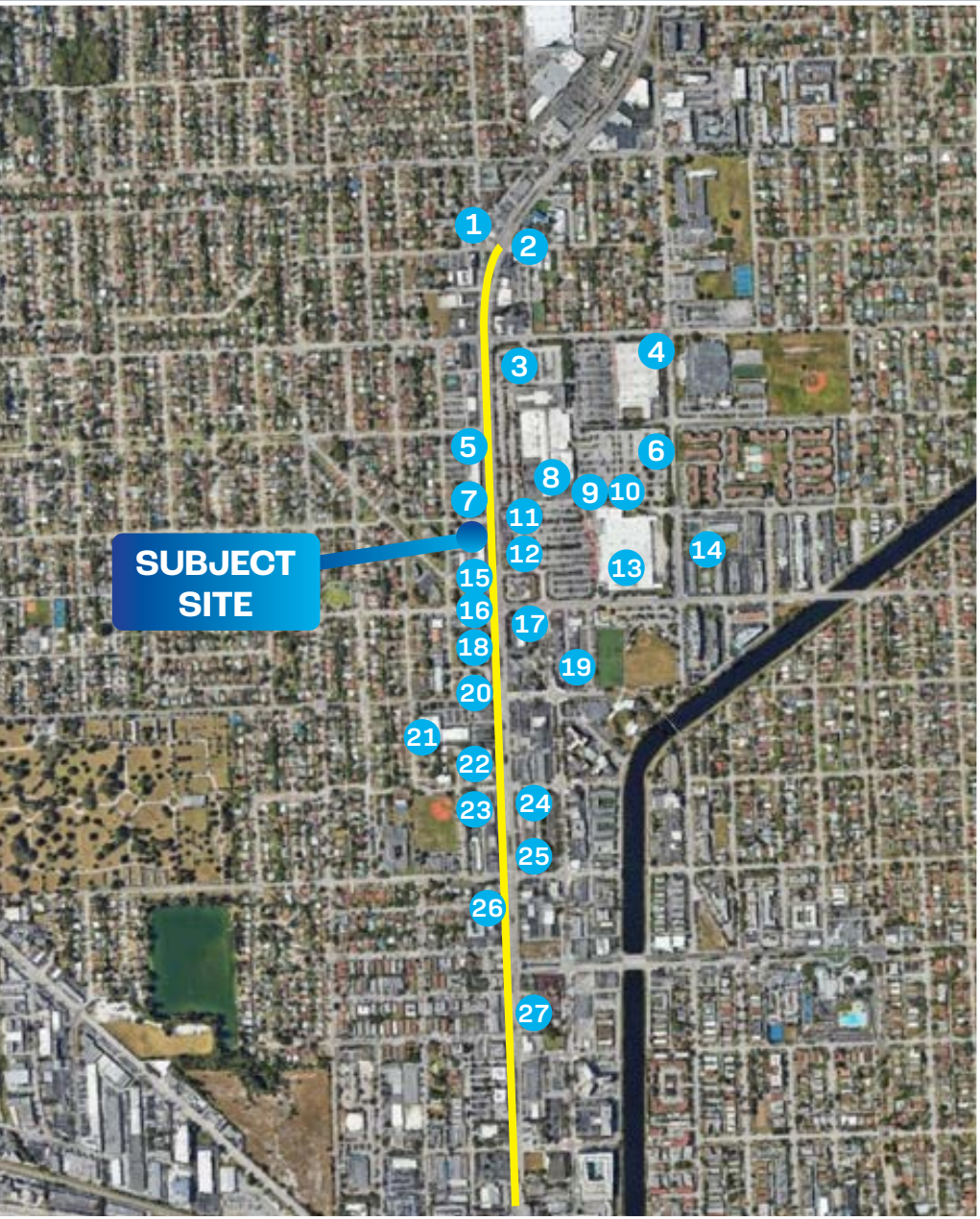
LEASE PRICE

\$37 PSF + NNN

NEIGHBORING SUBMARKETS



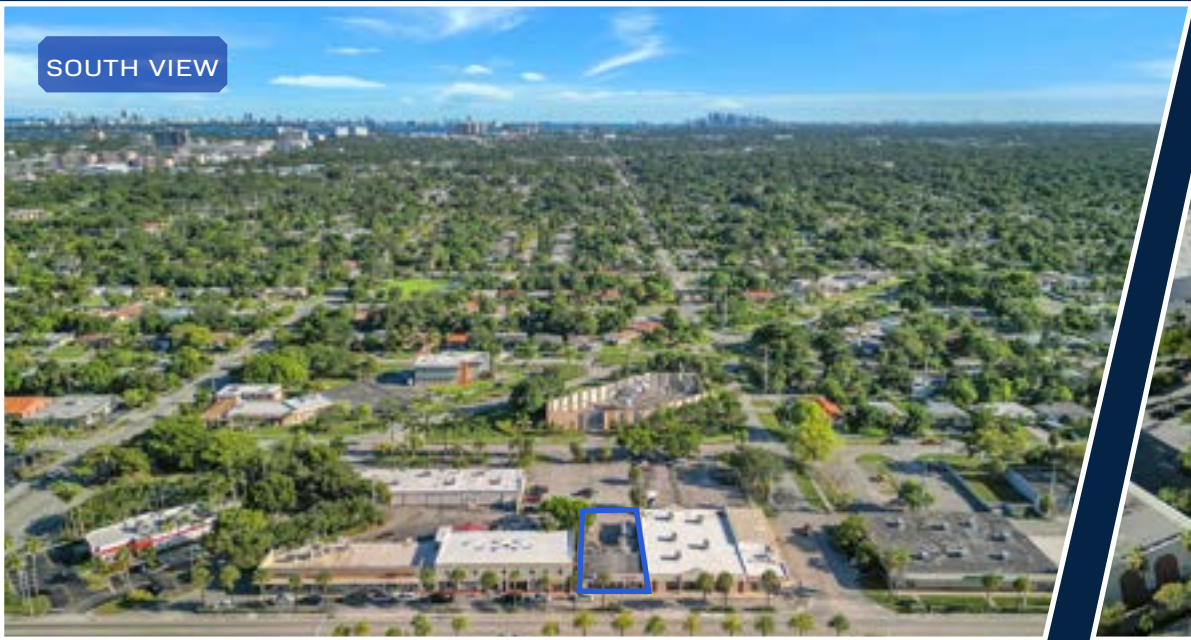
RETAIL MAP



 1 - Goodyear Auto Service Center	 2 - IHOP	 3 - T-Mobile	 4 - The Home Depot	 5 - MoneyGram	 6 - Ross - Dress for Less
 7 - Dollar Tree	 8 - Lebanese Guys	 9 - H&R Block	 10 - Metro by T-Mobile	 11 - Panda Express	 12 - Foot Locker
 13 - Electrify America Charging Station	 14 - Walmart Supercenter	 15 - Wingstop	 16 - Arby's	 17 - Truist	 18 - Firestone Complete Auto Care
 19 - Smash House Burgers	 20 - Wendy's	 21 - Planet Fitness	 22 - Taco Bell	 23 - Tire Kingdom	 24 - Visionworks
 25 - Pollo Tropical	 26 - Checkers	 27 - CAO Bakery & Cafe			

AERIAL PHOTOS

SOUTH VIEW



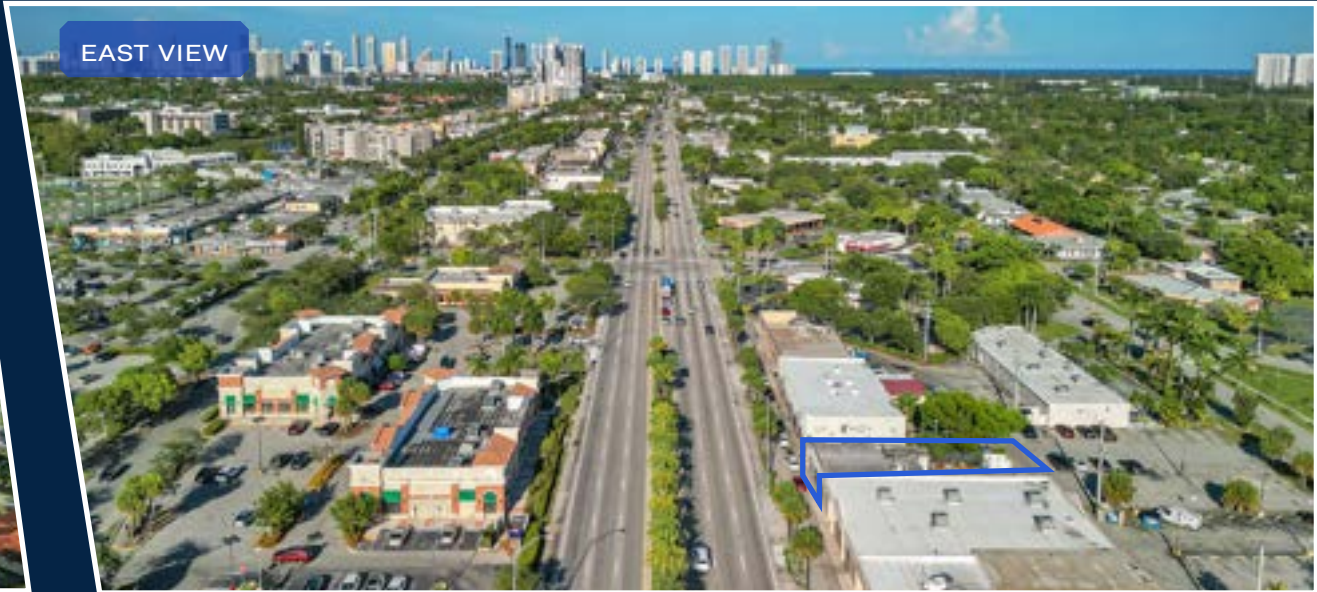
NORTH EAST VIEW



SOUTH EAST VIEW



EAST VIEW



SALES COMPARABLES

PROPERTY ADDRESS	DATE SOLD	PURCHASE PRICE	PRICE PER SF
500 NE 167th St, Miami, FL 33162	4/20/23	\$2,445,000	\$571.86
1058 N Miami Beach Blvd, North Miami Beach, FL 33162	5/20/24	\$1,250,000	\$488.28
1031 NE 165 St, North Beach, FL 33162	10/9/2024	\$2,100,000	\$450.84
901 NE 167 St, North Miami Beach, FL 33162	1/2/2025	\$2,200,000	\$497.74
1431 NE 162 St, Miami, FL 33169	6/30/2025	\$3,076,000	\$404.74
16799 NE 1 Ave, Miami, FL 33162	7/31/2025	\$1,465,000	\$530.80





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

JOSH ROSA

COMMERCIAL ADVISOR

(954) 815-5195

JOSH@APEXCAPITALREALTY.COM