

FOR LEASE | GROUND LEASE

± 3,320 SF FREESTANDING FORMER RESTAURANT

12500 BISCAYNE BOULEVARD, NORTH MIAMI, FL 33160



OVER 42,000 VEHICLES PER DAY; FULL ACCESS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

DANIEL SOLOMON, CCIM
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PROPERTY OVERVIEW

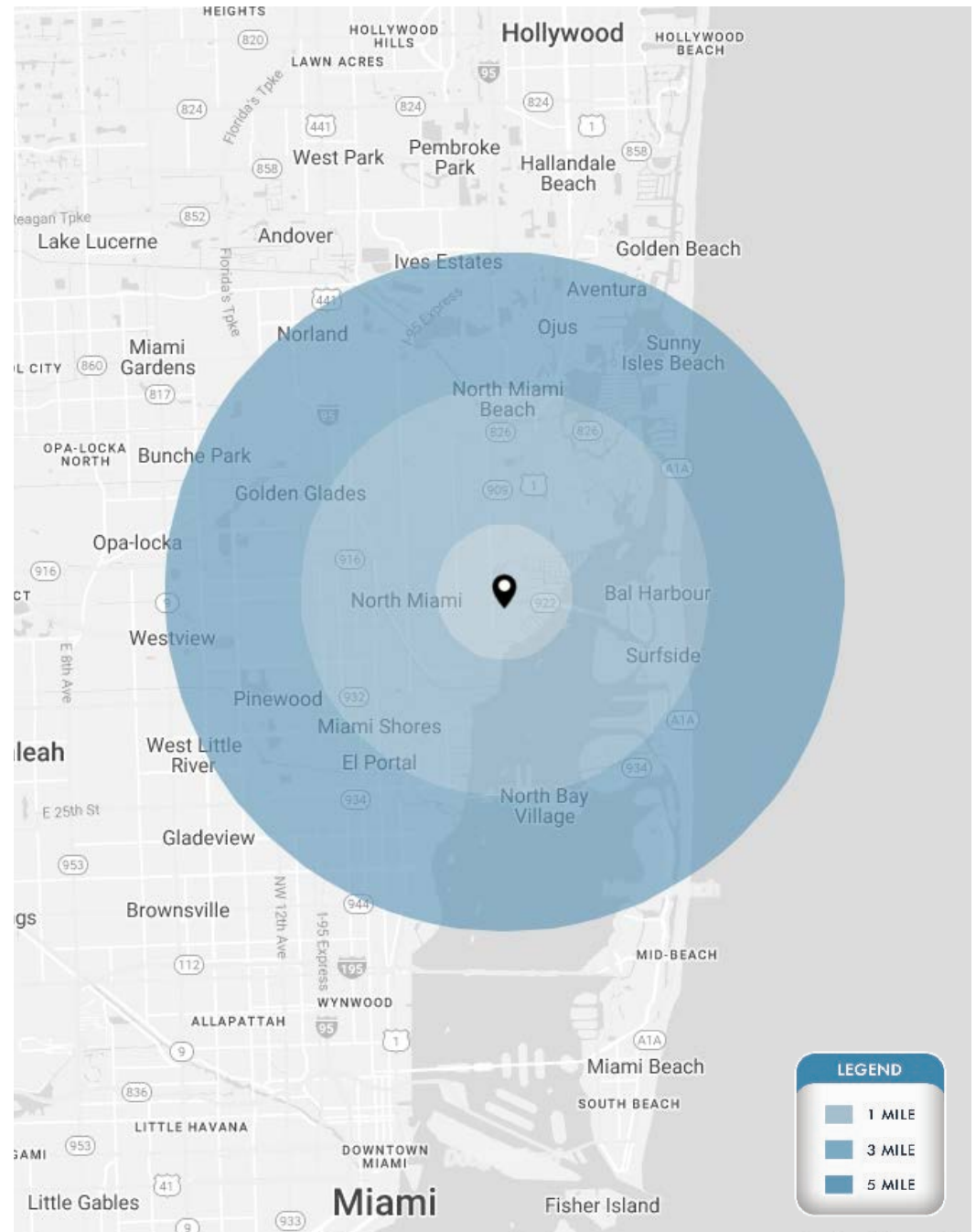
HIGHLIGHTS

- Freestanding former ±3,320 SF Boston Market on ±0.58 Acres
- Prime visibility to Biscayne Boulevard
- For Lease or Ground Lease
- Full Access include a Left-In, Left-Out, Right-In, Right-Out on 125th Street
- 33+ onsite parking spaces
- Over 42,000 AADT
- Centrally positioned with easy access from Aventura, Miami Beach, and Sunny Isles Beach
- Surrounded by national retailers



DEMOGRAPHICS

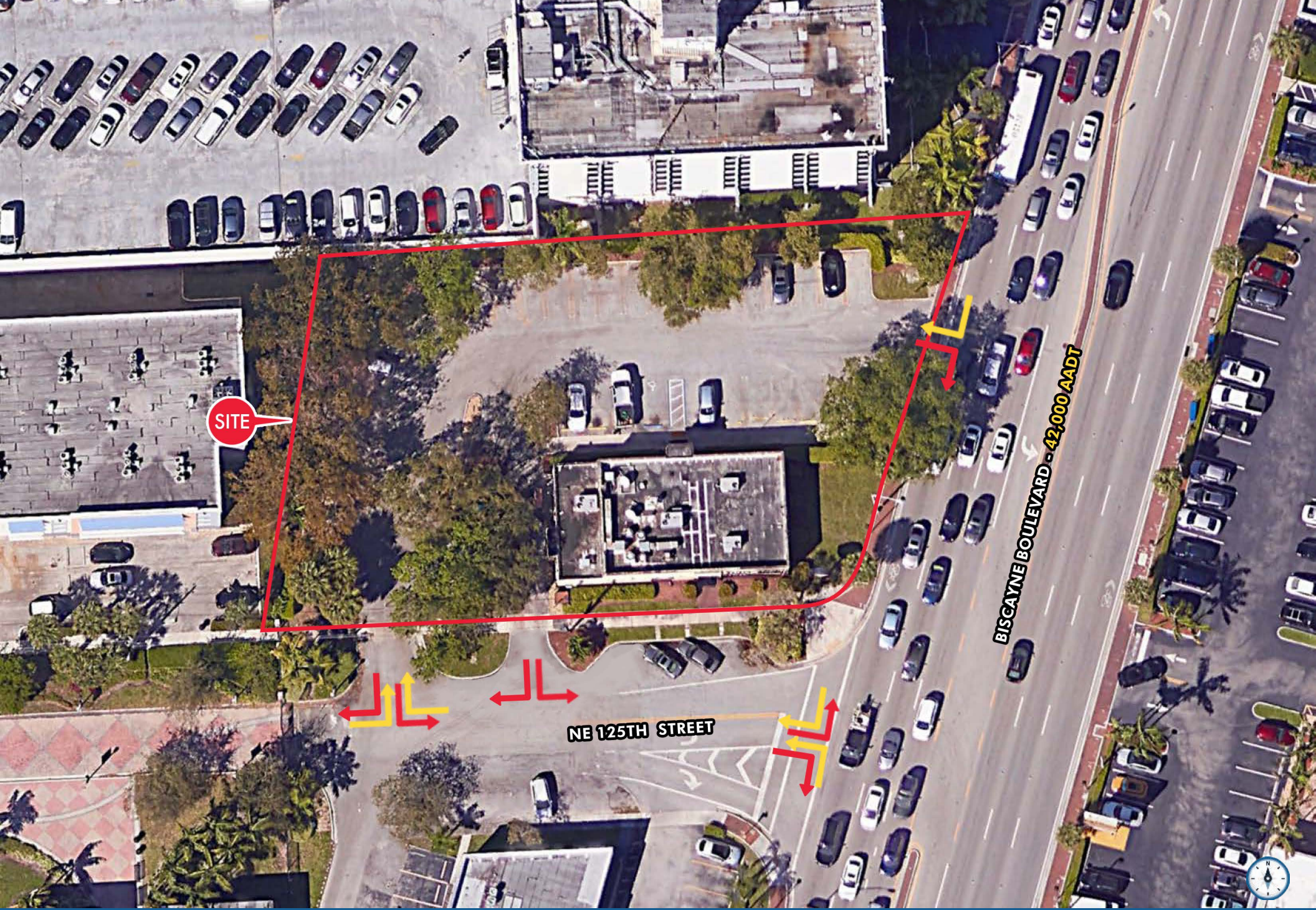
	1 Mile	3 Miles	5 Miles
POPULATION	26,667	152,309	400,514
HOUSEHOLDS	10,991	55,506	152,894
DAYTIME EMPLOYEES	22,372	125,679	330,725
AVERAGE HH INCOME	\$79,683	\$85,246	\$81,701
	5 Minutes	10 Minutes	15 Minutes
POPULATION	61,712	202,271	479,520
HOUSEHOLDS	23,520	74,167	182,925
DAYTIME EMPLOYEES	50,869	167,258	395,206
AVERAGE HH INCOME	\$79,099	\$80,042	\$81,362



LEGEND

- 1 MILE
- 3 MILE
- 5 MILE

12500 BISCAYNE BOULEVARD | EXECUTIVE SUMMARY

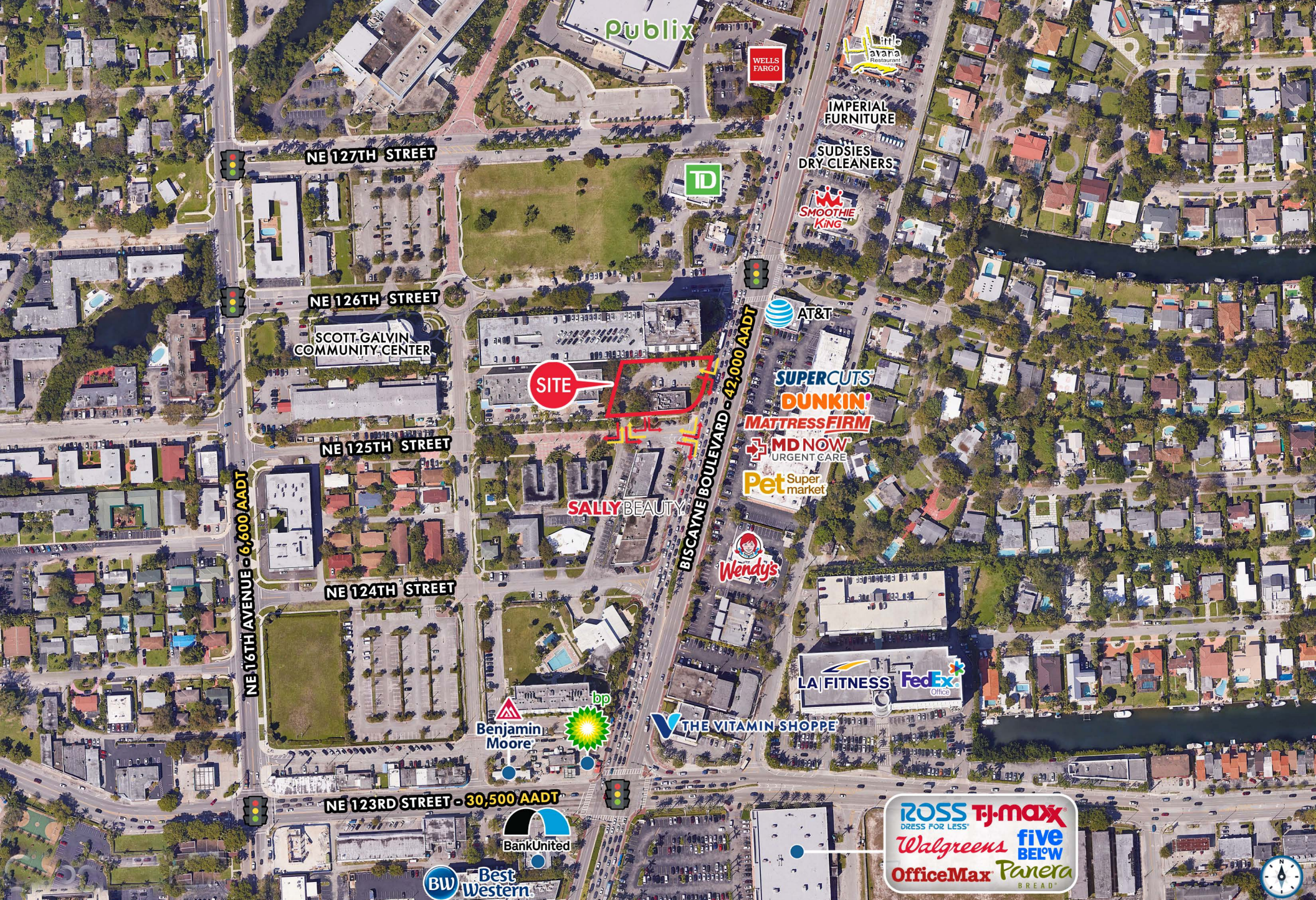


SITE

NE 125TH STREET

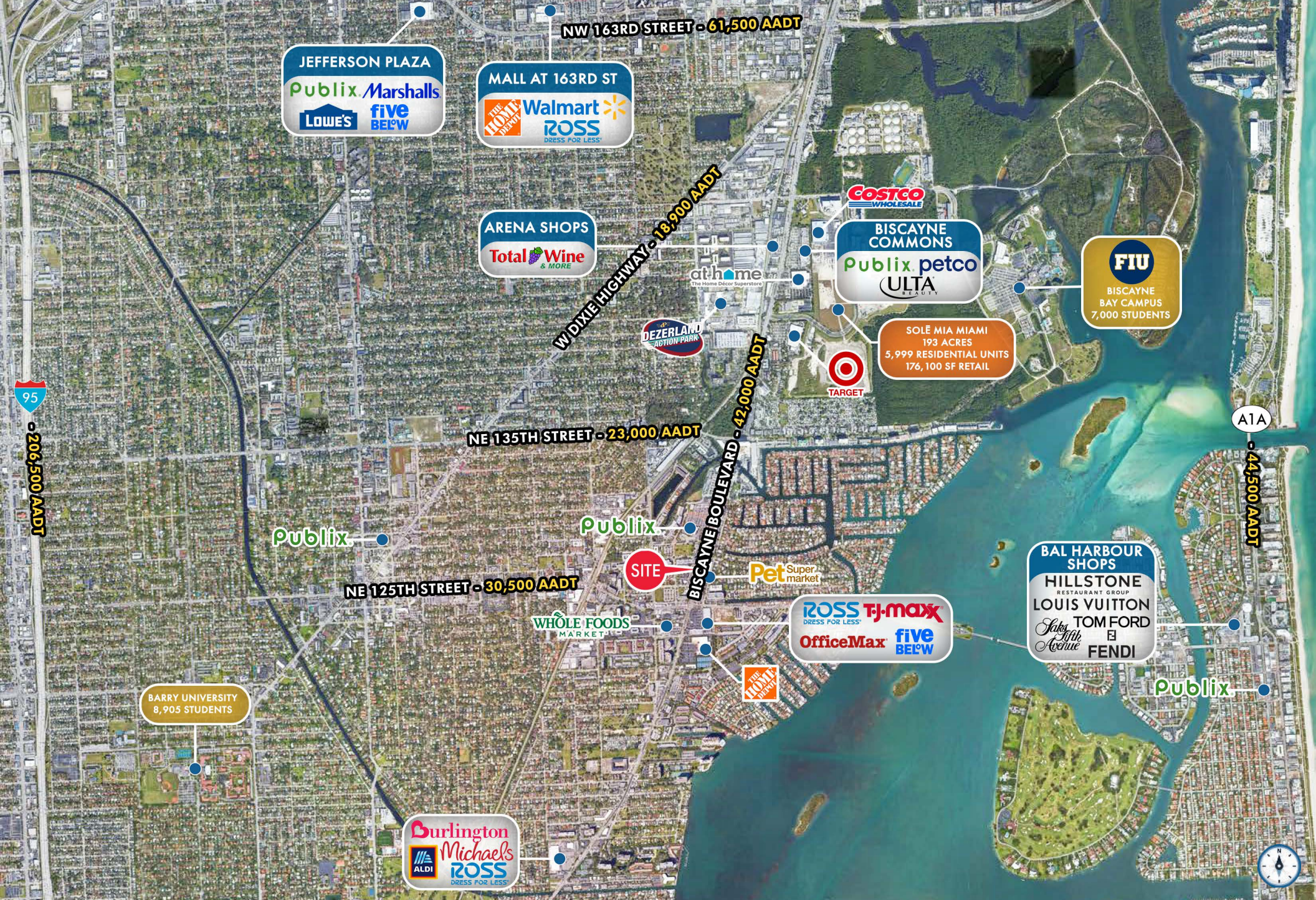
BISCAYNE BOULEVARD - 42,000 AADT

12500 BISCAYNE BOULEVARD | CLOSE AERIAL

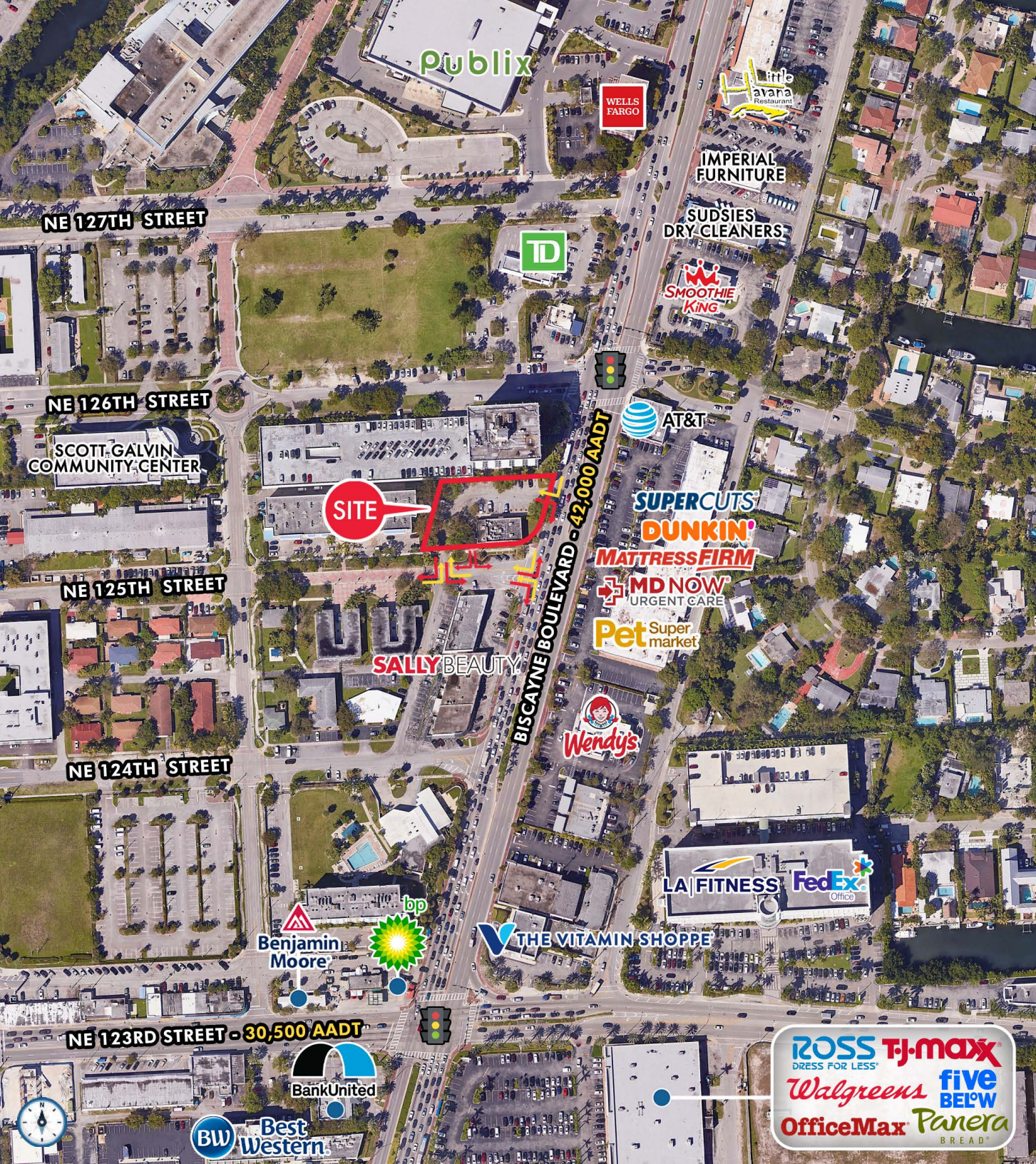


12500 BISCAYNE BOULEVARD | CLOSE INTERSECTION AERIAL

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12500 BISCAYNE BOULEVARD | MARKET AERIAL



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