

CBRE

FOR SALE OR LEASE



2<sup>ND</sup> GENERATION  
RESTAURANT SPACE

12699 NE 6<sup>TH</sup> AVENUE, NORTH MIAMI, FL 33161

# Property Overview

- Total SF:  $\pm 2,400$
- Pylon Sign available
- 41 feet of frontage on NE 6th Ave
- Prime, hard-corner location with excellent access and visibility
- Land Acres: 0.20 AC
- Surrounded by many National Tenants, Schools, Museums and Government Offices

**$\pm 2,400$  SF**  
Available Area

**0.2 AC**  
Land Area

**1979**  
Year Built

**41 FT**  
Frontage



# Interior Photos



# Area Overview



## Demographics within 3-mile radius

**\$91,574**

Average HH  
Income

**63,174**

Households

**180,331**

Population

**165,573**

Daytime  
Population

**39**

Median  
Age

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