

For Lease

# Premier Standalone Office/Retail Opportunity

16350 Northeast 12th Avenue, North Miami Beach, FL 33162

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# Property Summary

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## PROPERTY DESCRIPTION

A stone's throw from busy 163rd Street, this centrally located standalone building offers excellent visibility and flexibility in one of North Miami Beach's most desirable commercial corridors.

Zoned for both office and retail use, the property delivers strategic street-front presence without main-thoroughfare pricing, plus the added benefit of dedicated on-site parking.

Bordering a residential pocket in Unincorporated Miami-Dade where home values continue to rise, this property presents a compelling opportunity for business owners to capitalize on an upcoming demographic shift and secure a competitive rate ahead of rising market rents.

## PROPERTY HIGHLIGHTS

- Proximity to big-box retail and grocery stores like Home Depot, Wal-Mart, Lowe's Home Improvement, Publix, and Ross.
- Nearby kosher food markets: South Florida Kosher Meats and Yes Market.
- Perfectly situated in between Biscayne Blvd. and Interstate 95.
- Street frontage along with parking. Approximately 4 spaces per 1,000 SF of space. 4 Covered parking spaces. One ADA reserved parking space.

## LEASE SUMMARY

Lease Rate:	\$35 Base
NNN Expenses:	\$8.91 PSF
Building Size:	2,888 SF
Lot Size:	9,375 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,804	73,251	168,327
Total Population	30,517	199,244	471,606
Average HH Income	\$80,150	\$80,605	\$92,242



# Demographics Map & Report

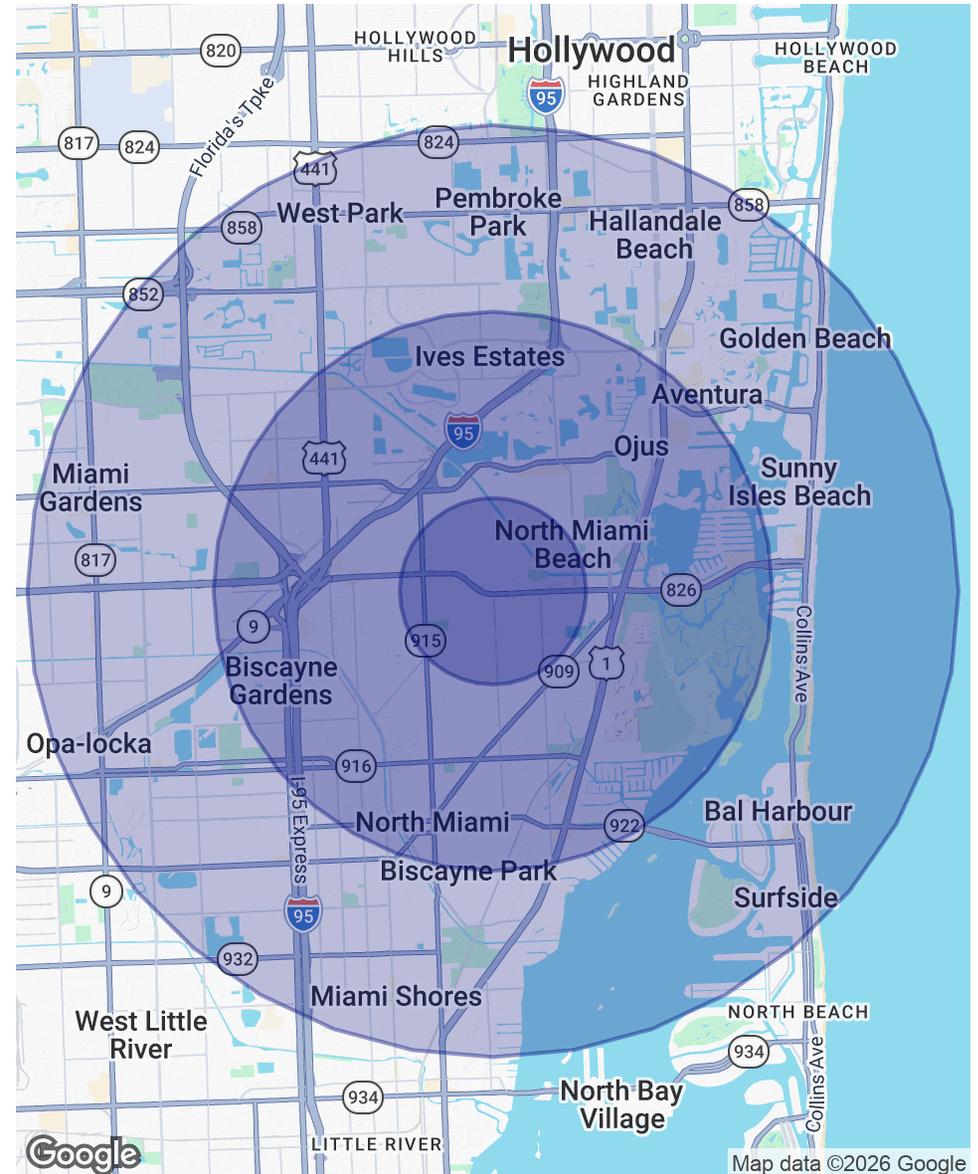
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	30,517	199,244	471,606
Average Age	37.2	39.7	39.8
Average Age (Male)	38.1	38.5	38.3
Average Age (Female)	37.8	41.0	41.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	9,804	73,251	168,327
# of Persons per HH	3.1	2.7	2.8
Average HH Income	\$80,150	\$80,605	\$92,242
Average House Value	\$333,736	\$384,426	\$468,316

2023 American Community Survey (ACS)



# Retailer Map

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# Exterior Photos

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# Interior Photos

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# Floor Plan

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## THE ALLSTATE BUILDING

16350 NE 12 AVENUE

NORTH MIAMI BEACH, FL 33162

PROJECT # 16-350

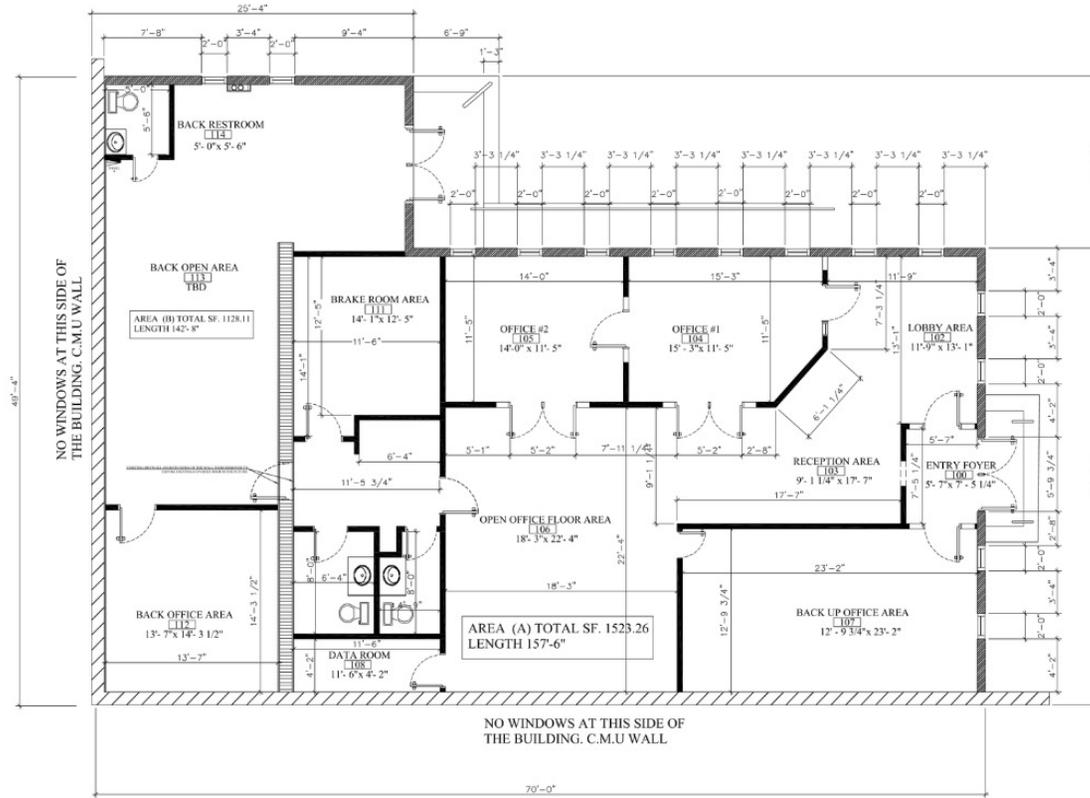
AREA CALCULATIONS		
Existing Under Air	=	2,665.61 Sq. Ft. (E4)
Existing Garage	=	000 Sq. Ft. (E4)
<b>Total Existing Under Roof</b>	=	<b>2888.50 Sq. Ft. (E4)</b>
New HVAC Spots-1st Floor	=	000 Sq. Ft. (E4)
Total Additional HVAC Spots	=	000 Sq. Ft. (E4)
New New Space Under Roof	=	000 Sq. Ft. (E4)
Total Under Air (Existing & New)	=	2,665.61 Sq. Ft. (E4)
Total Under Roof (Existing & New)	=	2,665.61 Sq. Ft. (E4)
Existing Lot Area	=	Sq. Ft. (E4)
Existing Lot Coverage	=	Sq. Ft. (E4)
Max Lot Coverage	=	Sq. Ft. (E4)

### AREA CALCS :

TOTAL UNDER ROOF 2,822.50 SF.  
PERIMETER 238'-0"

### BUILDING TYPE

1. TYPE OF CONSTRUCTION: TYPE 2
2. LEVEL 3 ALTERNATION: BUSINESS GROUP B
3. OCCUPANCY TYPE #2 COMMERCIAL INSURANCE OFFICE



### EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISIONS	BY
00/00/0000	FCB



THE ALLSTATE BUILDING  
16350 NE 12TH AVENUE  
NORTH MIAMI BEACH, FL 33162

ARCHITECT/ENGINEER INFO HERE

DATE: 12/20/2022  
SCALE: 1/4" = 1'-0"  
PROJECT NAME: JACOBS BUILDING  
JOB #16-350

SHEET  
A-1

# Market Momentum

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## NORTH MIAMI – AVENTURA CORRIDOR

The area surrounding 16350 NE 12th Avenue is part of the rapidly evolving North Miami-Aventura corridor, one of Northeast Miami-Dade County's most active commercial and residential growth areas. Continued investment throughout the corridor is introducing new residential communities, healthcare facilities, and mixed-use developments that are strengthening the local economy and increasing consumer demand.

Positioned just west of Biscayne Boulevard (US-1) and minutes from Aventura, the property benefits from proximity to a major commercial corridor connecting North Miami, North Miami Beach, Sunny Isles Beach, and the broader Miami metropolitan area. Ongoing redevelopment throughout the surrounding neighborhoods continues to introduce new housing, retail services, and lifestyle amenities that attract both residents and businesses.

With steady population growth, expanding employment centers, and strong regional accessibility, the surrounding area is evolving into a vibrant urban environment that supports long-term demand for retail, office, and neighborhood commercial services.



# Market Drivers

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**The North Miami–Aventura corridor benefits from several key economic and demographic drivers that continue to support business activity and commercial demand throughout the area.**

#### Residential Growth

New residential development and redevelopment projects throughout North Miami, Aventura, and North Miami Beach are increasing population density and strengthening the surrounding consumer base.

Healthcare Investment Expansion of regional healthcare facilities and medical services is bringing additional employment opportunities and increasing daytime population in the surrounding area.

#### Mixed-Use Development

New mixed-use projects throughout the corridor are introducing retail, residential, and lifestyle components that enhance the area's urban environment and attract new residents and businesses.

#### Regional Accessibility

The property benefits from proximity to several major transportation corridors that provide convenient connectivity throughout Miami-Dade and Broward Counties.

#### Established Consumer Base

The surrounding neighborhoods provide a dense and stable residential population that supports long-term demand for neighborhood retail, office, and service-oriented commercial uses.

# Retail & Lifestyle Anchors

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**The property is located near several prominent retail and lifestyle destinations that serve both local residents and visitors throughout Northeast Miami-Dade County.**

#### Aventura Mall

Located just minutes from the property, Aventura Mall is one of the most successful shopping centers in the United States and serves as a major regional retail and entertainment destination featuring luxury retail, dining, and entertainment.

**Biscayne Boulevard Retail Corridor** Biscayne Boulevard functions as a major commercial corridor lined with national retailers, restaurants, financial institutions, grocery stores, and service providers serving the surrounding population.

#### Regional Retail Centers

Additional retail centers, neighborhood plazas, and commercial developments throughout North Miami and North Miami Beach provide convenient shopping, dining, and service options for the surrounding communities.

#### Coastal Lifestyle Destinations

Nearby coastal destinations including Sunny Isles Beach and surrounding waterfront communities continue to attract residents and visitors, contributing to the area's economic activity and supporting nearby retail and service businesses.