



Retail

Biscayne Boulevard Retail

For More Information

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FOR SALE OR FOR LEASE

10905 Biscayne Boulevard | Miami, FL 33161

Building Size: 3,627 SF
Lot Size: 8,909 SF
Sale Price: \$2,750,000.00
Lease Rate & Type: \$48.00 PSF, NNN

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NAI Miami
Fort Lauderdale

Biscayne Boulevard Retail

10905 Biscayne Boulevard | Miami, FL 33161

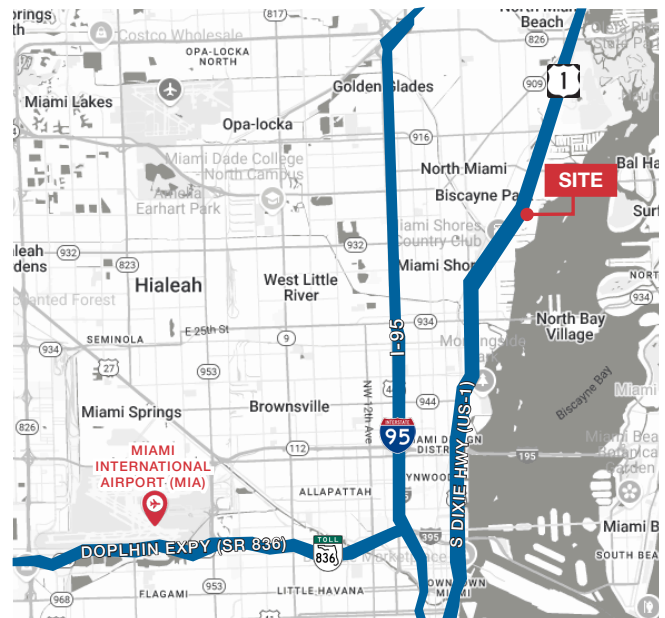


Property Features

- Perfect for user to take whole/part of building
- Current leases have kick-out clauses
- Free street parking surrounding property
- Excellent visibility and access from Biscayne Boulevard
- Cannabis dispensary allowed

Location Features

- Multiple residential developments nearby
- Close proximity to Biscayne Boulevard retail and restaurants
- Traffic count: 51,500 cars per day
- Fronting Biscayne Boulevard (US-1) and 2.4 miles to I-95
- 11.2 miles to Miami International Airport (MIA) and 20 miles to Fort Lauderdale-Hollywood International Airport (FLL)

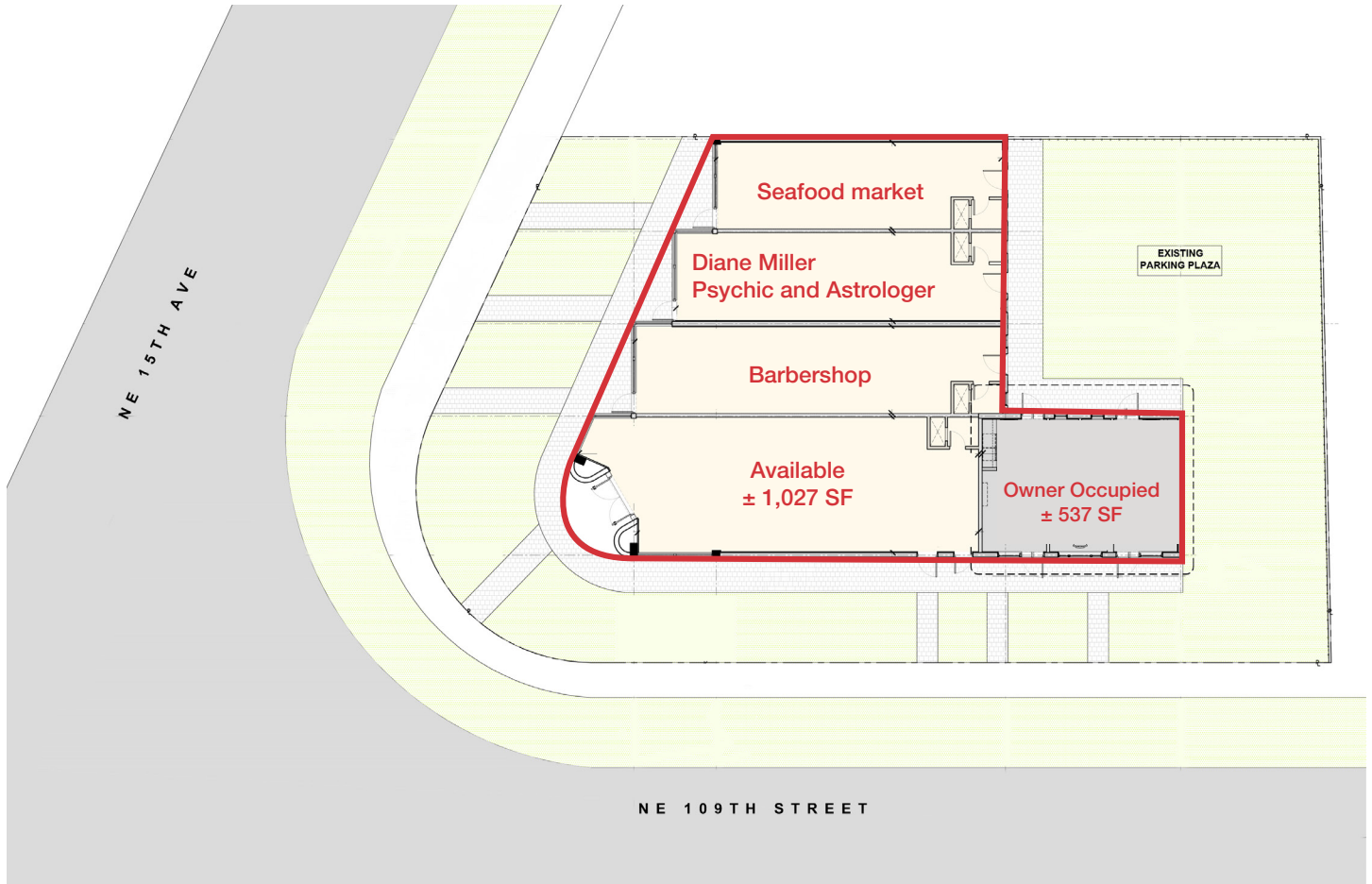


Site Plan

10905 Biscayne Boulevard | Miami, FL 33161

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Lot Size: 8,909 SF



Demographics

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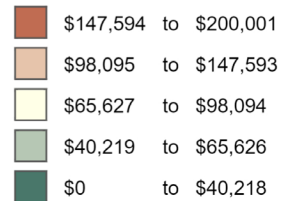


Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	17,921	169,265	406,595
Households	7,540	65,415	157,846
Families	4,627	40,182	97,414
Average Household Size	2.37	2.51	2.53
Median Household Income	\$75,258	\$59,726	\$55,167
Average Household Income	\$116,488	\$96,049	\$93,543

2024 Median Household Income by Block Groups



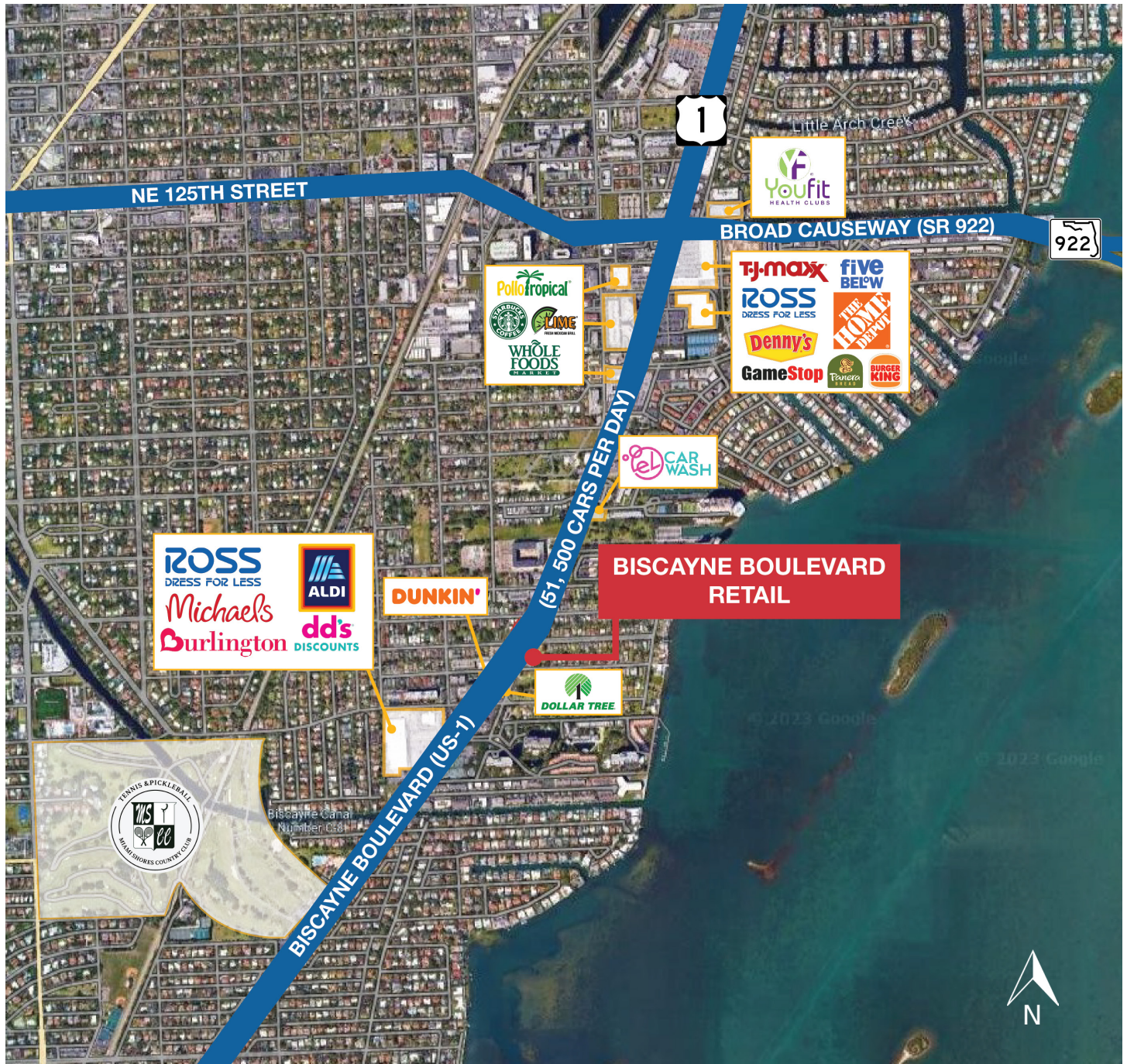
Traffic Count



Biscayne Boulevard (US-1) 51,500

Retail Map

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