

# Publix #1236 - 127th Shopping Center

12850 Biscayne Boulevard  
North Miami, FL 33181  
Lat 25.894, Long -80.162

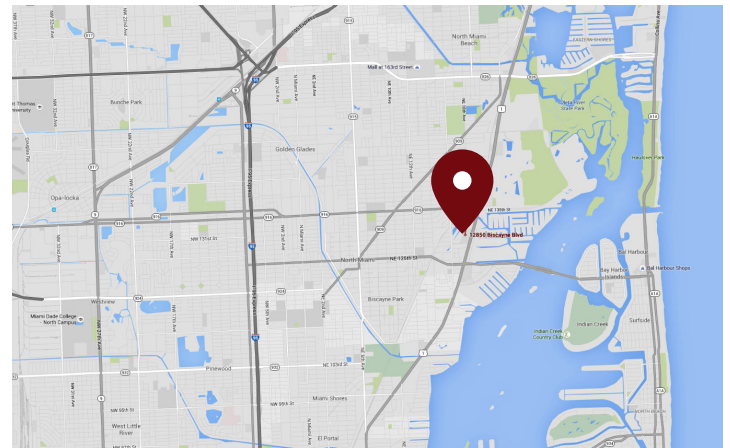
**GROUND LEASE**



**1,245 SF & ±1.28 ACRE OP AVAILABLE**

## PROPERTY HIGHLIGHTS

- Miami-Dade County Market
- Rapidly Growing Keystone Islands Neighborhood, with Many High-End Condos and New Developments
- Located on Central US1 Corridor with Excellent Visibility
- High-End Market with High Population Density
- Just off the Bridge to Luxurious Bal Harbour
- Brand New, 49,000 SF Publix Opened December 2017



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	29,064	157,865	421,777
Daytime Population	33,149	149,522	400,294
Total Households	11,840	56,909	161,945
Avg. HH Income	\$81,633	\$90,412	\$87,321

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Adriana Mangual-Collazo

786.676.1650 | [acollazo@crossmanco.com](mailto:acollazo@crossmanco.com)

980 North Federal Highway, Suite 434, Boca Raton, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



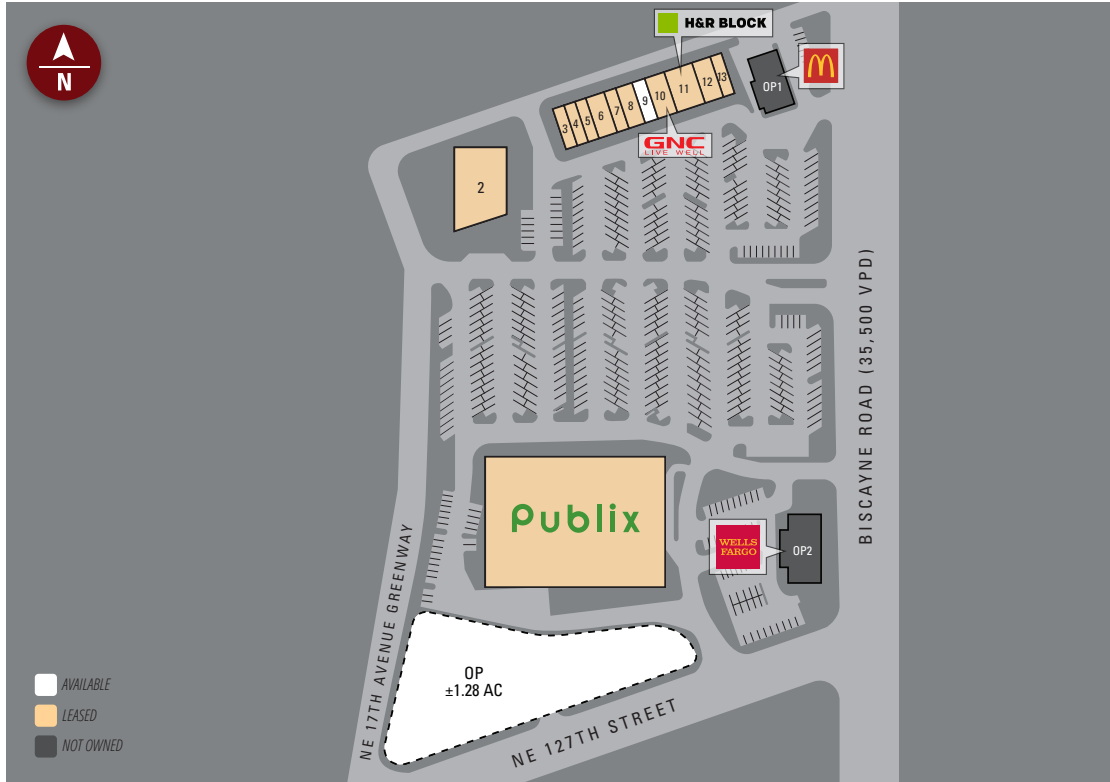
Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

# Publix #1236 - 127th Shopping Center

12850 Biscayne Boulevard  
North Miami, FL 33181  
Lat 25.894, Long -80.162

## SITE PLAN



Suite	Tenant	Size
ANC	Publix	49,098
2	Elev8tion Fitness	8,032
3	NailSpa of America	960
4	Miami Postal Pack & Ship	960
5	Ivanov Orthodontic Services	965
6	Siegel TLC Animal Clinic	1,920
7	MYVY Beauty Lab	960
8	Manley's Jewelry	1,075
9	AVAILABLE	1,245
10	GNC	1,530
11	H&R Block	2,873
12	Clinicare Medical Center	1,920
13	Poke & More	960
OP	AVAILABLE	±1.28 AC
OP1	McDonald's (Not Owned)	
OP2	Wells Fargo (Not Owned)	

**TOTAL 72,498**



## Adriana Mangual-Collazo

786.676.1650 | [acollazo@crossmanco.com](mailto:acollazo@crossmanco.com)

980 North Federal Highway, Suite 434, Boca Raton, FL

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)



# Publix #1236 - 127th Shopping Center

12850 Biscayne Boulevard  
North Miami, FL 33181  
Lat 25.894, Long -80.162

## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **193,700**

EST. # OF VISITS ANNUALLY

 **1.2 Million**

AVG. VISITS / CUSTOMER

 **6.36**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



	# OF VISITS
Sunday	191,135
Saturday	186,572
Monday	182,115

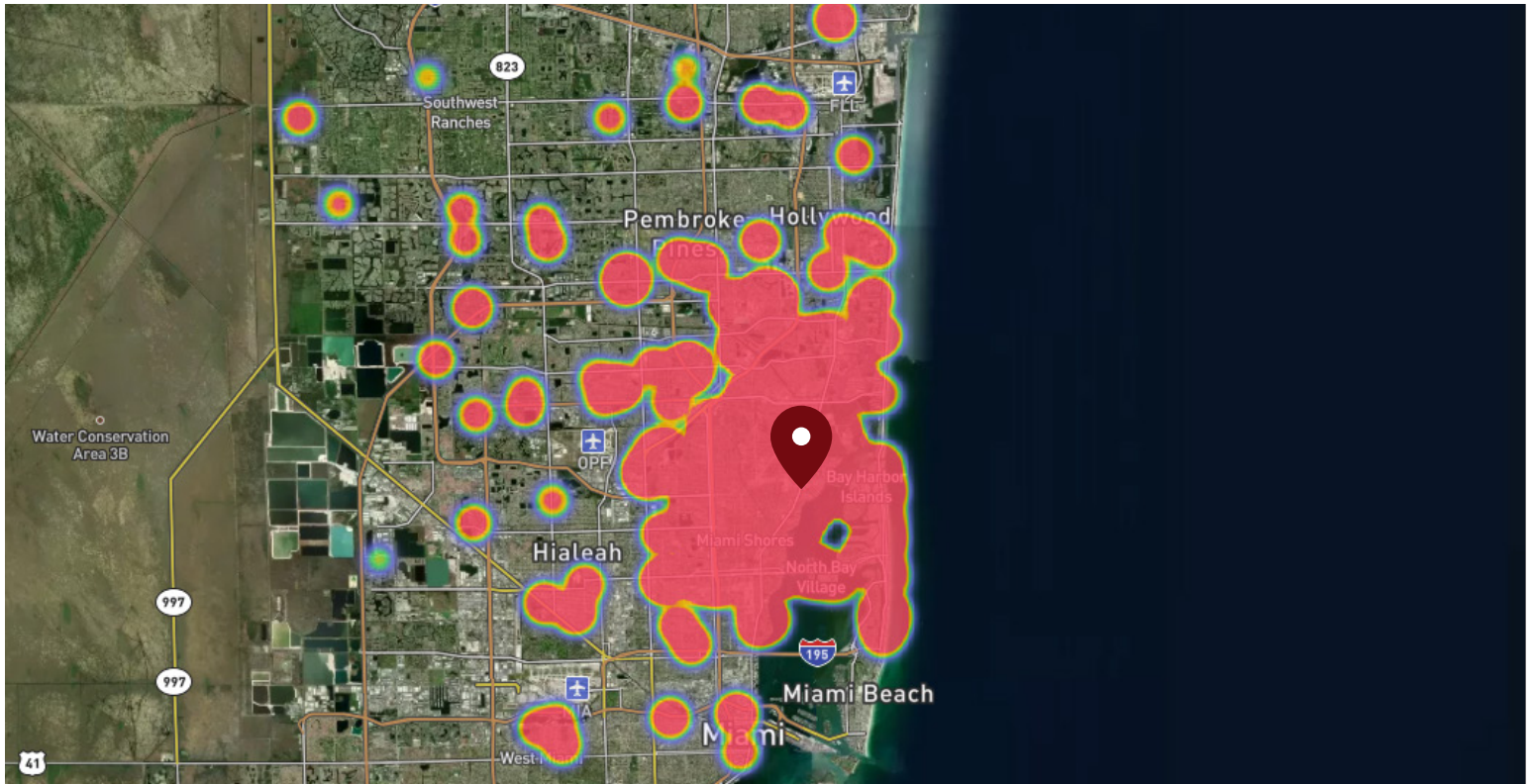
TOP 3 HOURS



	# OF VISITS
4-5 PM	190,838
3-4 PM	180,629
5-6 PM	176,362

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2022 - May 31, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

**Adriana Mangual-Collazo**

786.676.1650 | [acollazo@crossmanco.com](mailto:acollazo@crossmanco.com)

980 North Federal Highway, Suite 434, Boca Raton, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



[www.crossmanco.com](http://www.crossmanco.com)