



12007 NW 7th Ave  
NORTH MIAMI, FL 33168  
**RETAIL**

**FOR LEASE**



# PROPERTY OVERVIEW

Apex Capital Realty is proud to present the opportunity to lease a 1,000 square foot retail unit directly along one of North Miami’s primary commercial corridors. Positioned on NW 7th Avenue, the property benefits from strong daily traffic counts and continuous exposure, making it ideal for an operator seeking immediate market presence.

Located just minutes from I-95, the site is centrally located with efficient north-south and east/west connectivity to North Miami and greater Miami Dade County. The surrounding area features dense residential populations and an established mix of retail and service-oriented businesses, supporting consistent daytime and evening activity.

The unit’s layout is well suited for a variety of uses, including retail, fitness, wellness concepts, or professional office. With flexible zoning, prominent frontage and signage, this property presents a compelling opportunity for tenants seeking a high-visibility location designed to support long-term operational success.

PROPERTY HIGHLIGHTS	
UNIT SIZE	1,000 SF
Traffic Count	30,500 AADT
Parking	Ample parking
Storefront Entrances	1
Bay Door	1 Motorized Bay Door
Restroom	1 ADA restroom
Potential uses	Retail Businesses, Bakery, Boutique, Fitness Studios, Salon

ZONING	C-1
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CRA GRANTS FOR QUALIFIED  
SMALL BUSINESSES



ASKING PRICE  
\$42 Per SF + CAM  
(Estimated \$9.60 PSF)



# INTERIOR PHOTOS





# EXTERIOR PHOTOS





# RETAIL MAP





# ABOUT APEX CAPITAL REALTY

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APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand in hand with our clients in order to reach optimal results.



## ADVISORS CONTACT

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