

FOR LEASE | REDEVELOPMENT | UNDER NEW OWNERSHIP

±165,000 SF AVAILABLE AT MALL AT 163RD STREET

1205 NE 163rd Street, North Miami Beach, FL 33162

THREE CONTIGUOUS
FLOORS WITH ACCESS TO A
587-SPACE PARKING GARAGE



*PROPOSED RENDERING

FLOORS AVAILABLE: FIRST FLOOR – 57,000 SF | SECOND FLOOR – 51,010 SF | THIRD FLOOR – 57,000 SF

EXCLUSIVE RETAIL LEASING

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Property Overview

HIGHLIGHTS

- New Redevelopment for Lease
- Over 165,000 SF Available (First Floor – 57,000 SF | Second Floor – 51,010 SF | Third Floor – 57,000 SF)
- Full Access to 587-space parking garage
- Multiple Points of Entry into the Mall
- Optimal Visibility & Signage
- 55,500 AADT on 163rd Street
- 1.9 Miles from Hwy Interchange
- Co-Tenant's include: **Walmart**  **ROSS** DRESS FOR LESS
- Seeking Big Box Retailers, Healthcare Users, and Office Users

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	27,356	200,087	459,646
HOUSEHOLDS	8,926	73,691	167,688
EMPLOYEES	11,415	93,117	175,445
AVERAGE HH INCOME	\$78,244	\$86,780	\$96,408
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	37,582	151,124	291,458
HOUSEHOLDS	12,408	56,434	108,875
EMPLOYEES	16,971	81,144	129,149
AVERAGE HH INCOME	\$75,911	\$88,266	\$98,602



*PROPOSED RENDERING






NORTH MIAMI BEACH
HIGH SCHOOL
1,143 STUDENTS

NE 167TH AVENUE - 7,900 AADT

NE 15TH AVENUE - 14,100 AADT

THE HOME
DEPOT

Walmart

±51,010 SF
UP TO ±165,000 SF
AVAILABLE
ON 3 FLOORS

ROSS
DRESS FOR LESS

2 STORY
PARKING
GARAGE
587 SPACES

AMSCOT
The Money Superstore

TRUIST

CHASE

PYLON SIGN

PYLON SIGN

T-Mobile

PYLON SIGN

Foot Locker

NE 163RD STREET - 55,500 AADT

DOLLAR TREE



Contact Brokers

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SIGN

WELCOME



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