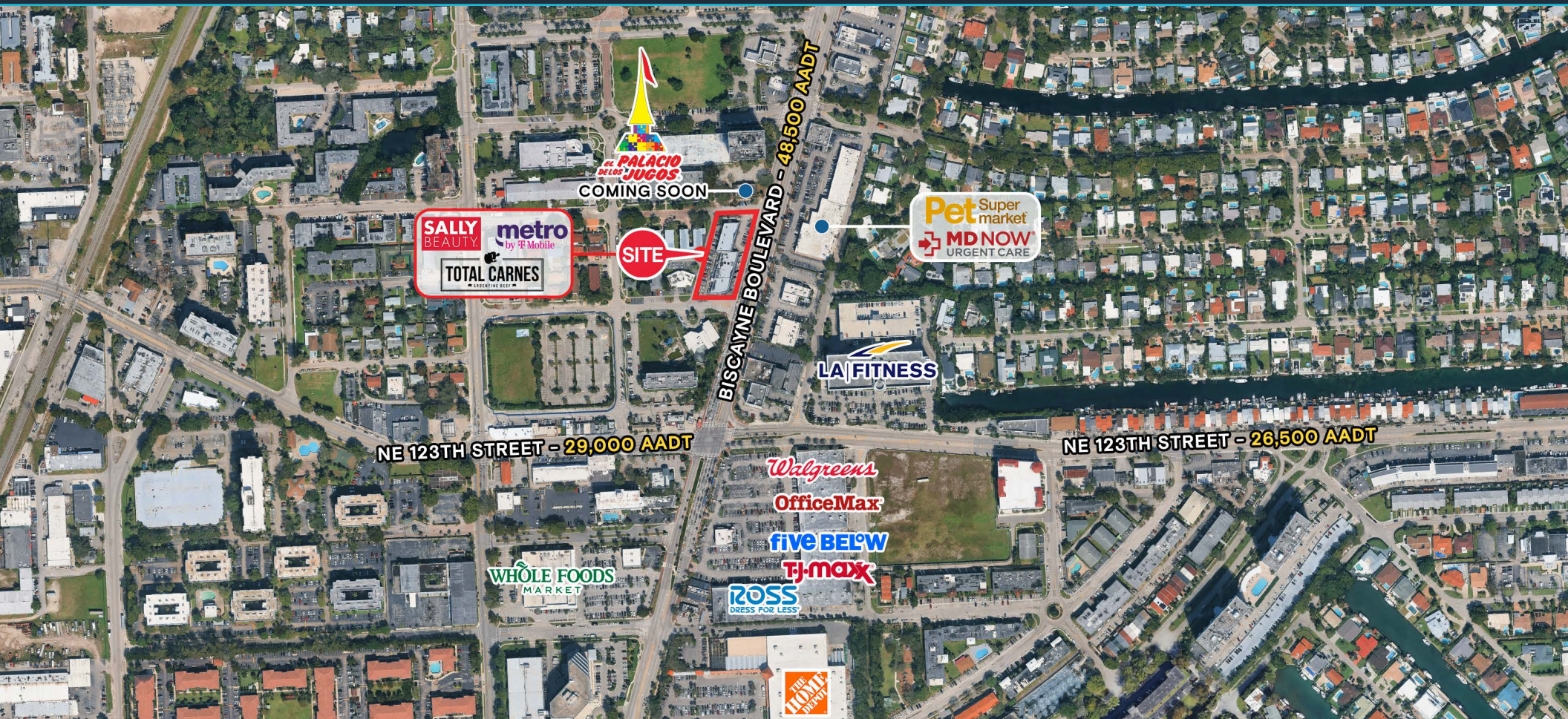


RETAIL SPACE FOR LEASE

BISCAYNE PLAZA AT 124TH STREET

12404 Biscayne Boulevard, North Miami, FL 33181



900 SF - 5,000 SF RETAIL SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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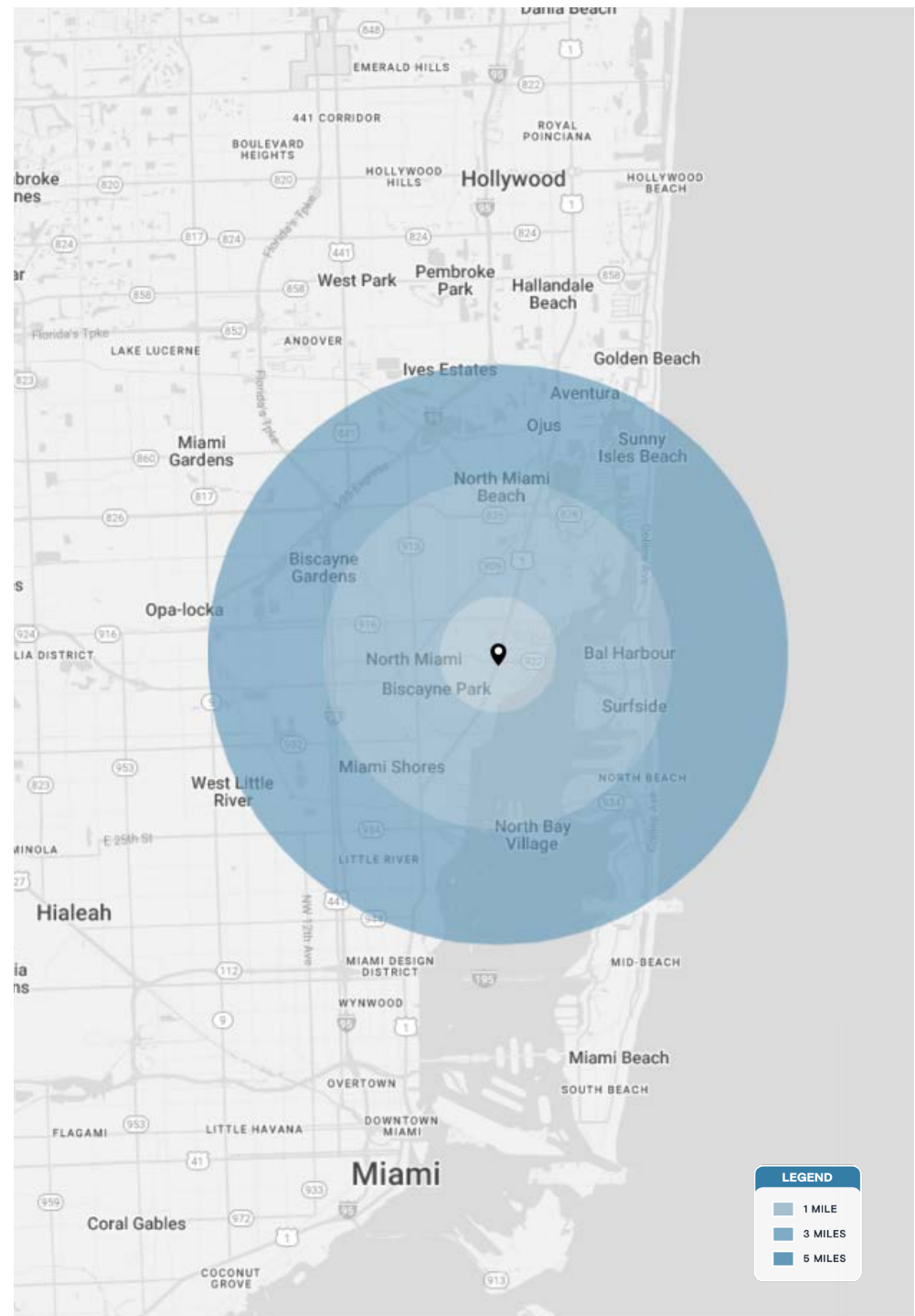
Property Overview

HIGHLIGHTS

- ±900 SF current Smoke Shop coming available June 2026
- ±900 SF to 5,000 SF available
- Excellent visibility and signage along Biscayne Boulevard
- High daily traffic counts and strong neighborhood demographics
- Ideal for retail, boutique, or service-oriented uses
- Easy access to major thoroughfares including NE 123rd Street and I-95
- Ample on-site parking
- Join these tenants: **TOTAL CARNES** **metro** **SALLY BEAUTY**
by T-Mobile
- At the same intersection as:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	27,557	157,053	403,560
HOUSEHOLDS	11,373	57,776	154,126
EMPLOYEES	19,160	68,140	147,735
AVERAGE HH INCOME	\$90,694	\$102,375	\$99,890
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	42,633	119,344	281,687
HOUSEHOLDS	17,125	43,617	105,830
EMPLOYEES	27,041	61,995	112,962
AVERAGE HH INCOME	\$91,601	\$96,733	\$99,506









Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.14.25