



Retail / Office

1813 NE 163rd St
North Miami Beach, FL 33162

 **APEX**
CAPITAL REALTY

FOR LEASE

PROPERTY HIGHLIGHTS & SPECIFICATION

ADDRESS	1813 NE 163 rd Street, North Miami Beach, FL 33162
FOLIO NUMBER	07-2216-001-0700
BUILDING SIZE	4,450 SF
LOT SIZE	18,681 SF
YEAR BUILT	1970
TRAFFIC COUNT	58,000 VPD
FRONTAGE	117 Feet on NE 163rd Street
DEVELOPMENT OVERLAY	MU/TC (Fulford Mixed-Use Town Center) Overlay - Transition
ZONING	B-2
PARKING SPACES	30 Surface Spaces + Overflow Street Parking
ALLOWED USES	Restaurant, Bar, Drive Through Restaurant, Pet Clinic and Boarding, Banks, Vocational School, Office, Studios Schools, Pharmacy, General Retail, Religious, Art Gallery



ASKING PRICE
\$45 psf NNN

PROPERTY HIGHLIGHTS & SPECIFICATION

The subject property offers a unique combination of a functional existing structure and a prime development site, providing investors with both immediate utility and long-term upside.

BUILDING DESCRIPTION

- **Building Size:** The existing improvements consist of a 4,450 SF single-story building constructed in 1970.
- **Property Type:** The structure is classified as a freestanding retail/office building, suitable for a variety of commercial uses.
- **Past Use:** The property was most recently occupied by North Academy, a licensed child care and school-age care center, demonstrating its suitability for educational, community oriented, or professional service tenants under its current configuration.

PARKING & AMENITIES

- **Exceptional Parking:** The site includes 36 surface parking spaces, yielding a parking ratio of 8.09 spaces per 1,000 SF of building area. This high ratio is a significant competitive advantage, accommodating parking-intensive uses such as medical clinics, schools, or destination retail far better than most competing properties in the dense urban submarket.
- **Signage:** A prominent pylon sign is located on the property, offering excellent tenant branding and visibility along NE 163rd Street.
- **Building Systems:** The building is equipped with tenant-controlled HVAC, air conditioning, and a security system, providing autonomy and safety for occupants.



Freestanding building



Corner location with a traffic light



Approx. 60,000 vehicles passing daily

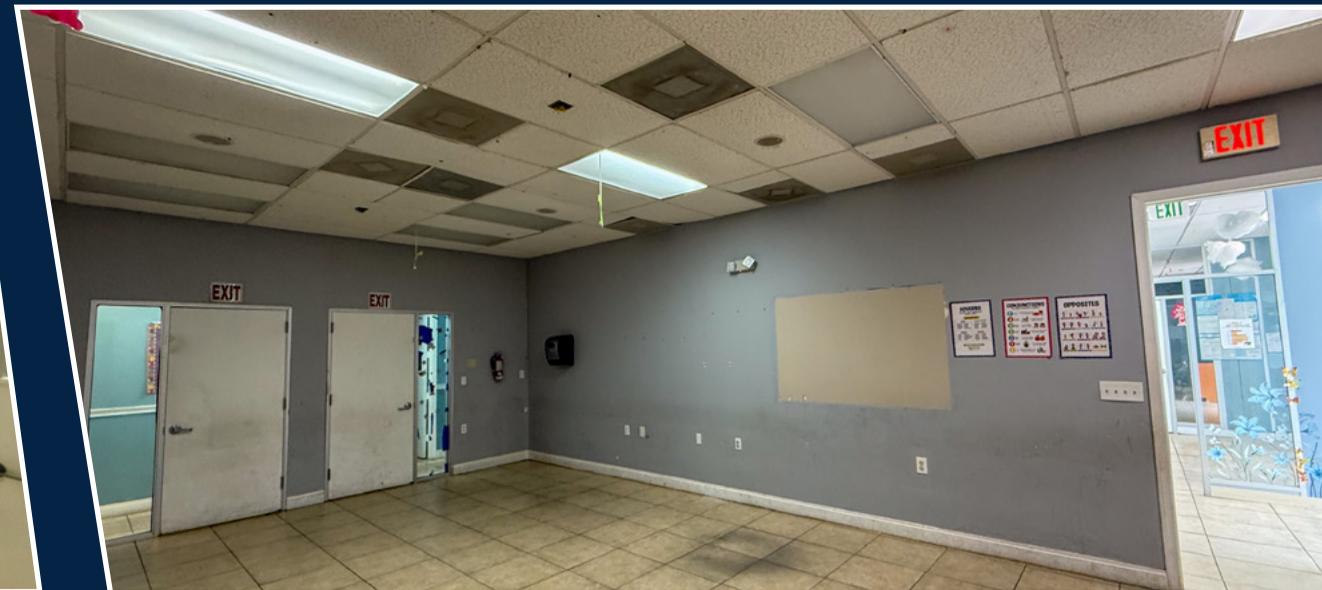


On-site parking (30 spaces + 10 public nearby)



Additional parcel to the north with 10 private parking spaces

INTERIOR PHOTOS



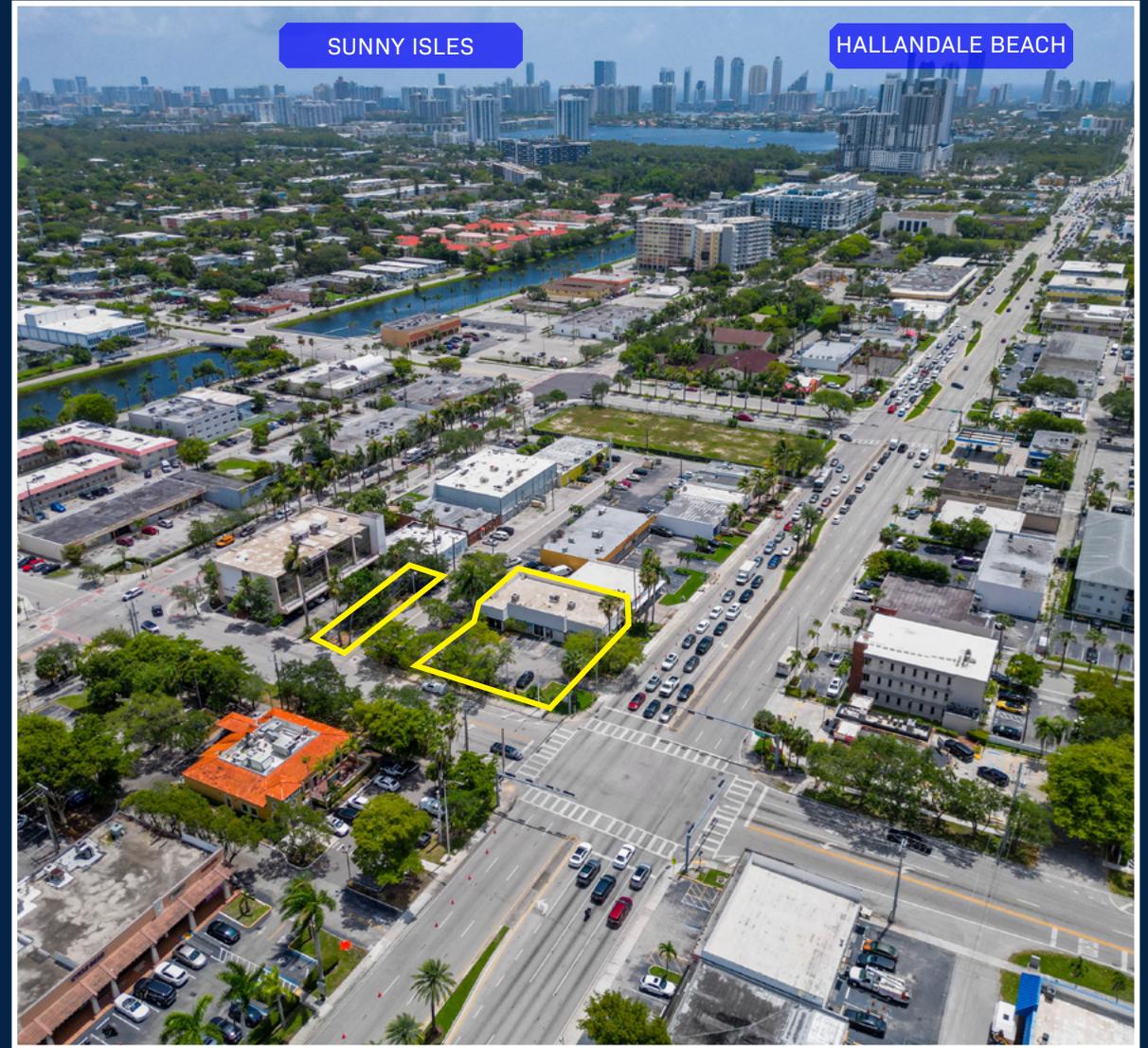
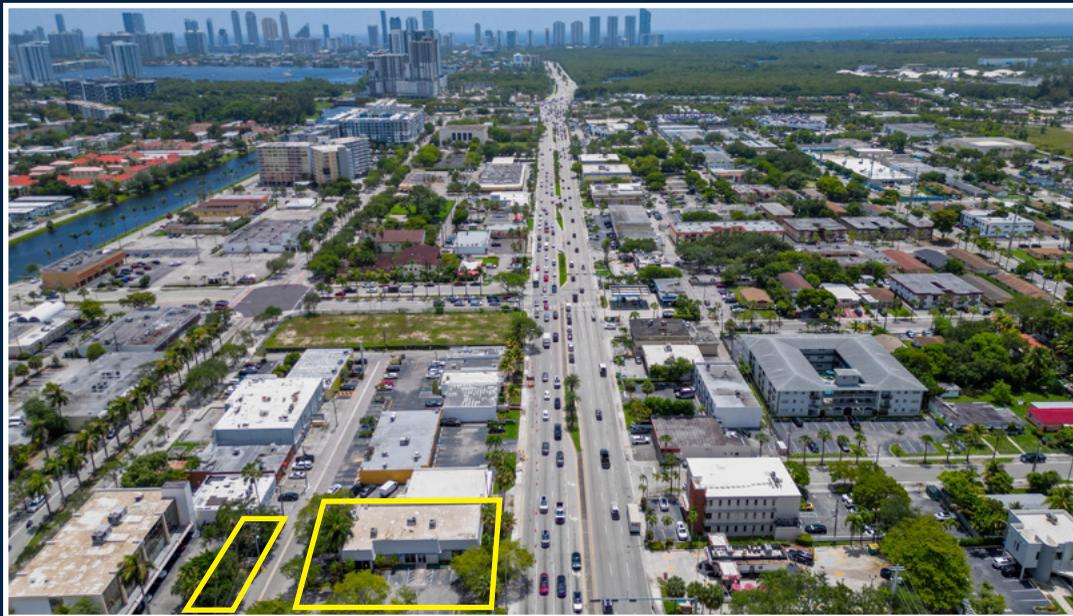
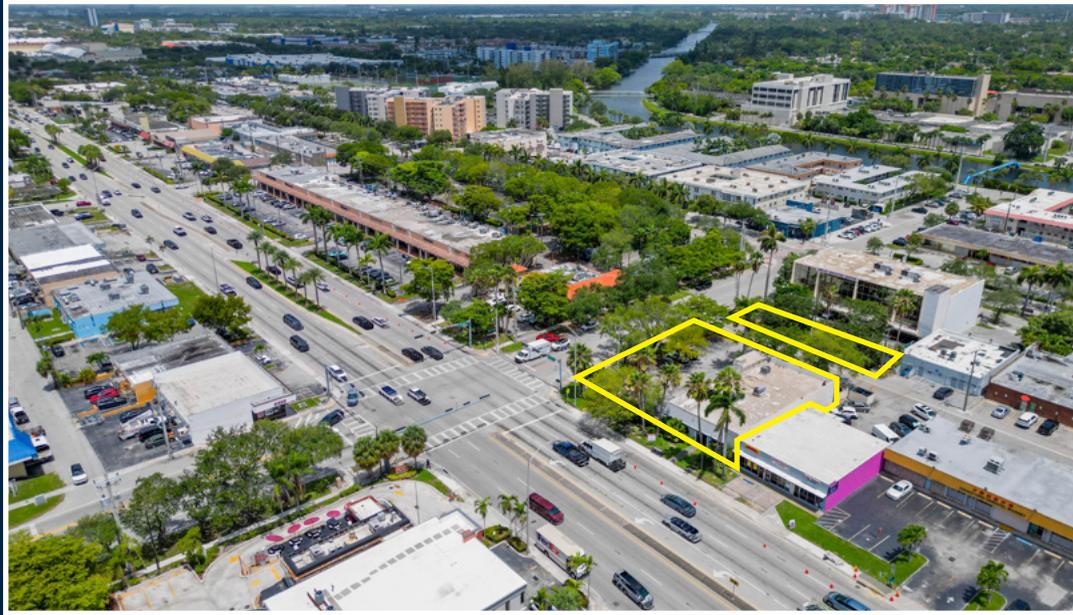
EXTERIOR PHOTOS



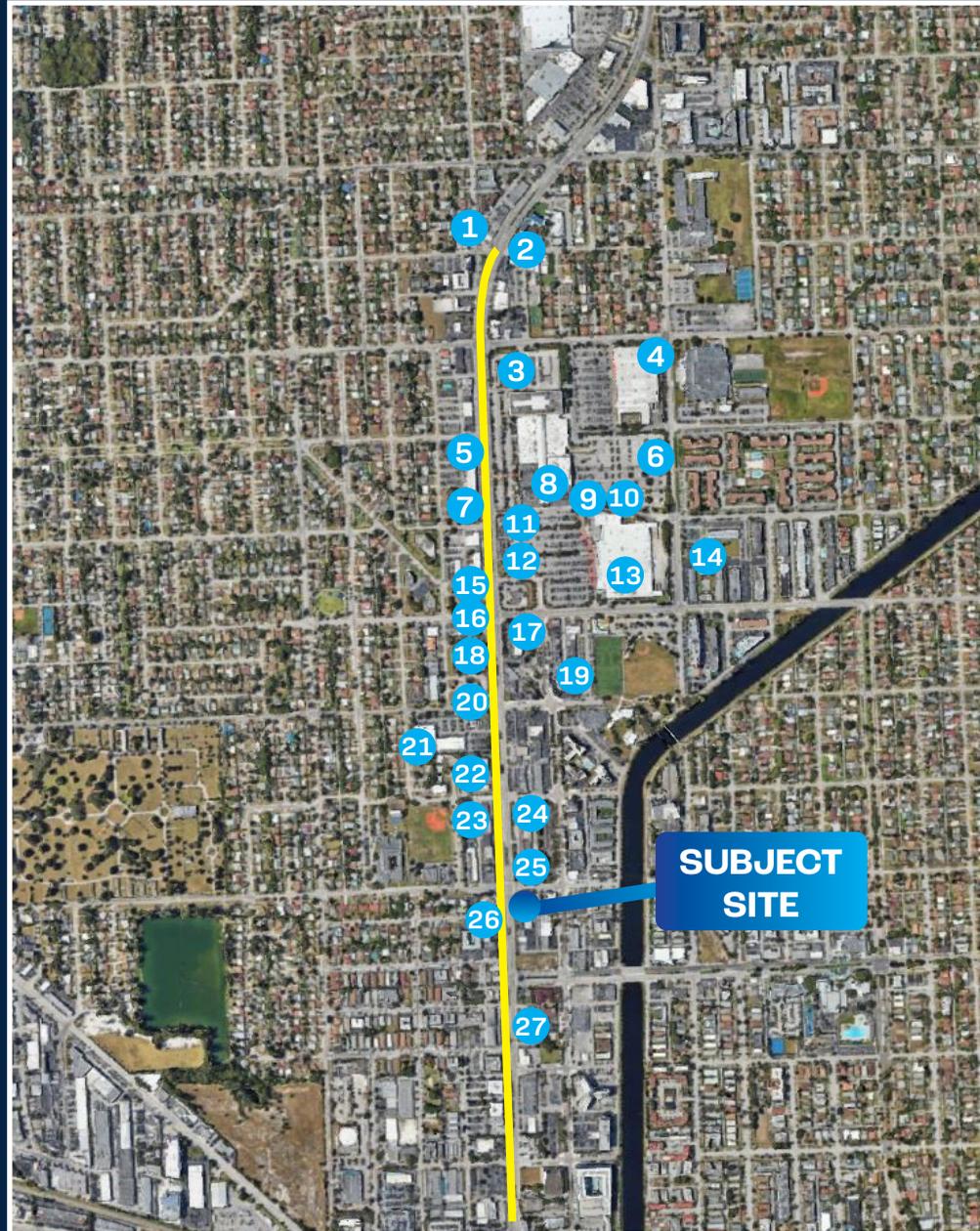
BIRD'S EYE VIEW



AERIAL PHOTOS



RETAIL MAP




1 - Goodyear Auto Service Center



2 - IHOP



3 - T-Mobile



4 - The Home Depot



5 - MoneyGram



6 - Ross - Dress for Less



7 - Dollar Tree



8 - Lebanese Guys



9 - H&R Block



10 - Metro by T-Mobile



11 - Panda Express



12 - Foot Locker



13 - Electrify America Charging Station



14 - Walmart Supercenter



15 - Wingstop



16 - Arby's



17 - Truist



18 - Firestone Complete Auto Care



19 - Smash House Burgers



20 - Wendy's



21 - Planet Fitness



22 - Taco Bell



23 - Tire Kingdom



24 - Visionworks



25 - Pollo Tropical



26 - Checkers



27 - CAO Bakery & Cafe

LOCATION & NEIGHBORHOOD OVERVIEW

North Miami Beach is a strategically positioned municipality undergoing a significant economic and developmental renaissance. Its central location, robust transportation network, and dynamic demographics make it a prime target for investment and growth.



Strategic Connectivity

The property's location offers unparalleled access to the entire South Florida region. It is situated just minutes from major transportation arteries, including Interstate 95, Biscayne Boulevard (US-1), and State Road 826, facilitating convenient travel throughout Miami-Dade and Broward counties. This connectivity is further enhanced by proximity to multiple transit options. The Brightline high-speed rail station in Aventura is a 7-minute drive, offering direct service to Miami, Fort Lauderdale, and Orlando, while the Tri-Rail commuter station at the Golden Glades Intermodal Center is an 8-minute drive. The area is also well-served by Miami-Dade's bus system, with the nearby Mall at 163rd Street acting as the second-busiest bus transfer hub in the county. The city's free NMB Line trolley further enhances local mobility. For national and international travel, both Fort Lauderdale-Hollywood International Airport (FLL) and Miami International Airport (MIA) are within a 22 to 35-minute drive, respectively.

Demographic Profile

North Miami Beach is a densely populated and culturally rich community. The city has a population of over 43,100 residents, with a high density of nearly 8,900 people per square mile, ensuring a consistent customer base for local businesses. The demographic profile is notably diverse, with a large foreign-born population (55.2%) and a vibrant mix of Black (37.2%) and Hispanic (41.1%) residents, which contributes to a dynamic local economy and a wide range of consumer tastes. The area is experiencing steady economic growth, with a median household income of \$57,633 and an average household income of \$78,588.

LOCATION & NEIGHBORHOOD OVERVIEW

Economic Drivers and Local Amenities

The local economy is anchored by strong retail, healthcare, and logistics sectors. Major employers in the area include the Jackson North Medical Center, the City of North Miami Beach, and numerous national retailers and professional service firms. The city's Economic Development Department and a Community Redevelopment Agency (CRA) are actively working to stimulate growth, with a particular focus on revitalizing the NE 163rd Street corridor where the subject property is located.

Residents and visitors benefit from a wealth of amenities. Major shopping destinations include the Mall at 163rd Street and the world-renowned Aventura Mall. Recreational opportunities abound, with access to the 1,000-acre Oleta River State Park, Greynolds Park, and numerous city-run community centers and cultural venues like the Julius Littman Performing Arts Theater. Cultural enrichment is also provided by nearby institutions such as the Museum of Contemporary Art (MOCA) in North Miami.

The convergence of these factors major investment in regional transit, a dense and growing population, and proactive public policy encouraging transit-oriented development has created a powerful and self-reinforcing cycle of growth. The city's establishment of the CRA and the MU/TC zoning overlay provides the legal and financial framework to facilitate this planned urban transformation. The subject property at 1813 NE 163rd Street is located directly within this growth nexus, positioning it as a prime beneficiary of this coordinated, multi-faceted revitalization effort.



NEW BUSINESS OPENINGS

The influx of development and new residents is attracting a host of new businesses, enhancing the area's lifestyle appeal.

- **Restaurants:** Recently opened establishments include the Peruvian restaurant UMA Cantina Peruana Miami and the popular all-day cafe Crema Gourmet in North Miami Beach. The nearby Aventura Mall recently welcomed the world-renowned Italian marketplace Eataly.
- **Retail & Fitness:** The new Esplanade at Aventura has brought in tenants like The LEGO Store and Fit2Run, with The Salty donut shop and others opening soon. The area is well-served by fitness centers, including a large Planet Fitness directly across the street from the subject property at 1630 NE 163rd St.
- **Entertainment:** The NoMi Village, a new open-air arts and entertainment venue, recently launched in North Miami, providing a community hub for cultural events, food, and music.
- **Schools:** The area continues to attract new educational institutions, such as the KIPP Miami charter school and the planned 2.5-acre campus for Lanaar School in North Miami Beach.

This wave of high-end residential, retail, and lifestyle-oriented development signifies a fundamental market repositioning. Historically viewed as a secondary market to Aventura, North Miami Beach is rapidly emerging as a destination in its own right. The new projects are creating a modern, walkable urban core that is attracting a more affluent demographic. This "brand lift" will continue to drive demand for commercial space and support higher rental rates and property values, directly benefiting strategically located assets like 1813 NE 163rd Street.





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