

FOR SALE

119TH PLAZA

1057-1085 NW 119TH STREET
NORTH MIAMI, FL 33168



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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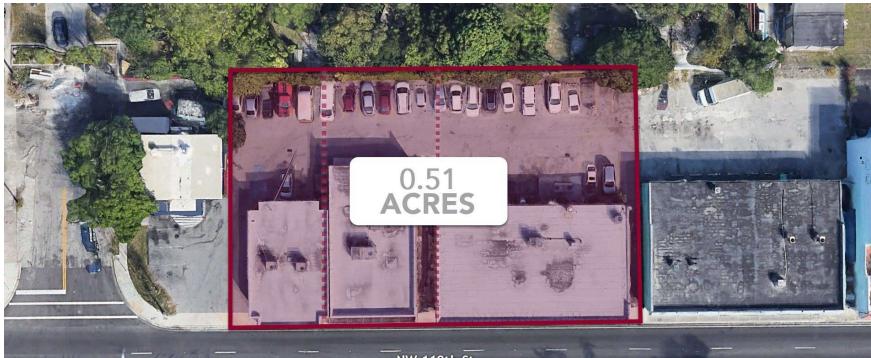


PROPERTY SUMMARY

RETAIL STOREFRONTS ON BUSY NORTH MIAMI THOROUGHFARE

Lee & Associates presents 119th Plaza, a fully occupied 9,300 SF retail storefront center strategically positioned with 88 feet of prime frontage on NW 119th Street. Built-in 1960 and meticulously maintained, the single-story property features a diverse tenant mix and boasts a new roof and upgraded parking surface. The center supports high customer traffic and tenant convenience with 38 on-site parking spaces (4.09 per 1,000 SF). Zoned C-1 on a 0.51-acre lot with a 0.42 FAR, this retail asset is a rare opportunity in a high-demand market, ideal for investors seeking stable, in-place income in a thriving commercial corridor.

Exceptionally located off Interstate 95 and 7th Avenue, this retail center benefits from outstanding exposure with over 40,000 cars daily on 119th Street and 32,000 on 7th Avenue. The property lies in a dense, dynamic neighborhood with a population exceeding 180,000 within a 3-mile radius and ongoing development activity driving continued growth. Tenants enjoy unparalleled access to major transit arteries and proximity to key infrastructure including Opa-Locka Executive Airport, Miami International Airport, Port of Miami, and Port Everglades, reinforcing the site's regional connectivity and appeal.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



119th Street center

Building Size: 9,300 SF
Lot Size: 0.51 AC
Parking: 38 Spaces
Zoning: C-1

6 Retail Units: 100% Occupied



Prime Location:

88' of direct frontage on major thoroughfare and retail corridor seeing over 40,000 vehicles per day



Exceptional Accessibility:

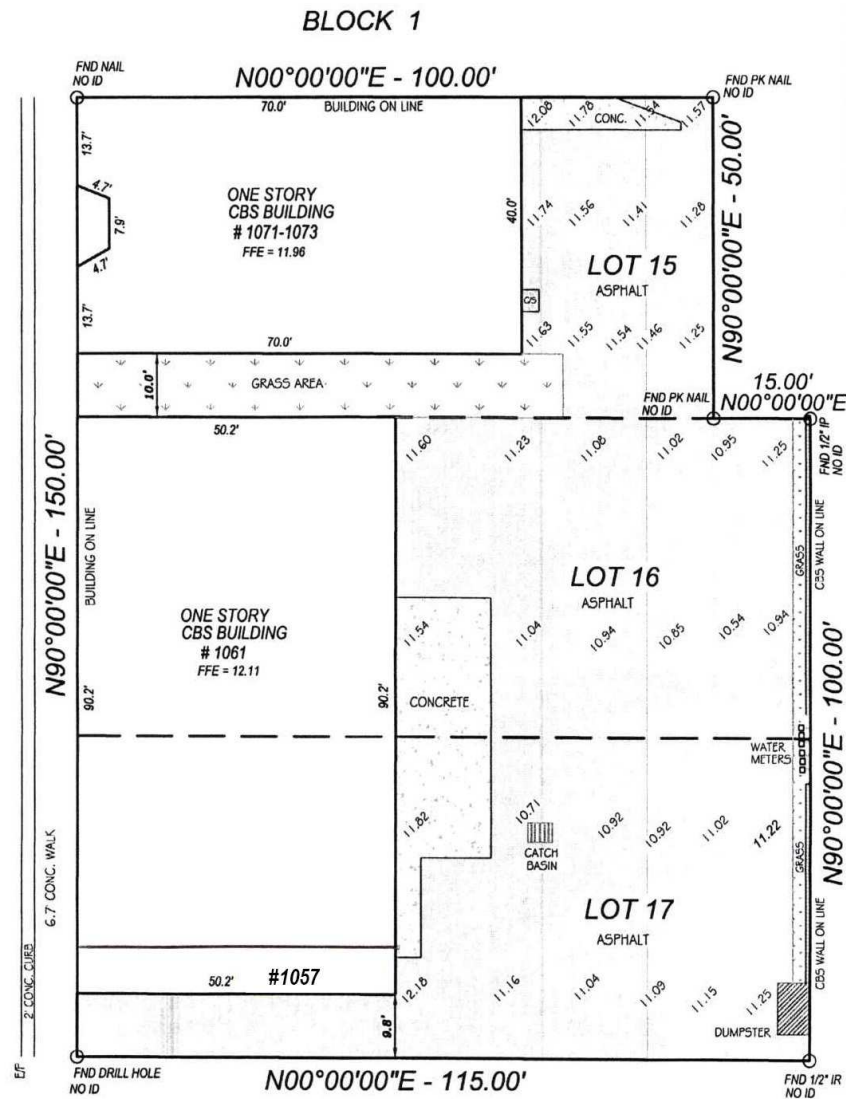
Prime Accessibility just off the I-95 and 7th Avenue interchange.

Miami International 26 min drive
Fort Lauderdale/Hollywood International 24 min drive

SURVEY

NW 119th Street

100' RIGHT OF WAY - 35' PAVEMENT



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	119th Plaza
STREET ADDRESS	1057-1085 NW 119th Street
CITY, STATE, ZIP	North Miami, FL 33168
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Miami Gardens/Opa Locka

BUILDING INFORMATION

OCCUPANCY %	100.0%
TENANCY	Multiple
NUMBER OF FLOORS	1
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	3

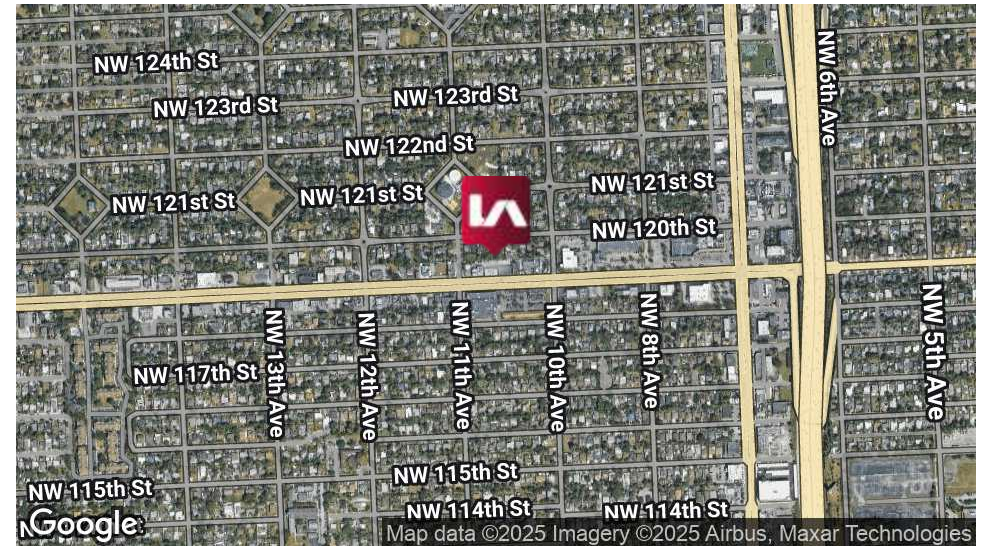
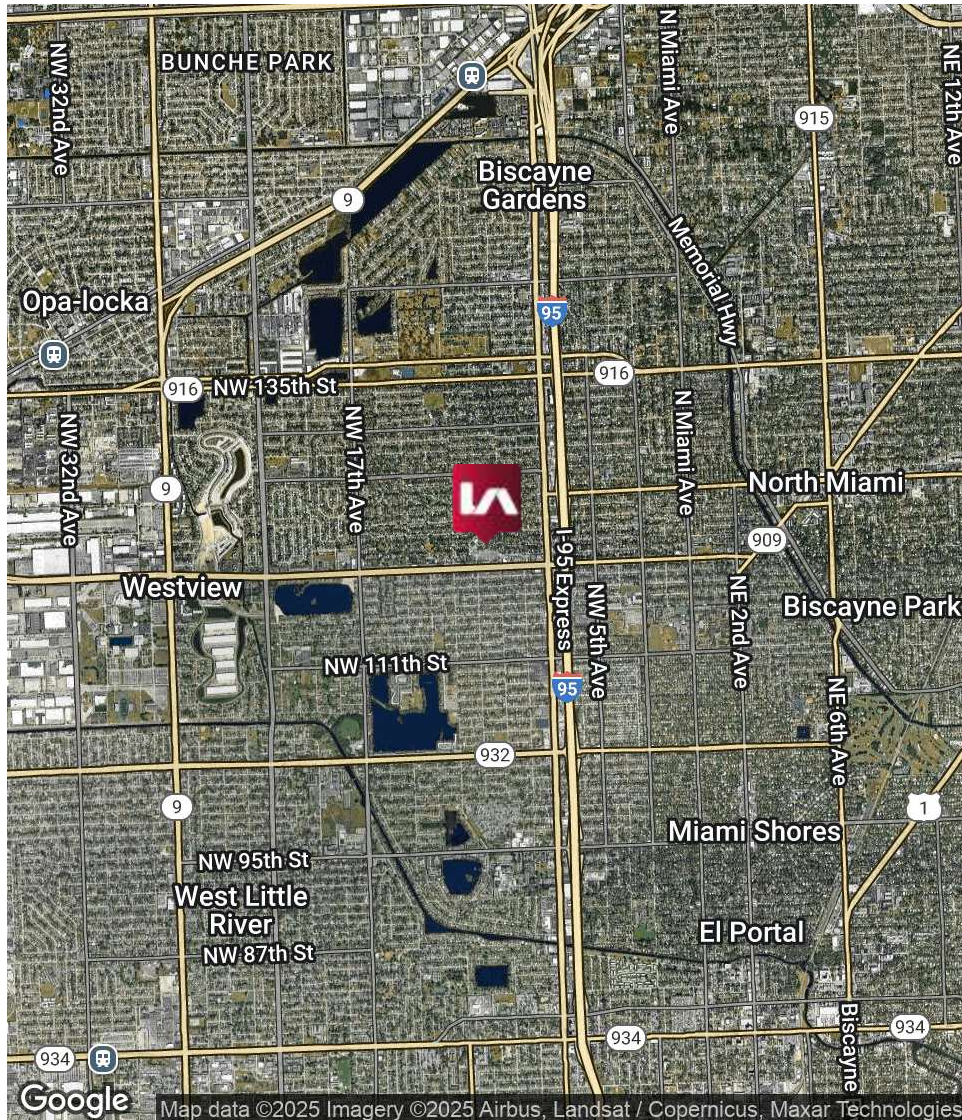
PROPERTY HIGHLIGHTS

- 9,300 SF retail storefront center
- Fully occupied with a diverse tenant mix
- New roof and resurfaced parking lot
- 38 parking spaces (4.09 per 1,000 SF)
- 88' frontage on high-traffic NW 119th Street
- Zoned C-1 on a 0.51-acre lot with 0.42 FAR
- Over 40,000 cars/day on 119th St, 32,000 on 7th Ave

STREET RETAIL WITH REAR PARKING



REGIONAL MAP



LOCATION OVERVIEW

Strategically located just off I-95 and 7th Avenue, the property offers exceptional exposure and accessibility. Surrounded by a dense population and within reach of major ports and airports, it is ideally positioned for sustained commercial success.

CITY INFORMATION

CITY: North Miami
MARKET: South Florida
SUBMARKET: Miami Gardens/Opa Locka

KEY FACTS



165,540
Total Population



\$70,427
Average Household Income

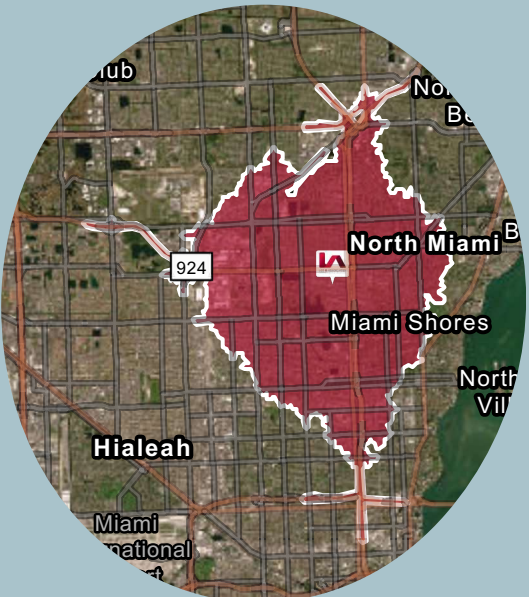


39.0
Median Age



2.9
Average Household Size

Drive time of 10 minutes



Annual Average Consumer Spending



\$19,895
Average Retail Spending Total



\$2,481
Dining Out

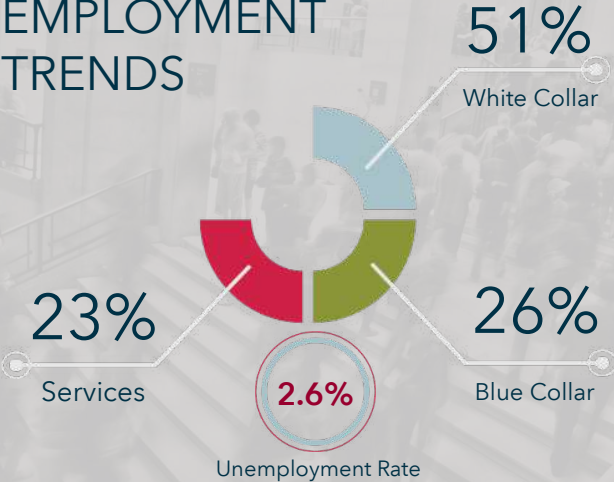


\$4,884
Groceries



\$4,611
Health Care

EMPLOYMENT TRENDS



BUSINESS



7,049
Total Businesses

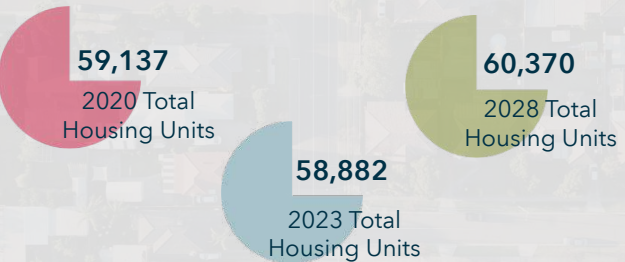


48,126
Total Employees

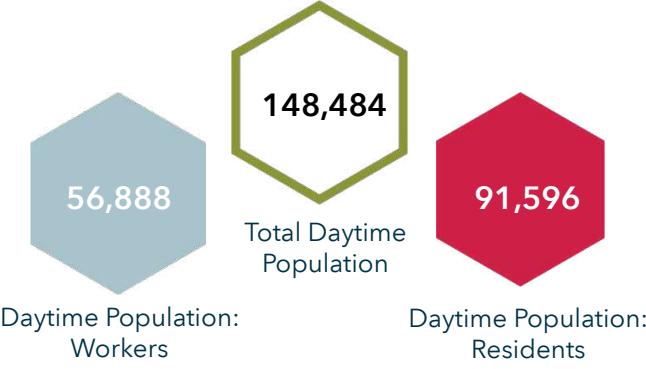


\$10,439,868,780
Total Sales

HOUSING UNITS



DAYTIME POPULATION



KEY FACTS



541,287
Total Population



\$81,592
Average Household Income

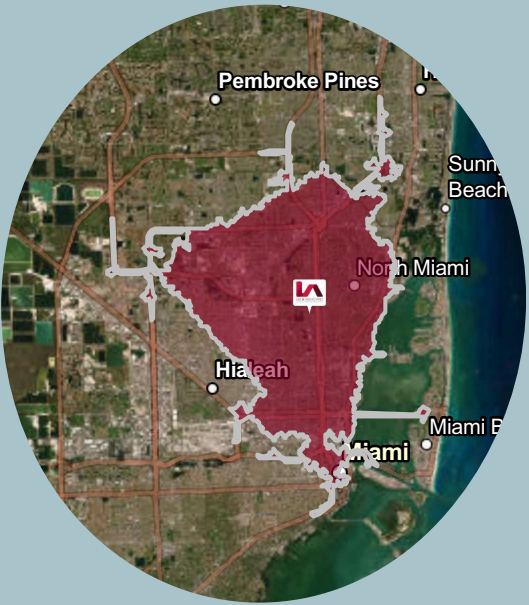


39.6
Median Age



2.7
Average Household Size

Drive time of 15 minutes



Annual Average Consumer Spending



\$22,860
Average Retail Spending Total



\$2,909
Dining Out

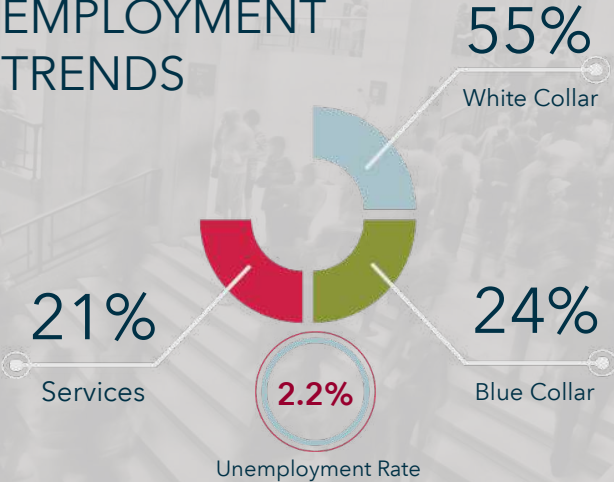


\$5,600
Groceries



\$5,233
Health Care

EMPLOYMENT TRENDS



BUSINESS



31,739
Total Businesses

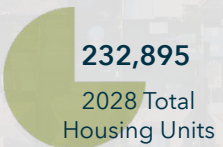


254,034
Total Employees

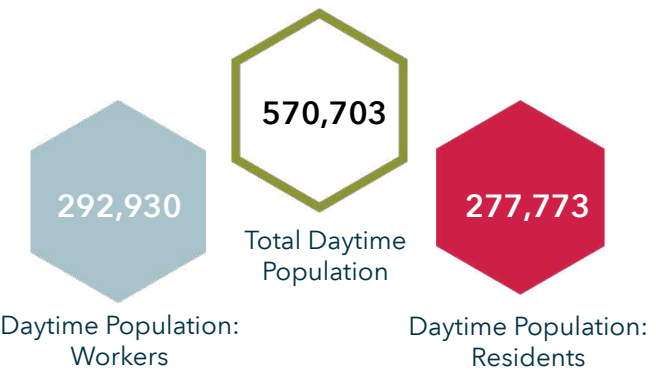


\$47,226,062,139
Total Sales

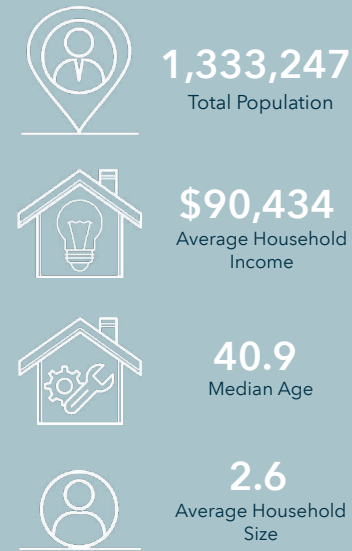
HOUSING UNITS



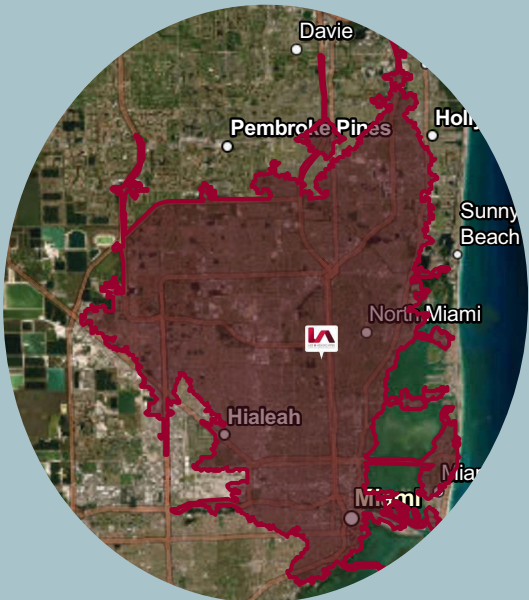
DAYTIME POPULATION



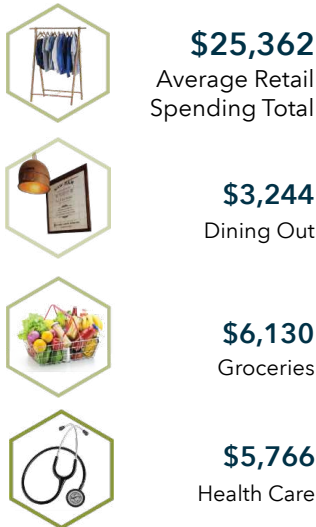
KEY FACTS



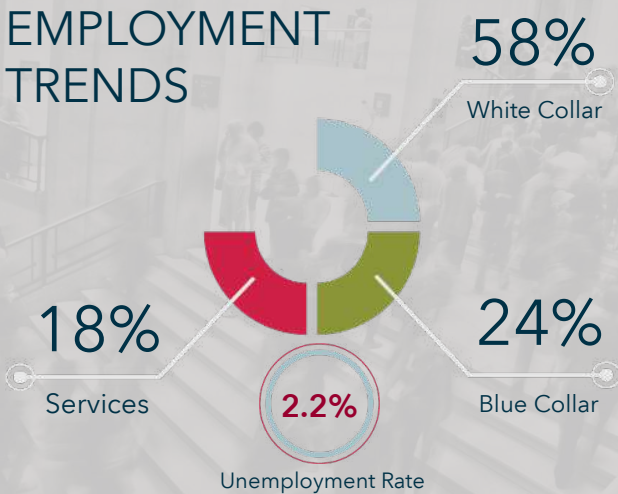
Drive time of 20 minutes



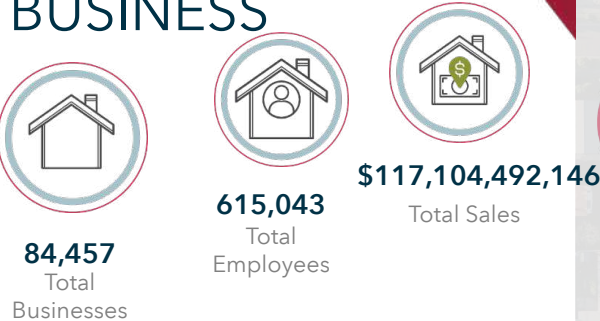
Annual Average Consumer Spending



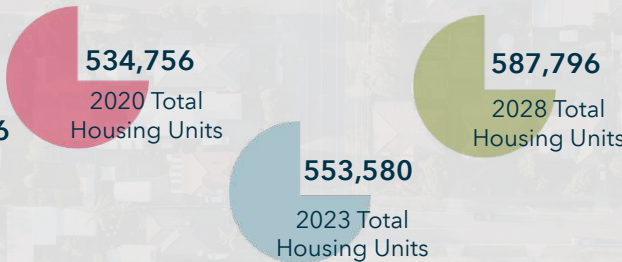
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION

