



**7111 Biscayne Boulevard
Miami, FL 33138**

Sale Price
\$ 5,300,000

Located along the highly visible Biscayne Boulevard corridor in the heart of Miami's MiMo District, 7111 Biscayne Boulevard presents a rare opportunity to acquire a freestanding retail asset in one of the city's fastest-evolving commercial corridors. The property consists of approximately 5,700 square feet of retail space situated on a 10,269-square-foot lot, featuring striking modern architecture and a flexible layout that can accommodate a variety of retail, showroom, or restaurant concepts.

The property benefits from exceptional exposure along Biscayne Boulevard, with average daily traffic counts exceeding 65,000 vehicles, providing strong visibility and brand presence for tenants. Strategically positioned just minutes from Miami



Julio Perdomo
Commercial Sales
Associate

305.518.9745
julioperdomo@keyes.com



Sandra Payne
Commercial Sales
Advisor

305.321.0456
pjcommercial@keyes.com

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 keyescommercial.com

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Section 1

PROPERTY INFORMATION



Property Description

Located along the highly visible Biscayne Boulevard corridor in the heart of Miami's MiMo District, 7111 Biscayne Boulevard presents a rare opportunity to acquire a freestanding retail asset in one of the city's fastest-evolving commercial corridors. The property consists of approximately 5,700 square feet of retail space situated on a 10,269-square-foot lot, featuring striking modern architecture and a flexible layout that can accommodate a variety of retail, showroom, or restaurant concepts.

The property benefits from exceptional exposure along Biscayne Boulevard, with average daily traffic counts exceeding 65,000 vehicles, providing strong visibility and brand presence for tenants. Strategically positioned just minutes from Miami Design District, Wynwood, and Midtown Miami, the asset is surrounded by some of Miami's most dynamic retail, residential, and cultural districts.

Offering Summary

Sale Price:	\$5,300,000
Lot Size:	10,269 SF
Building Size:	5,294 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	416	2,164	8,482
Total Population	790	4,665	20,104
Average HH Income	\$117,117	\$95,832	\$83,177



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With strong demographics driven by nearby neighborhoods such as Belle Meade and Morningside, this property offers investors and owner-users a unique opportunity to capitalize on continued growth and redevelopment along the Biscayne Boulevard retail corridor.

Location Description

Positioned directly on Biscayne Boulevard in the heart of the MiMo District, this exceptional trophy retail asset offers a rare opportunity within one of Miami's most vibrant commercial corridors. The property features striking architecture and newly completed construction, highlighted by an inviting front courtyard and flexible retail configurations ranging from 840 SF to 6,065 SF.

Located just minutes from Miami Design District, Wynwood, and Midtown Miami, the property benefits from outstanding visibility along Biscayne Boulevard, with over 65,000 vehicles passing daily. This prime positioning makes it ideal for a variety of retail, showroom, or experiential concepts.



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Location Information

Street Address	7111 Biscayne Boulevard
City, State, Zip	Miami, FL 33138
County	Miami-Dade

Building Information

Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	5,294 SF
Year Built	1997
Year Last Renovated	2018



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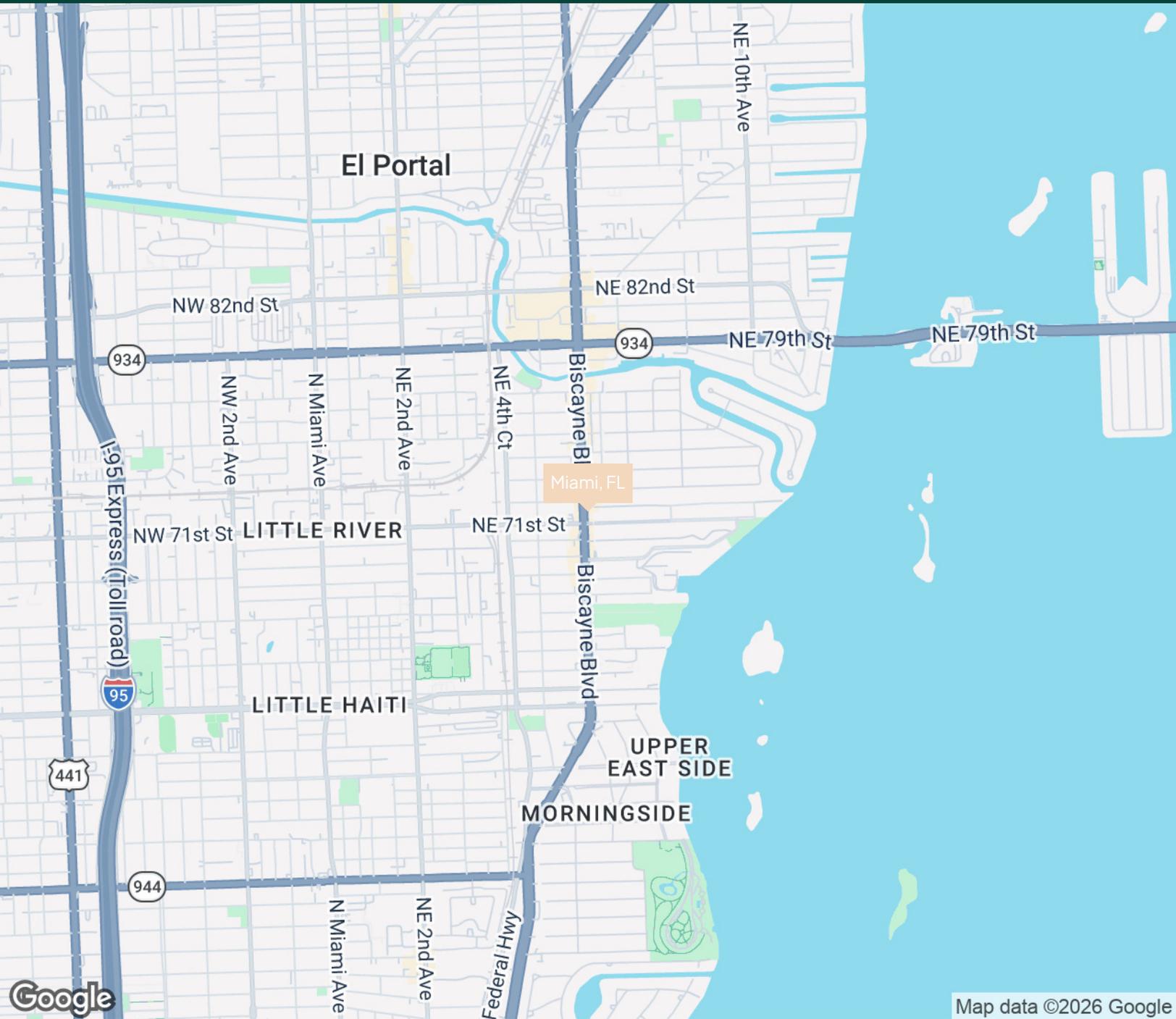
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Section 2

LOCATION INFORMATION



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*Commercial Sales
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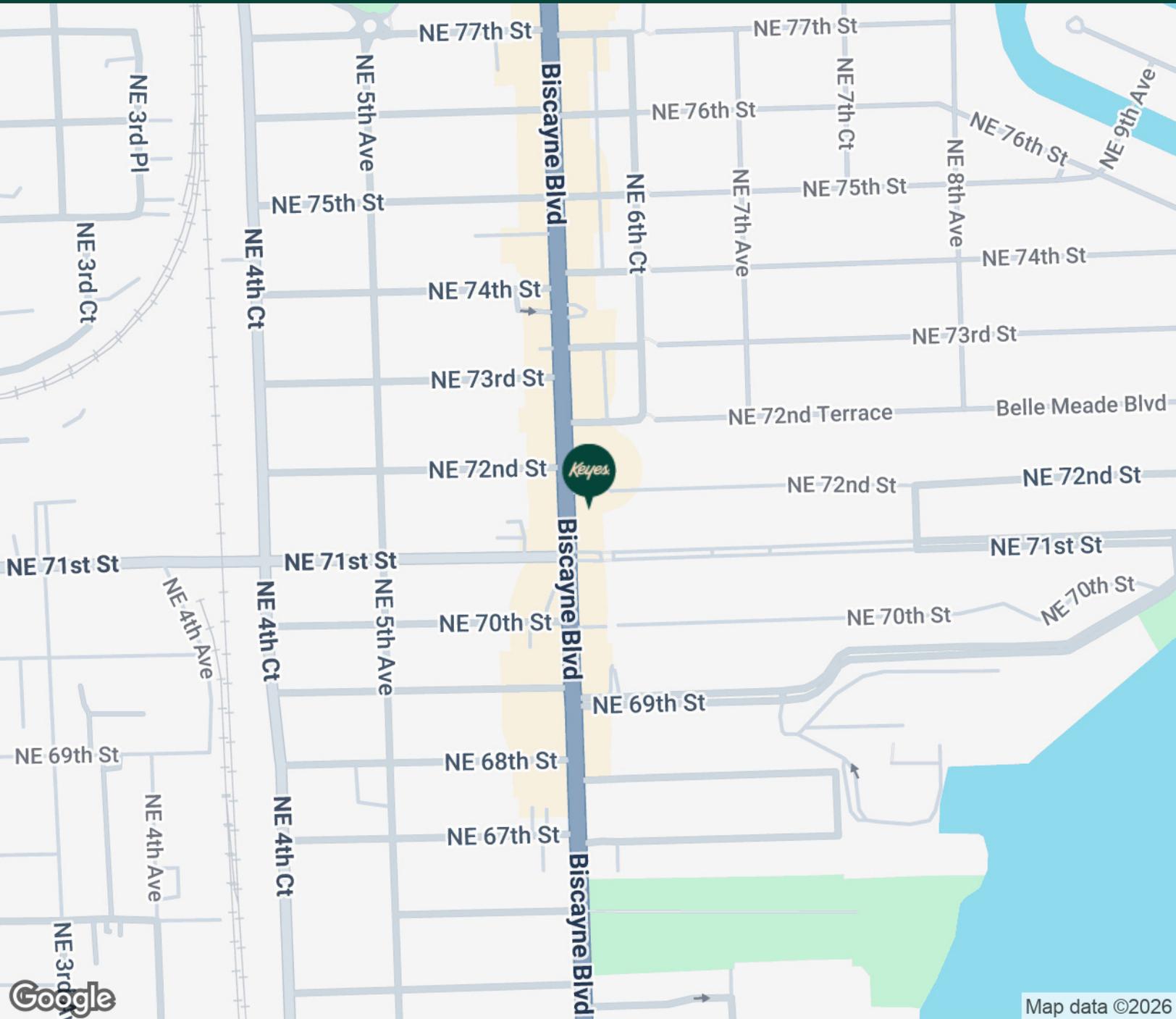
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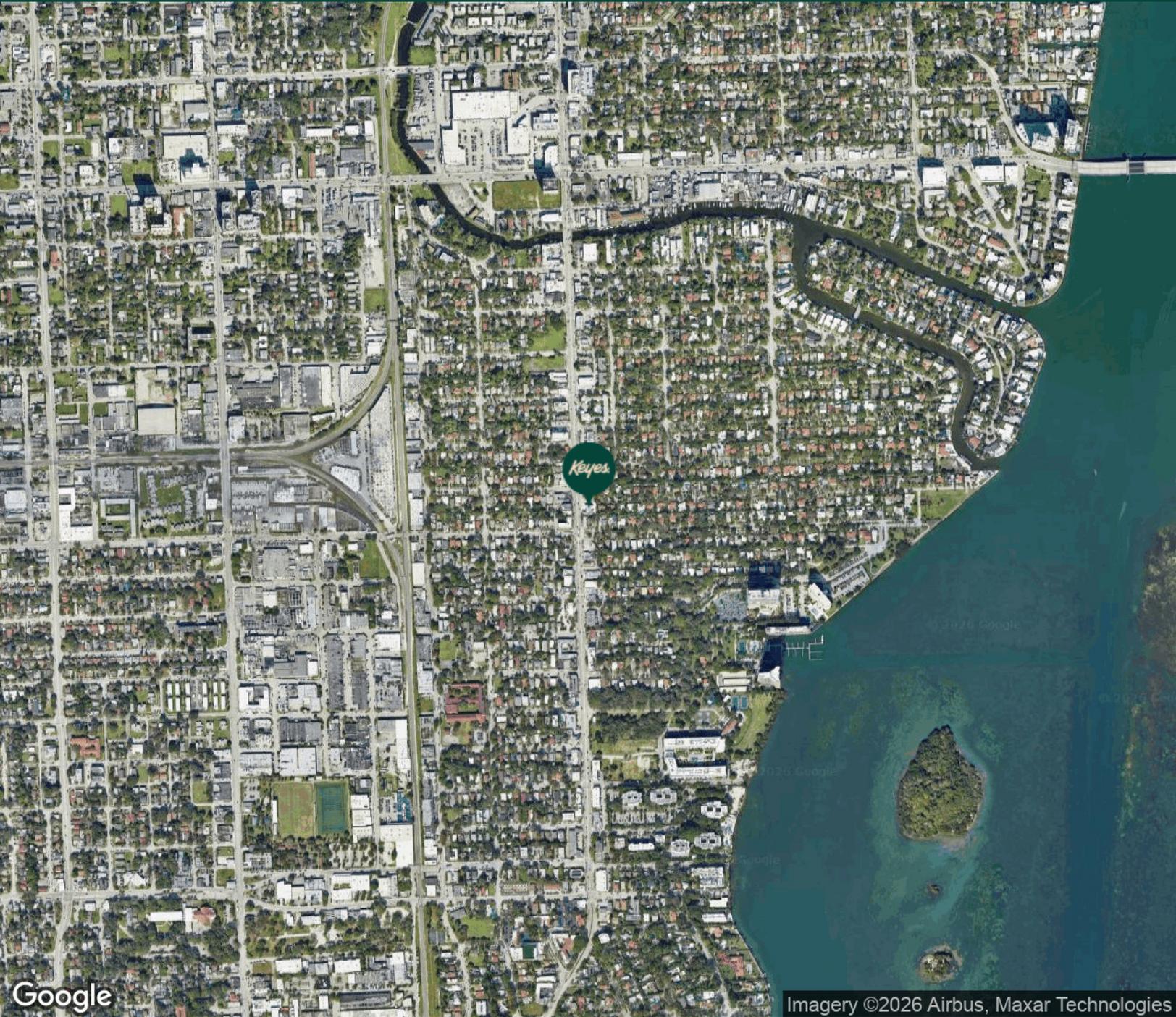
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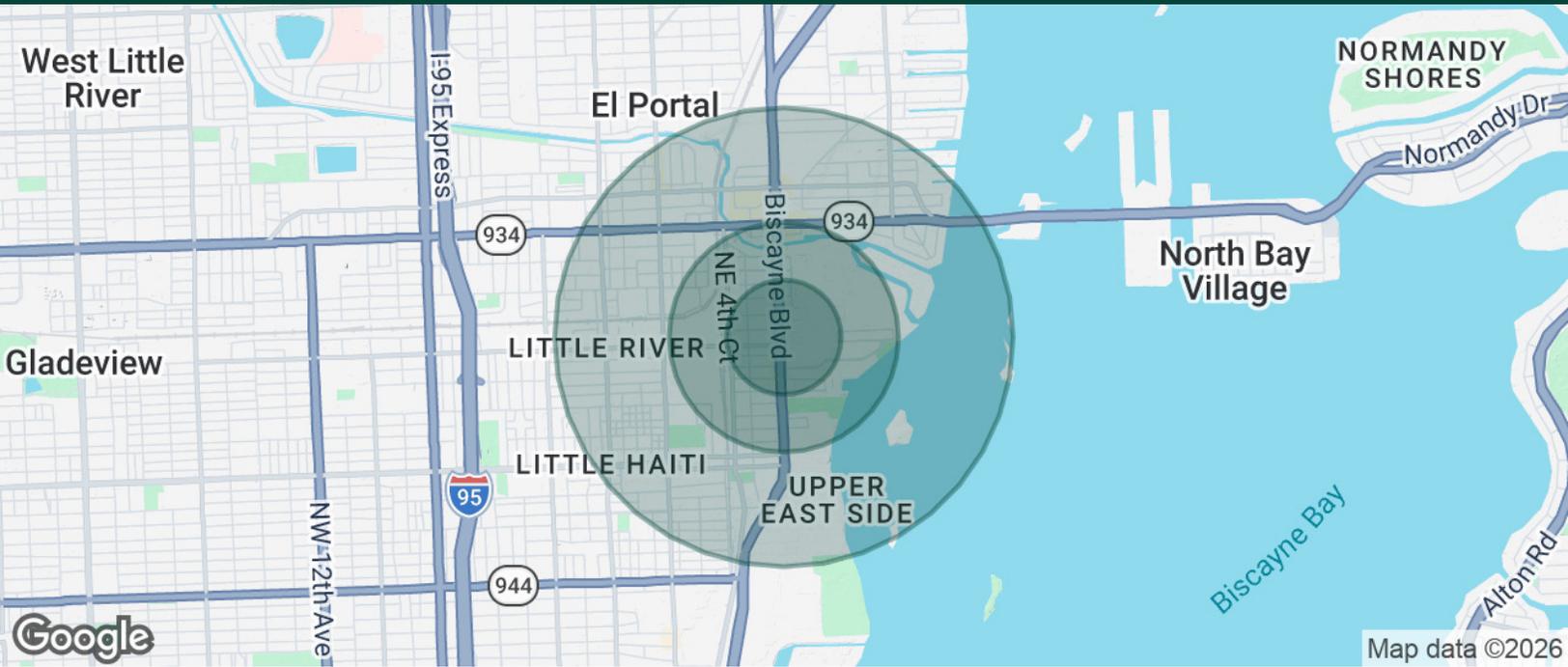
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Section 4

DEMOGRAPHICS



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	790	4,665	20,104
Average Age	53.8	45.5	40.2
Average Age (Male)	49.3	44.5	41.4
Average Age (Female)	51.0	42.3	38.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	416	2,164	8,482
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$117,117	\$95,832	\$83,177
Average House Value	\$615,630	\$502,790	\$515,294

2023 American Community Survey (ACS)



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