



INVESTMENTS REALTY

RETAIL

Shopping Center Space for Lease in North Miami Beach

1735-1741 NE 163rd Street, North Miami Beach, FL 33162

Property Overview

Address: 1735 & 1741 NE 163rd
Street, N Miami Beach,

Type of Lease: NNN

Leasable: 4,521 Sq Ft

Price per Ft: \$28.00

CAM per Ft: \$18 * Approx

Parking: Customer Parking

Available: (Negotiable) 2023



**Prime Commercial Retail Space
in North Miami Beach**

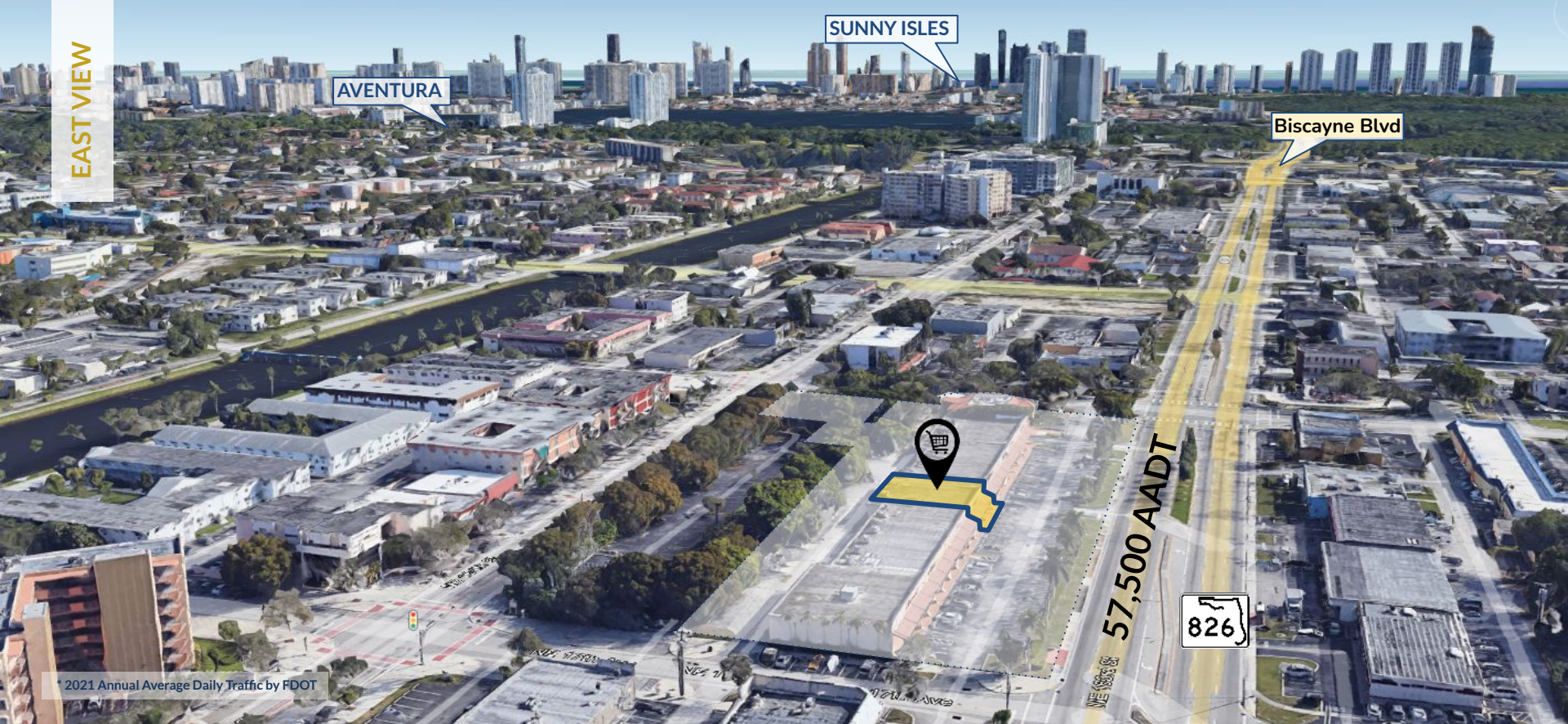
JOEL RODRIGUEZ | Broker

joel@glirealty.com

**C. 786.285.7739
O. 305.635.3005**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

EAST VIEW



AVENTURA

SUNNY ISLES

Biscayne Blvd

826

57,500 AADT

*2021 Annual Average Daily Traffic by FDOT

WEST VIEW



Marshalls ROSS

WALMART

Walmart

KFC

Walgreens

CONVIVA

PANAMA

TACO BELL

FUTURE BLVD.

TIRE KINGDOM
SERVICE • BRAKES • BATTERIES • MORE

826

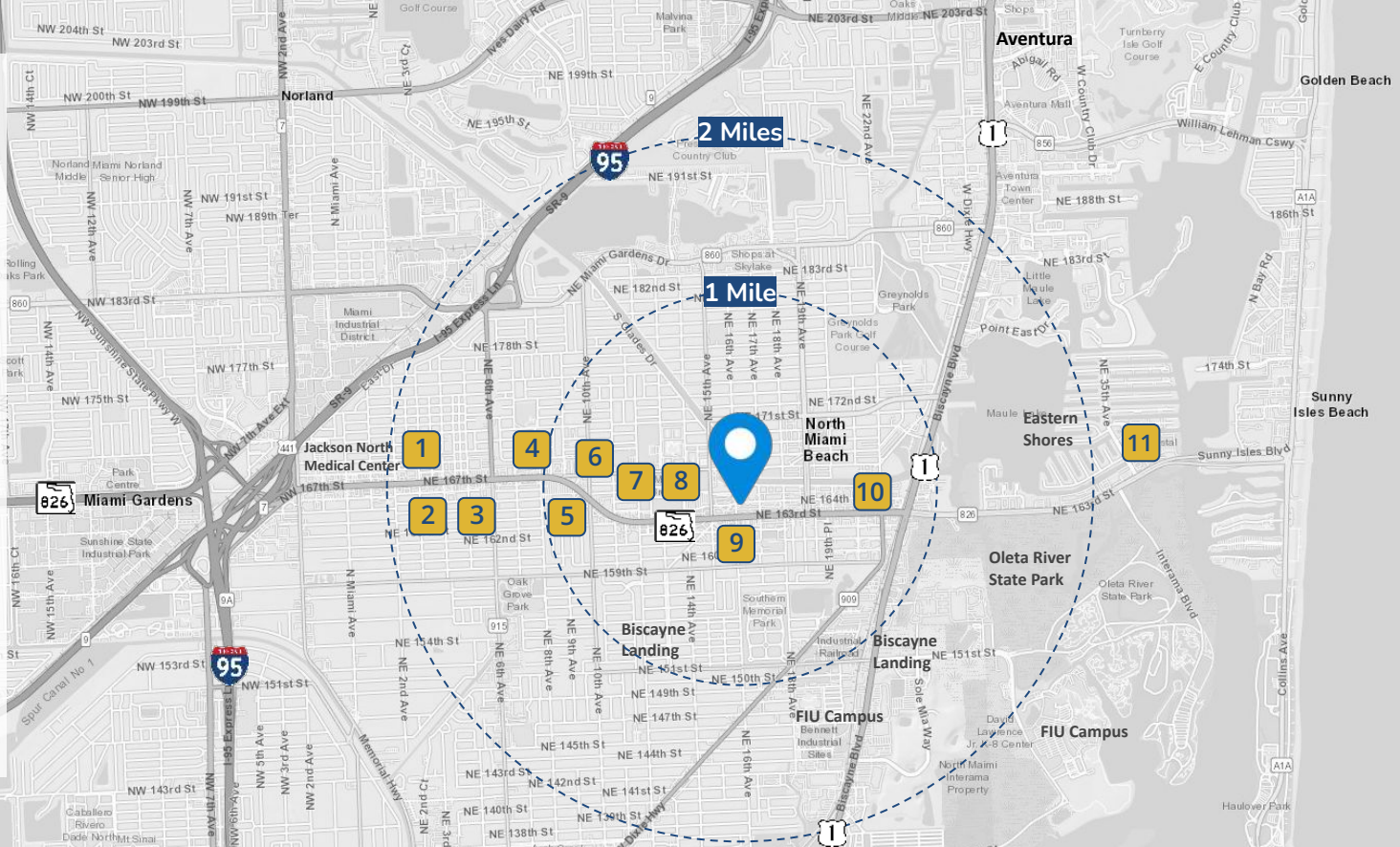
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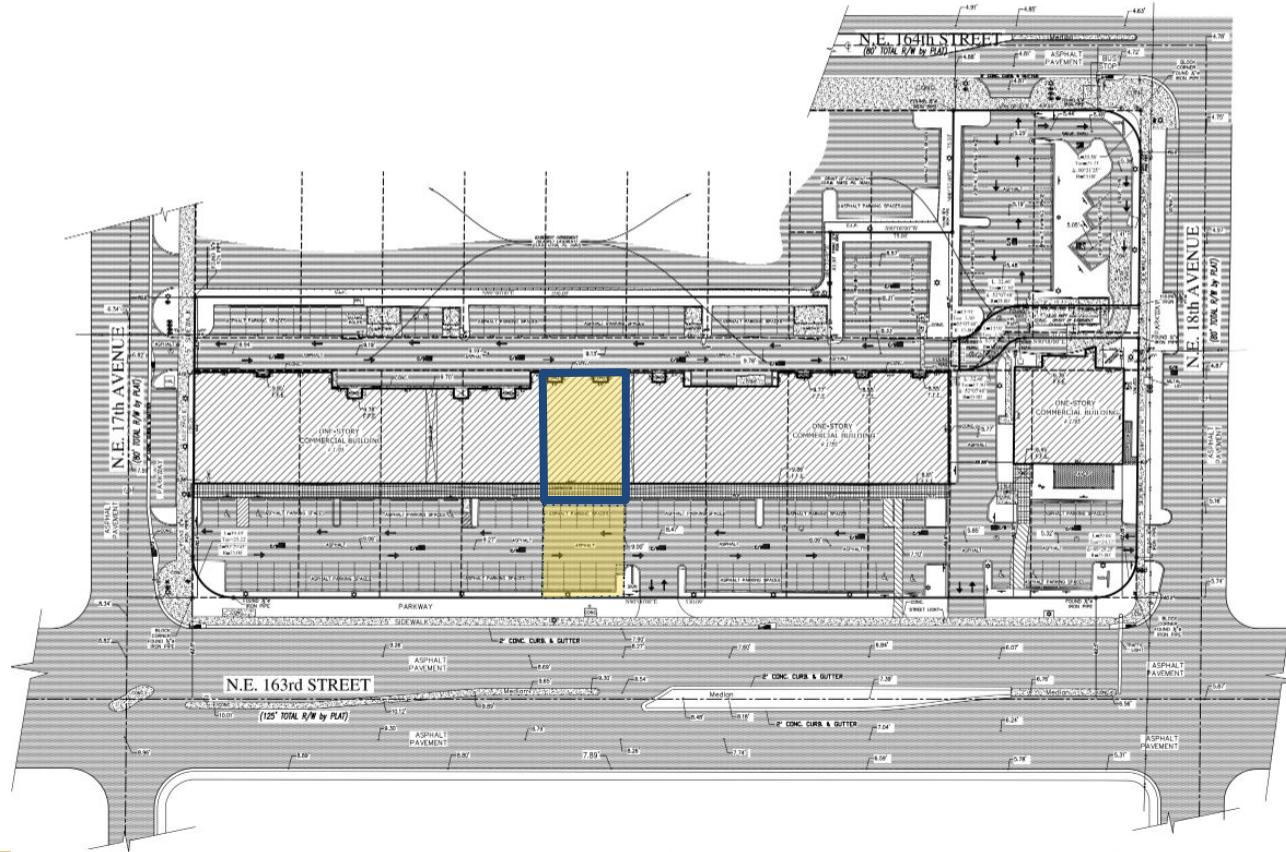
Retail Map

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Survey



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Demographics

North Miami Beach Market



Average Home Value
\$ 364,031



Average Household
Income \$64,654



Total Housing Units
18,130



Household Income
Growth /Yr 2.49%



Median Household
Income \$47,020



Total Population
45,445

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