

Leasing
Brochure

16870 NE 19th Avenue, North
Miami Beach, FL 33162

+/- 2,000 SF Available

North Miami Medical

16870-16880 NE 19th Avenue, North Miami Beach

Turnkey Medical Office

Advisors:

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Presented By:



Property Summary



Offering Summary

Lease Rate:

\$34 NNN + \$8.04

Building Size:

6,500 SF

Available SF:

2,000 ±

Lot Size:

0.48 AC

Zoning:

MU/TC

Submarket

Northeast Dade

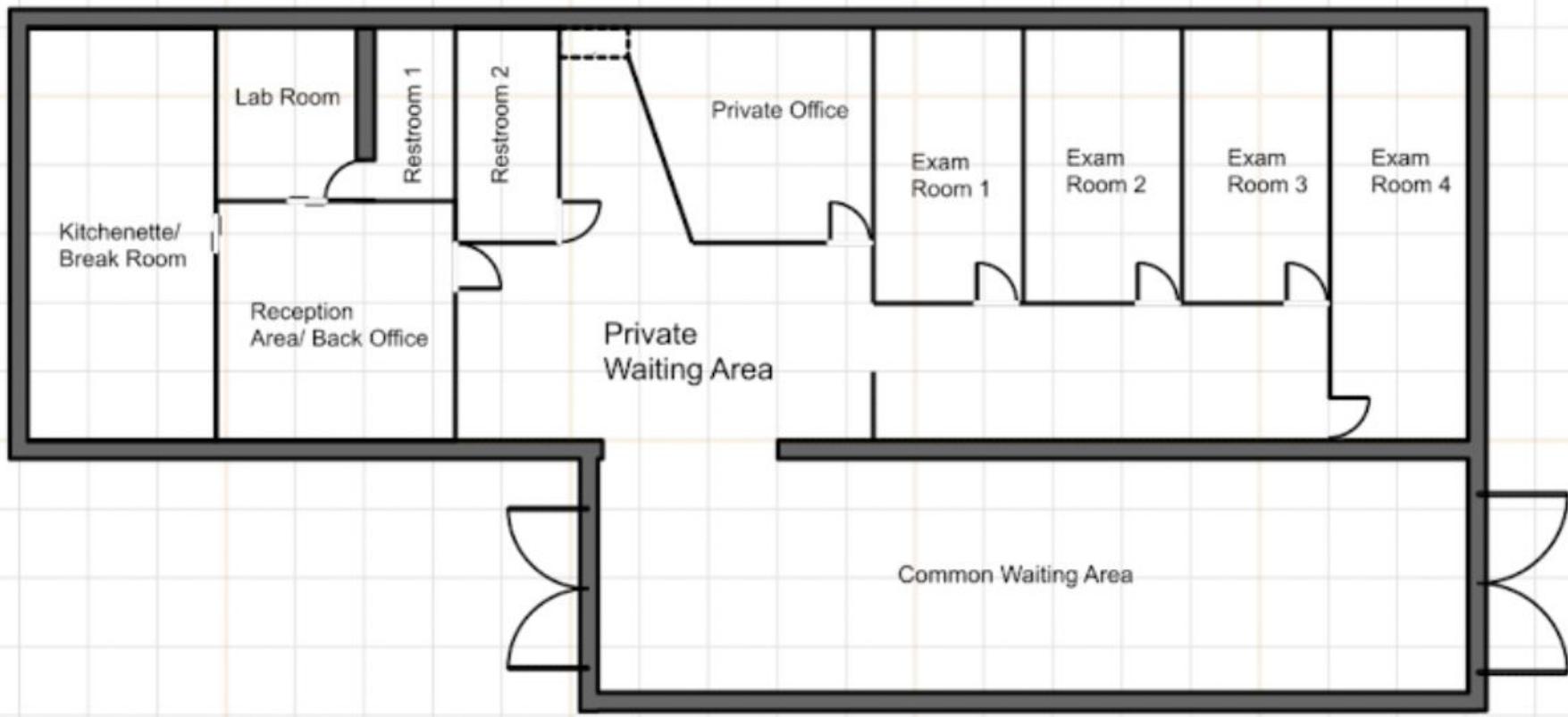
Property Overview

This commercial property is located at 16870 NE 19th Avenue, North Miami Beach, FL and is available for sublease. The property offers +/- 2,000 Square feet with five total rooms, a reception area, a lab room, and a break room with fully equipped appliances. The property can be used for medical/cosmetic/aesthetic use, and is suitable for various businesses.

PROPERTY Highlights

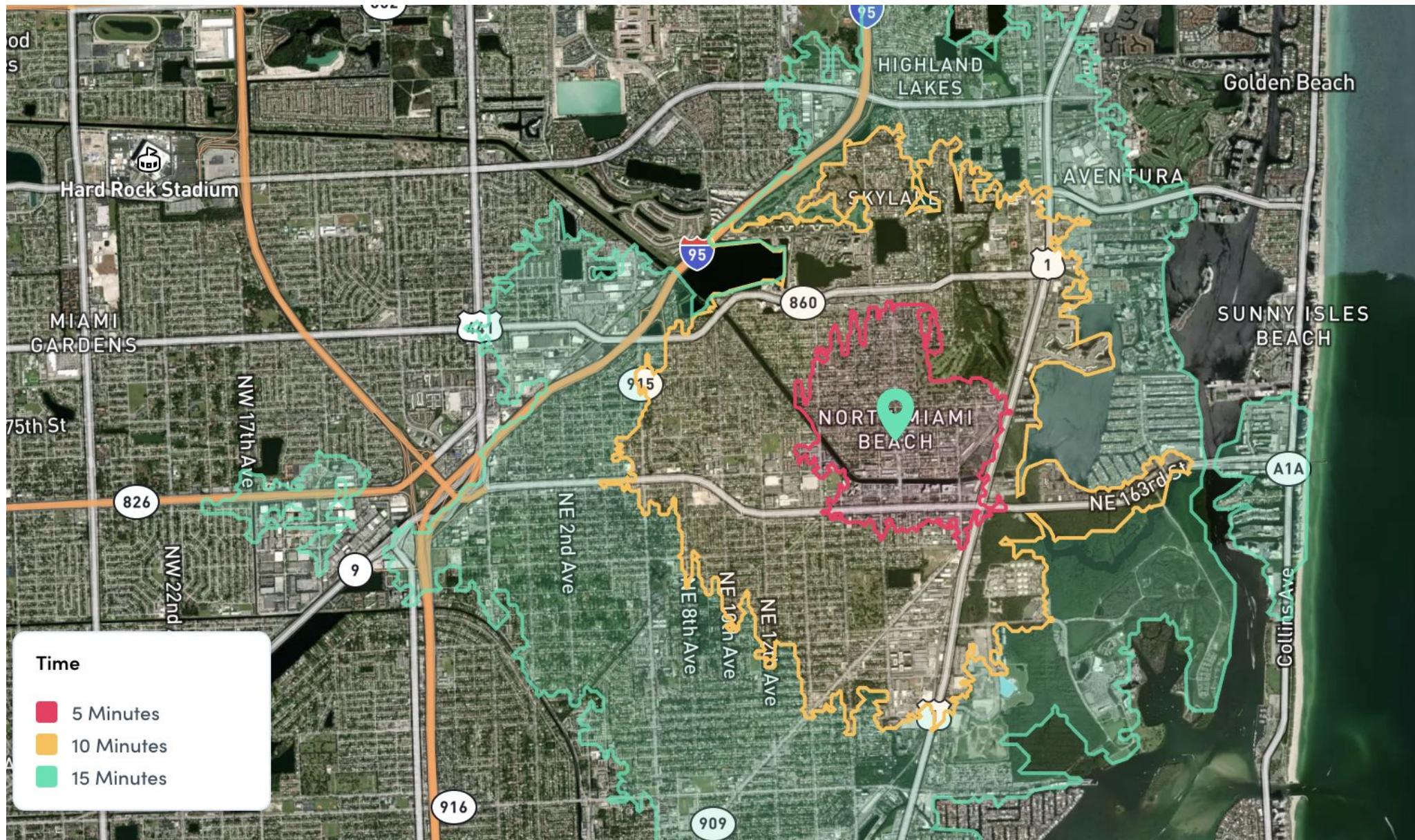
- This property is conveniently located in the bustling North Miami Market, situated east of I-95 and near neighboring cities of Miami Gardens, Aventura, and Miami Beach.
- Located in the North Miami Market, this property is easily accessible and highly visible with 20,200 AADT. It is situated in a thriving commercial area, providing a convenient location for customers and employees.
- This property includes a front desk reception area, a kitchen/break room, one central office, five rooms, two restrooms, a lab, and a shared fully furnished lobby/waiting area. The building offers over 20 shared parking spaces and an ADA-compliant ramp.
- This turnkey medical office is completely built out, and is available for immediate occupancy.
- Nearby landmarks include the North Miami Beach Building Department, Julius Littman Performing Arts Theater, North Miami Beach Police Department, North Miami Beach City Hall, Victory Park, and NOVA Southeastern University.

Floor Plan

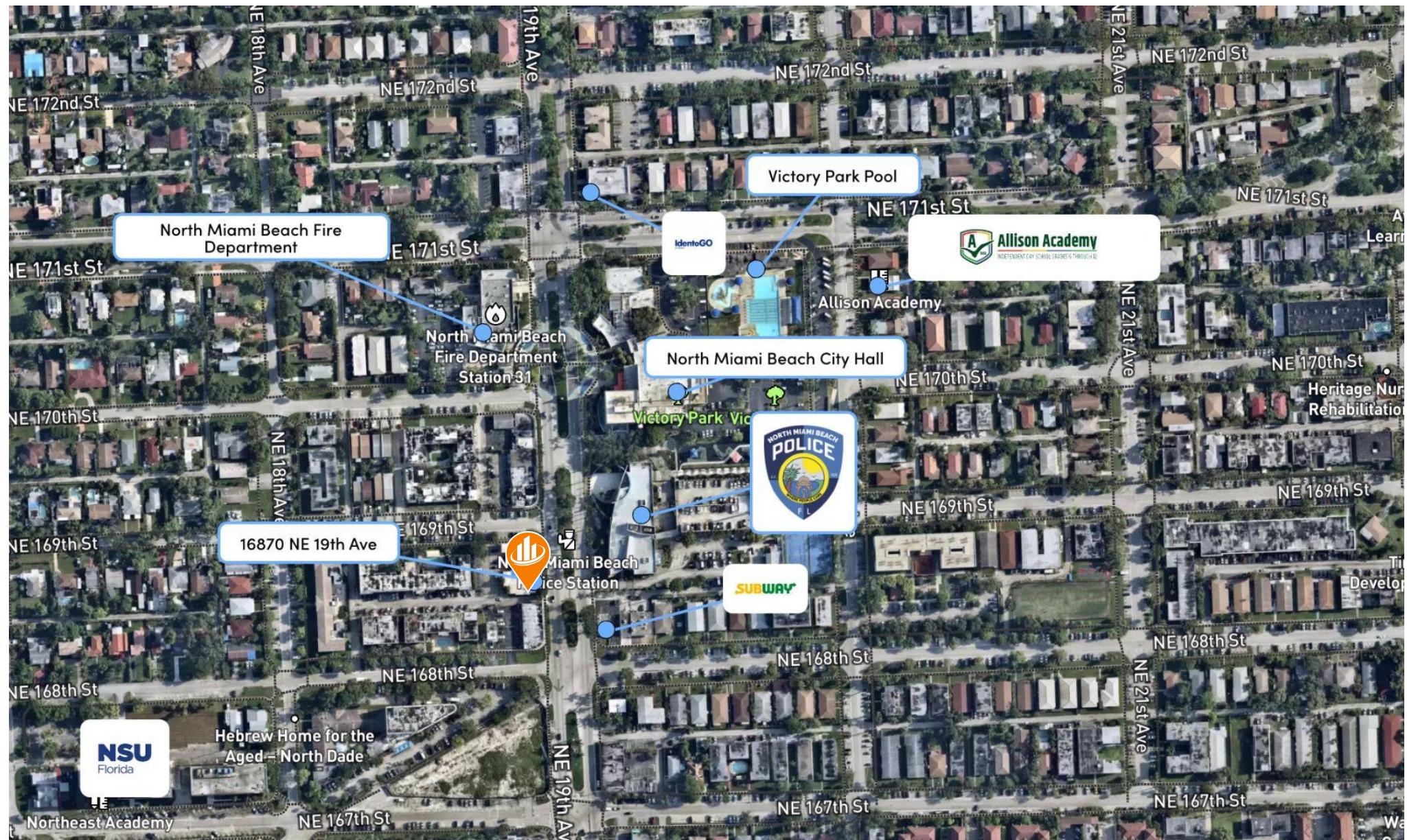


*This floorplan is provided for intentional purposes only and is not to scale. While every effort has been made to ensure accuracy, this floorplan may not be exact or complete. The use of this floor plan is at your own risk and no liability is assumed for any errors or omissions.

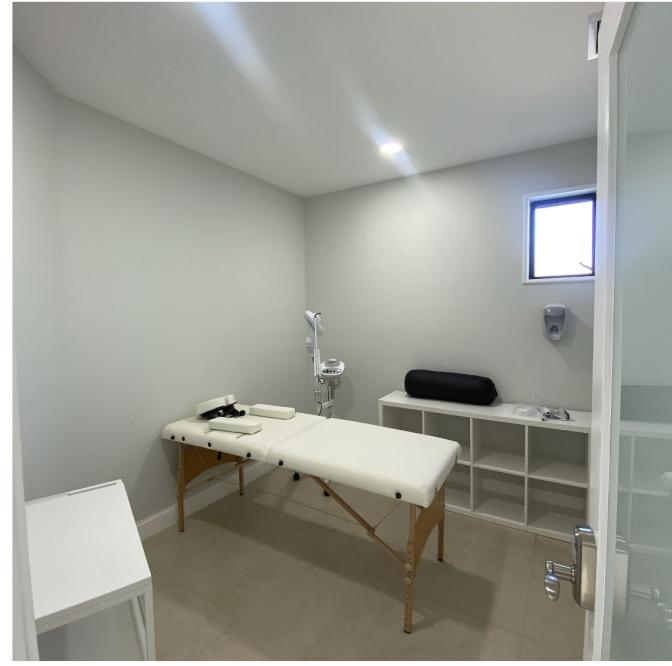
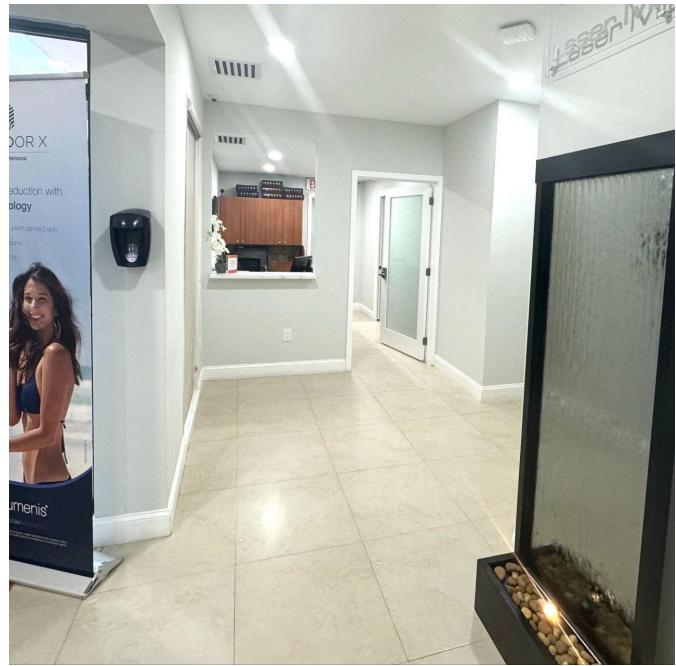
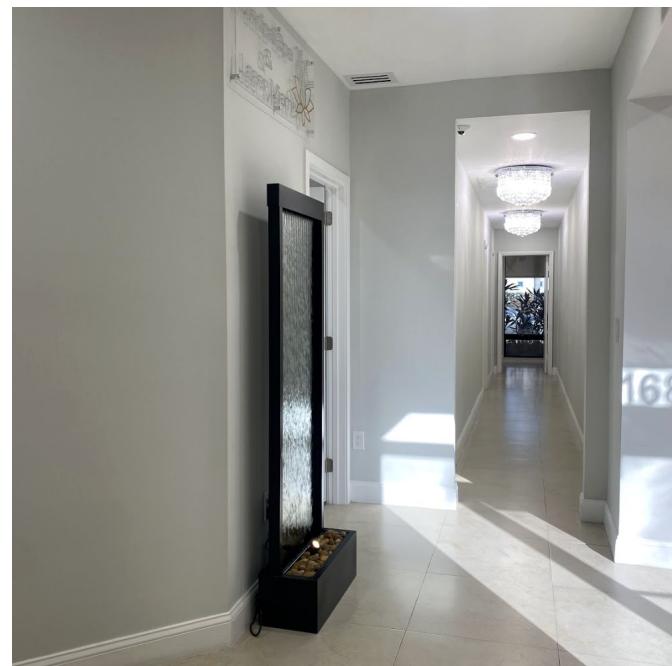
LOCATION MAP



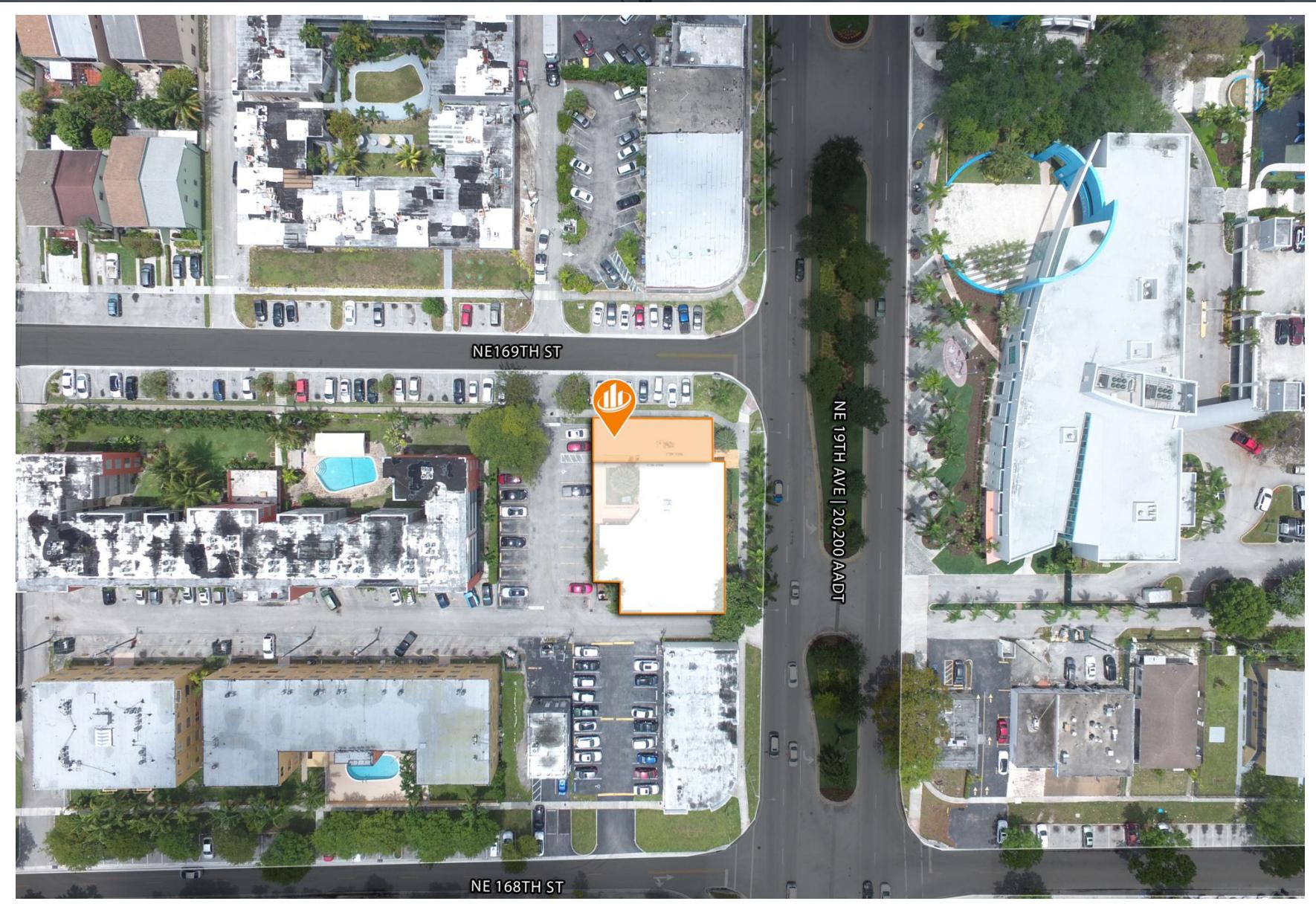
Retailer Map



Property Images



AERIAL Map



DEMOGRAPHICS

within a 5-mile radius

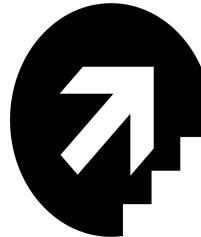
\$491.5k



Average
Home
Value

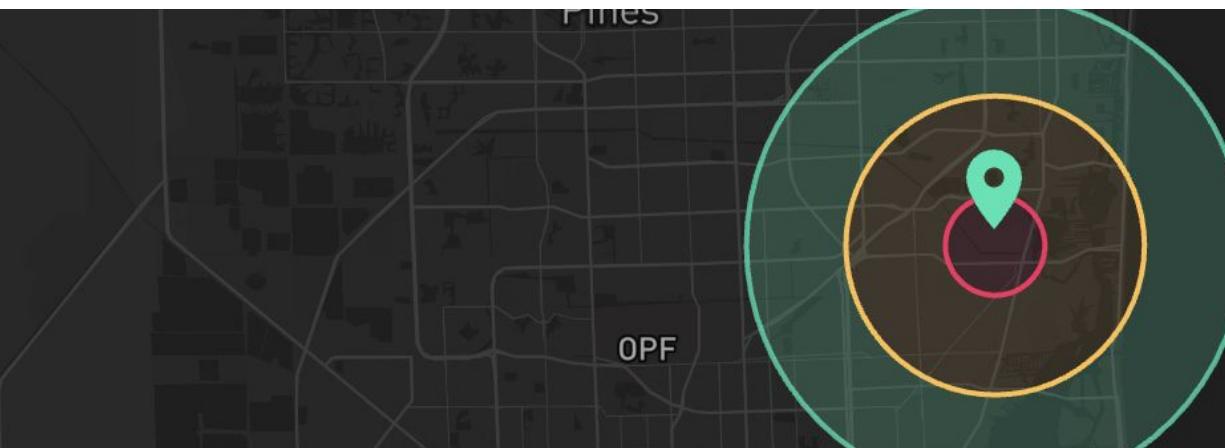


Average
Household
Income
\$82.8k



1.4%

Five Year
Projected
Growth



42
Average Age

439,880



Total Population

Total **167,156**
Households



**SARASOTA**

2044 CONSTITUTION BLVD
SARASOTA, FL

PORT CHARLOTTE

4161 TAMiami TRAIL
SUITE 501
PORT CHARLOTTE, FL

FORT MYERS

1617 HENDRY ST
SUITE 400
FORT MYERS, FL

BOCA RATON

1800 NW CORPORATE BLVD
SUITE 100
BOCA RATON, FL

WEST PALM BEACH

2101 VISTA PARKWAY
SUITE 284
WEST PALM BEACH, FL 33411

MIAMI

3250 NE 1ST AVE
SUITE 305
MIAMI, FL