

**AVISON
YOUNG**



For Sale

Sans Souci Plaza

2104 & 2222 NE 123rd St
North Miami, FL



CALL FOR OFFERS DUE: JANUARY 16, 2025

Executive summary

Avison Young is pleased to exclusively offer for sale the **Sans Souci Plaza**, a $\pm 47,350$ SF retail shopping center located in the desirable North Miami submarket. With more than 80% of the NRA leased for 25% less than current market rates, the Property represents a **rare value-add retail opportunity** of considerable scale in South Florida, one of the best retail markets in the United States.

Property stats

Property Name	Sans Souci Plaza
Addresses	2104 & 2222 NE 123rd St, North Miami, FL
Folios	06-2228-011-0540 06-2228-011-0760
Years Built	2104 Building: 1974 2222 Building: 1976
Building Area	2104 Building: $\pm 33,050$ SF 2222 Building: $\pm 14,300$ SF
Land Area	2104 Building: ± 1.456 AC 2222 Building: ± 0.844 AC
AADT	$\pm 23,000$ Vehicles
Occupancy	93%



Property aerial | facing southeast



2222
NE 123rd St

2104
NE 123rd St

NE 123rd St | 23,000 ADT



Property aerial | facing northeast



Sunny Isles

FIU Biscayne Campus

Bal Harbour Shops

2222
NE 123rd St

2104
NE 123rd St



**If you would like more information about this offering,
please get in touch.**

The Team

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