

Retail Center Offered For Sale: 10905 Biscayne Boulevard Miami, FL 33161



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Executive Summary

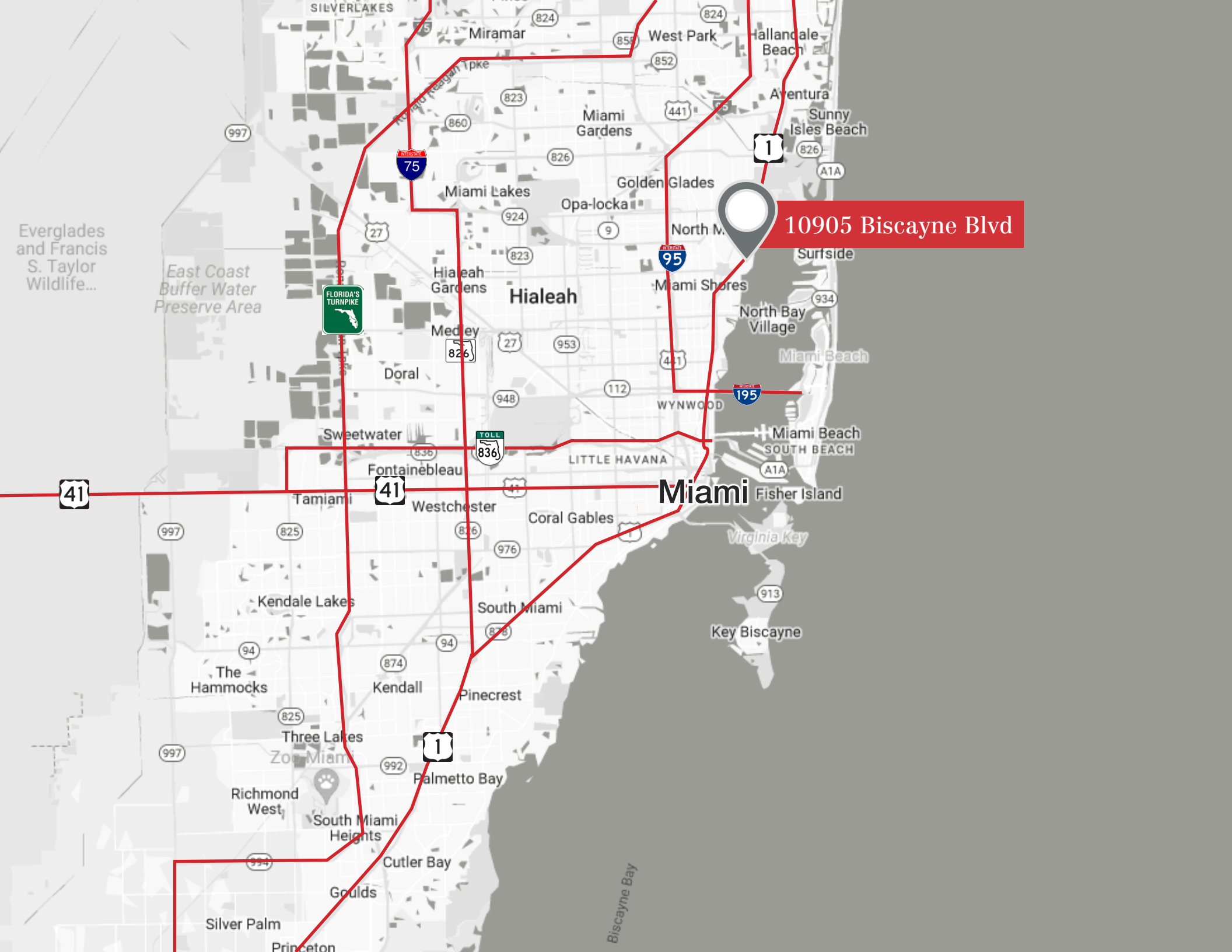


Executive Summary

NAI Miami | Fort Lauderdale is pleased to present the opportunity to acquire 10905 Biscayne Boulevard, a 3,627-SF retail building in the north/south artery of Biscayne Boulevard (US 1), in the heart of the Miami Metropolitan Statistical Area (MSA). This neighborhood retail strip is currently 69.6% occupied by three tenants on NNN leases. There is a $\pm 1,027$ -SF corner space immediately available for an owner user to occupy for their own retail business or office. Possible for a user to expand that space into an adjacent 537-SF space (currently occupied by landlord), totaling $\pm 1,564$ SF.

The property is strategically positioned and in an accessible location along one of Miami's premier retail corridors. Excellent signage potential for an owner user's business. This retail property presents an owner with the flexibility to occupy a portion of the building and retain tenants, or to use the existing termination clauses and occupy the entire property.





10905 Biscayne Blvd

Miami

Everglades and Francis S. Taylor Wildlife...

East Coast Buffer Water Preserve Area



41

41

1

Biscayne Bay

Property Overview





Property Information

The site is a 8,909-SF lot, with a 3,627-SF retail center comprising of 5 separate bays. Bays 1,2, and 3 are leased. Bay 4 is currently vacant; broker is currently marketing property for lease. Bay 5 is owner occupied, and can be delivered vacant at closing, or leased back to owner. All leases have termination clauses that provide flexibility for ownership.

Subject property is located in an excellent retail corridor, servicing the surrounding neighborhood comprised by a household with great demographics, office buildings, and several multifamily projects underway. Traffic counts exceed 50,000 cars per day, with household income in a 1-mile radius over \$115,000.



10905 Biscayne Boulevard, Miami, FL 33161



Asking Price

\$2,750,000.00



Building Size

3,627 SF



Land Area

0.20 Acres
(8,909 SF)



Site Description

AMD PL BAY RIDGE PB 20-8
LOTS 3 TO 5 BLK 3 & W5FT
OF ALLEY LYG E & ADJ
CLOSED PER
R 714 70
LOT SIZE 8909 SQ FT
73 R 246289



Tax ID

30-2232-006-0140



Zoning

BU-1A



Vehicle Counts

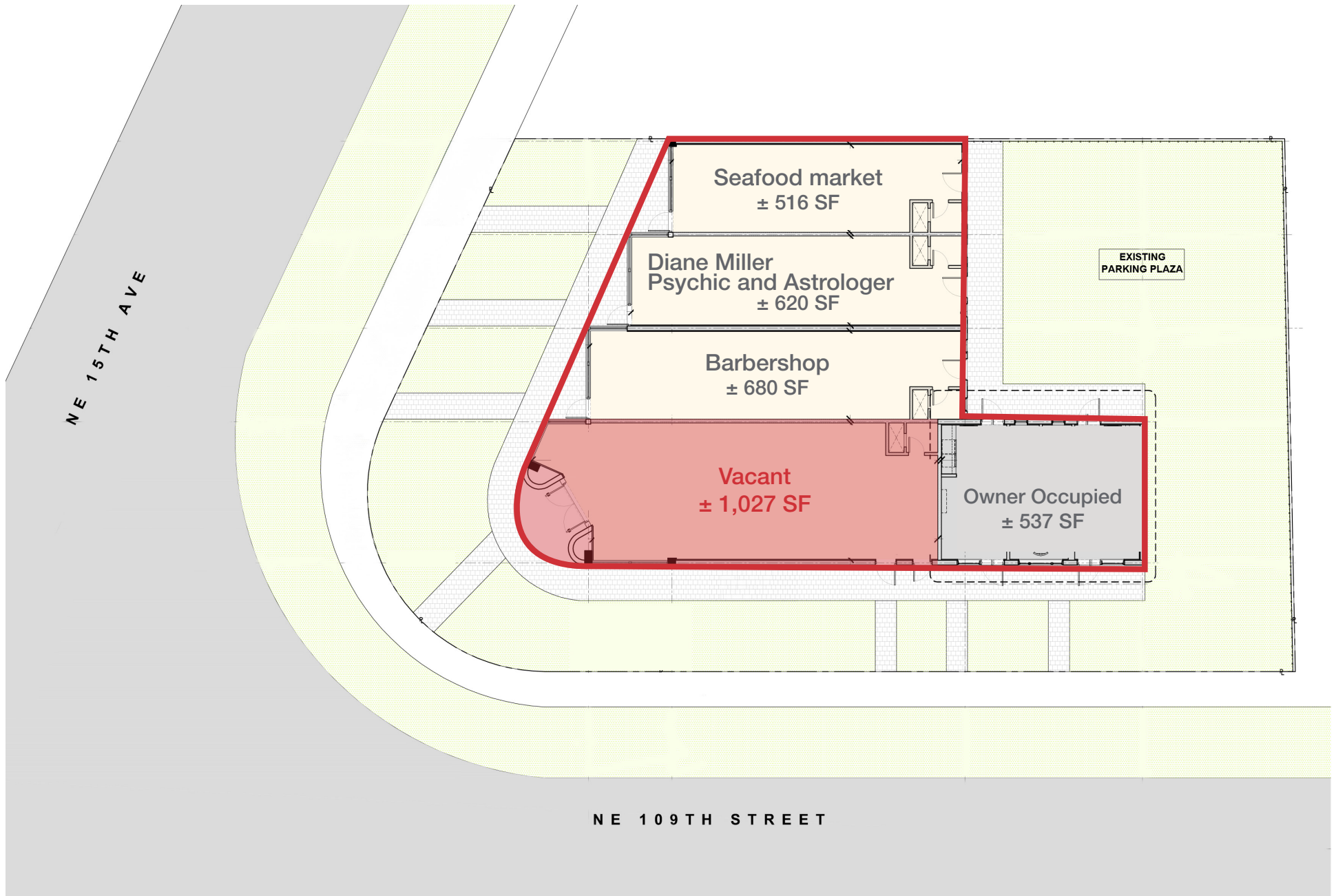
51,500 vehicles
per day



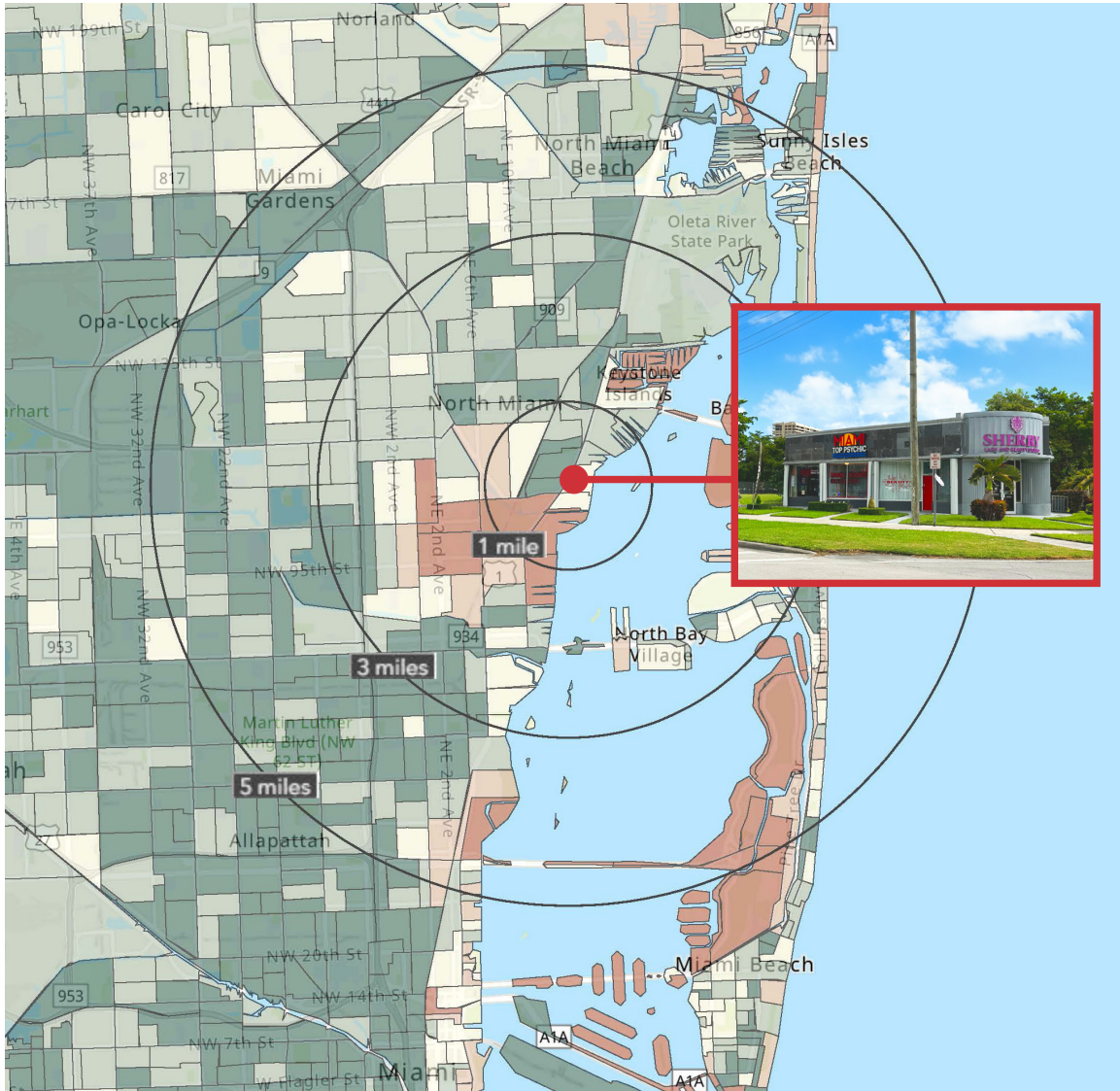
Parking

Free street parking
surrounding property

Floor Plan



Demographics and Traffic Count

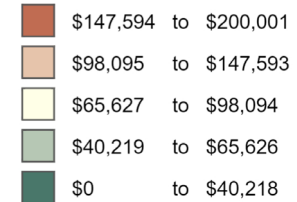


Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	17,921	169,265	406,595
Households	7,540	65,415	157,846
Families	4,627	40,182	97,414
Average Household Size	2.37	2.51	2.53
Median Household Income	\$75,258	\$59,726	\$55,167
Average Household Income	\$116,488	\$96,049	\$93,543

2024 Median Household Income by Block Groups



Traffic Count



CARS PER DAY

Biscayne Boulevard (US-1)	51,500
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Aerials - West View



Aerials - East View



Aerials - South View



Aerials - Northeast View



Location & Market Overview



South Florida Market Overview

South Florida is the southernmost region of the State of Florida. It is one of Florida's three most commonly referred to "directional" regions – the others being Central Florida and North Florida. It includes the Miami Metropolitan Area (defined as Miami-Dade, Broward, and Palm Beach Counties), as well as the Florida Keys. South Florida is the only part of the continental United States with a tropical climate, boasting 100+ miles of Atlantic Ocean coastline, 245+ days of sunshine, and an average annual temperature of 76 degrees – promoting a comfortable lifestyle that attracts residents, businesses, and visitors from all over the world.

Unlike many areas with centralized cities surrounded by development, most of South Florida is preserved natural area and designated agricultural reserves, with development restricted to a dense, narrow strip along the coast. The developed area is highly urbanized and increasingly continuous and decentralized, with a coveted and very limited supply of available land.

Florida continues to benefit from a lack of state income taxes and has become increasingly attractive to wealthy decision makers and growing businesses. Now, more than ever, businesses and individuals are flocking to Florida to take advantage of large savings in state and local taxes.





WYNWOOD



DOWNTOWN MIAMI



CORAL GABLES



COCONUT GROVE

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We are independent, owner-operated and locally grown, with the freedom to act quickly and creatively on your behalf. With more invested than other firms, NAI Miami | Fort Lauderdale takes your business personally and is committed to providing the highest level of service and smart execution. Together with other “Member Firms” of NAI Global we are the world’s premier managed network of commercial real estate companies, representing over 375 markets around the world.

Our relationships are the cornerstone of our success. In aligning with our clients to focus on strategic initiatives, not just the next transaction, we consciously choose achieving our client’s goals over immediate internal gain.

At NAI Miami | Fort Lauderdale we possess the multiple disciplines required of a full service real estate firm with expertise in sales and acquisitions, leasing, management, financing, planning, zoning, litigation support and forensic real estate analysis. We serve our clients with a single point of contact that effectively delivers a variety of strategic and tactical solutions across platforms. We understand the realities of today’s business world. The bottom line - we know when we deliver results to our clients, we all benefit.

Cost savings, together with helping clients capitalize on opportunities, are among the most significant benefits we deliver as your advisor.





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