



## 13700 NE 11th Ave North Miami, FL 33161

### Investment Highlights:

- 100% Leased A Cross 20 Retail Suites
- All Tenants are NNN, Minimizing Landlord Expenses
- Diverse Tenant Mix
- Prime Location – Situated off W Dixie Highway
- Miami-Dade Retail Vacancy Projected to Fall to 2.7%

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**Price:** \$4,500,000

**Occupancy:** 100%

**Type:** Retail

**RBA:** ~16K/ft<sup>2</sup>

**Lot Size:** 0.58 AC

**Cap:** 7.6%

**Year-1 Cap Rate:** 8.3%

[Offering Memorandum](#)





