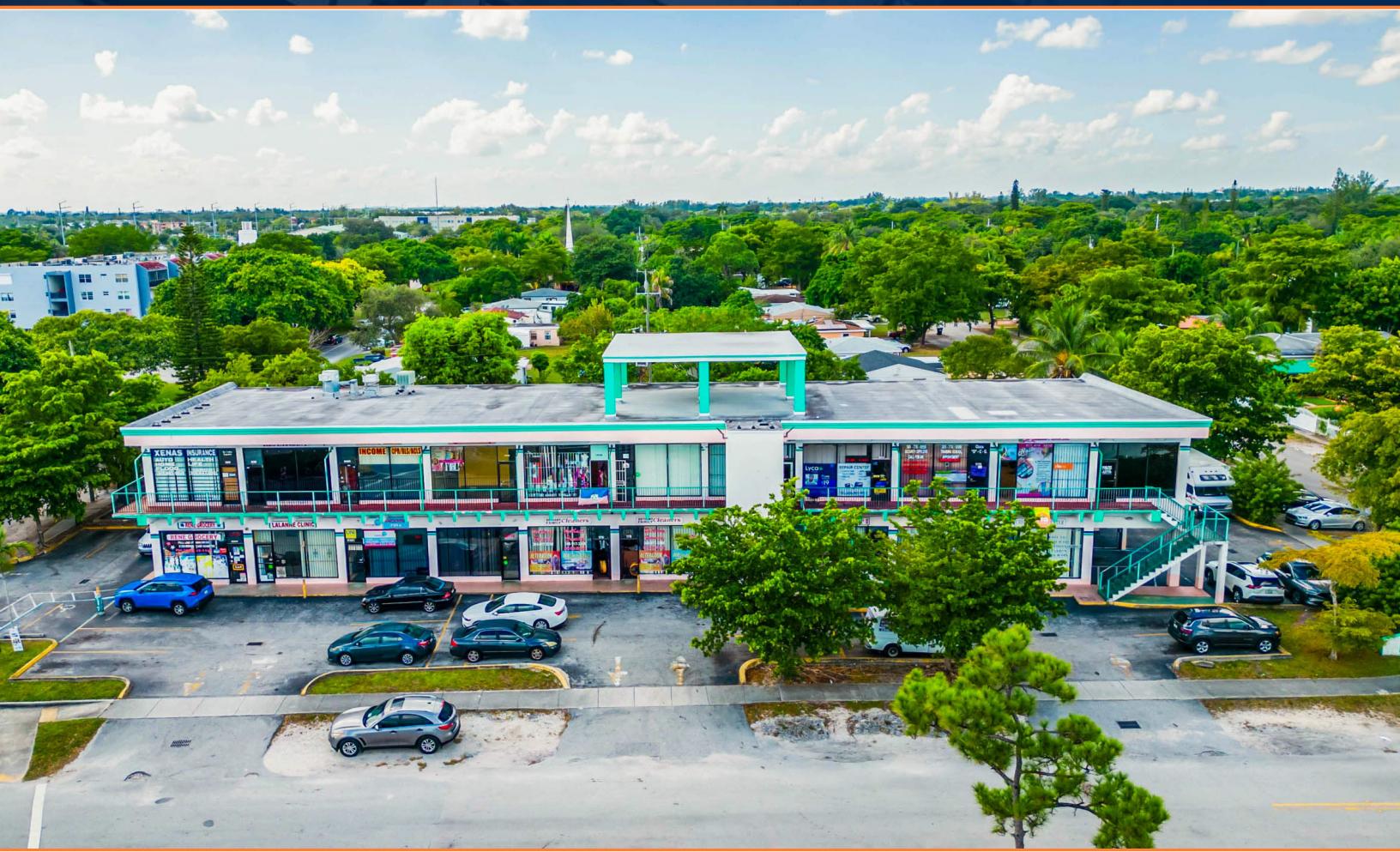


# Exclusive Opportunity For Sale

Marcus & Millichap  
THE ZYLBERGLAIT GROUP



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

## Investment Highlights:

- 100% Leased Across 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%

**Alex Zylberglait**  
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License: FL SL 3283127

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

**Occupancy:** 100%

**Type:** Retail

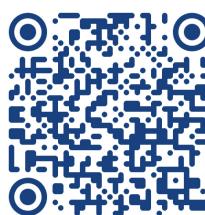
**RBA:** ~16K/ft<sup>2</sup>

**Lot Size:** 0.58 AC

**Cap:** 7.6%

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

## Offering Memorandum



**Marcus & Millichap**  
THE ZYLBERGLAIT GROUP

Real Estate Investment Sales      Financing      Research      Advisory Services [MarcusMillichap.com](http://MarcusMillichap.com)

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NE 137th St

NE 138th St

Town Center

NE 11th Ave

NE 138th St

Town Center

NE 137th St



W Dixie Hwy

