



**FOR LEASE**

**1131 NE 163RD STREET  
NORTH MIAMI BEACH, FL 33162**

**HIGH VISIBILITY RETAIL SPACE**



# OVERVIEW

Positioned along the highly trafficked NE 163rd Street corridor, this ±4,000 SF retail-ready opportunity offers exceptional visibility and strong daily vehicle exposure in the heart of North Miami Beach. The space features prominent storefront frontage, excellent signage potential, and convenient access for both customers and employees. Surrounded by dense residential neighborhoods and established national and local retailers, the property is ideally suited for retail, medical, fitness, or service-oriented users seeking a high-profile location within the dynamic North Miami Beach trade area.

# SITE SUMMARY

SIZE: +/- 4,000 SF

USE: Retail

ASKING PRICE: \$30 PSF Gross

# HIGHLIGHTS

- ONSITE PARKING
- 3-4 SEPARATED APPOINTMENT ROOMS
- PROXIMITY TO NORTH MIAMI, AVENTURA, AND SUNNY ISLES
- SITUATED ON A HIGHLY TRAFFICKED CORRIDOR
- IDEAL FOR RETAIL, MEDICAL, FITNESS OR SERVICE ORIENTED USERS

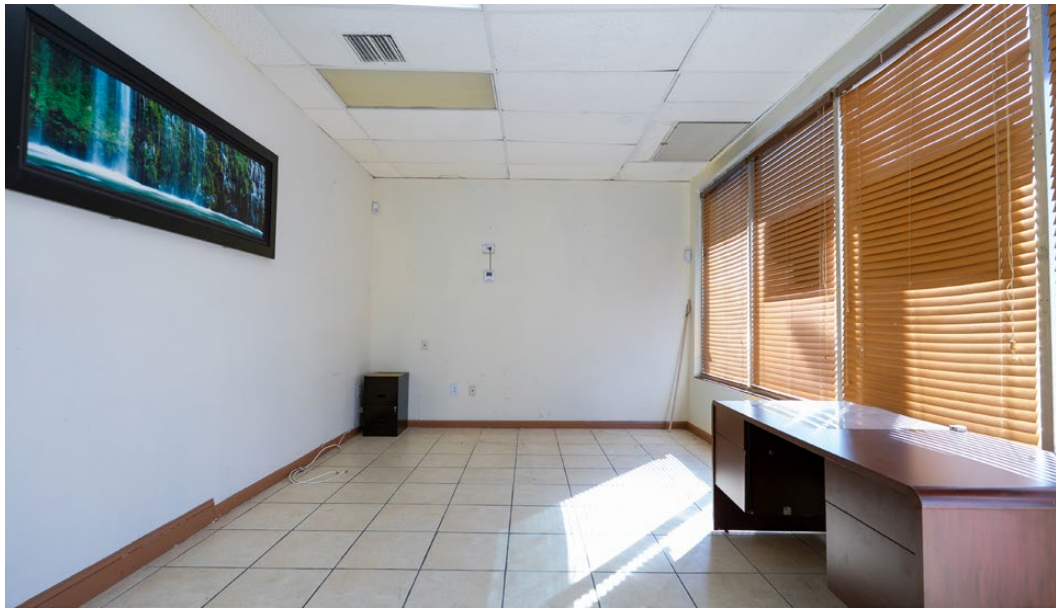
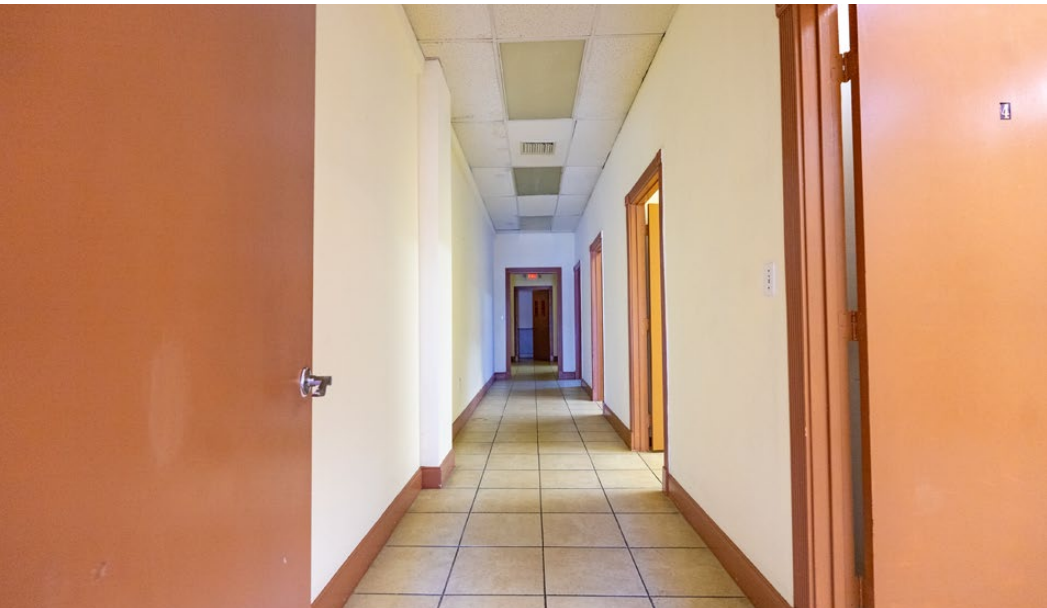


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**JUSTIN LEE** | COMMERCIAL ADVISOR | 516.712.5104  
**MAX LORIA** | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR PHOTOS



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# PROPERTY AERIAL



NE 163RD STREET

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