

Retail Property For Lease



41 NW 167th Street, North Miami Beach, FL 33169

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Property Summary

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PROPERTY DESCRIPTION

The Martinez Team proudly presents this amazing offering of 12,945 square feet of standalone retail space. With an absolutely stunning location on 167th Street right next to route 95, this is a prime opportunity for small or medium retailers to capitalize on the local traffic. The property is also within a medical zone, which would perfectly fit a healthcare provider with parking on both north and south of the building.

PROPERTY HIGHLIGHTS

- Back lot for extra parking.
- Zoning: Retail, Office, Medical

OFFERING SUMMARY

Lease Rate:	\$23.88 PSF NNN \$4.12
Available SF:	12,945 SF
Lot Size:	0.649 Acres
Building Size:	12,945 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,302	5,823
Total Population	1,396	4,510	18,137
Average HH Income	\$91,954	\$84,607	\$72,269



Demographics Map & Report

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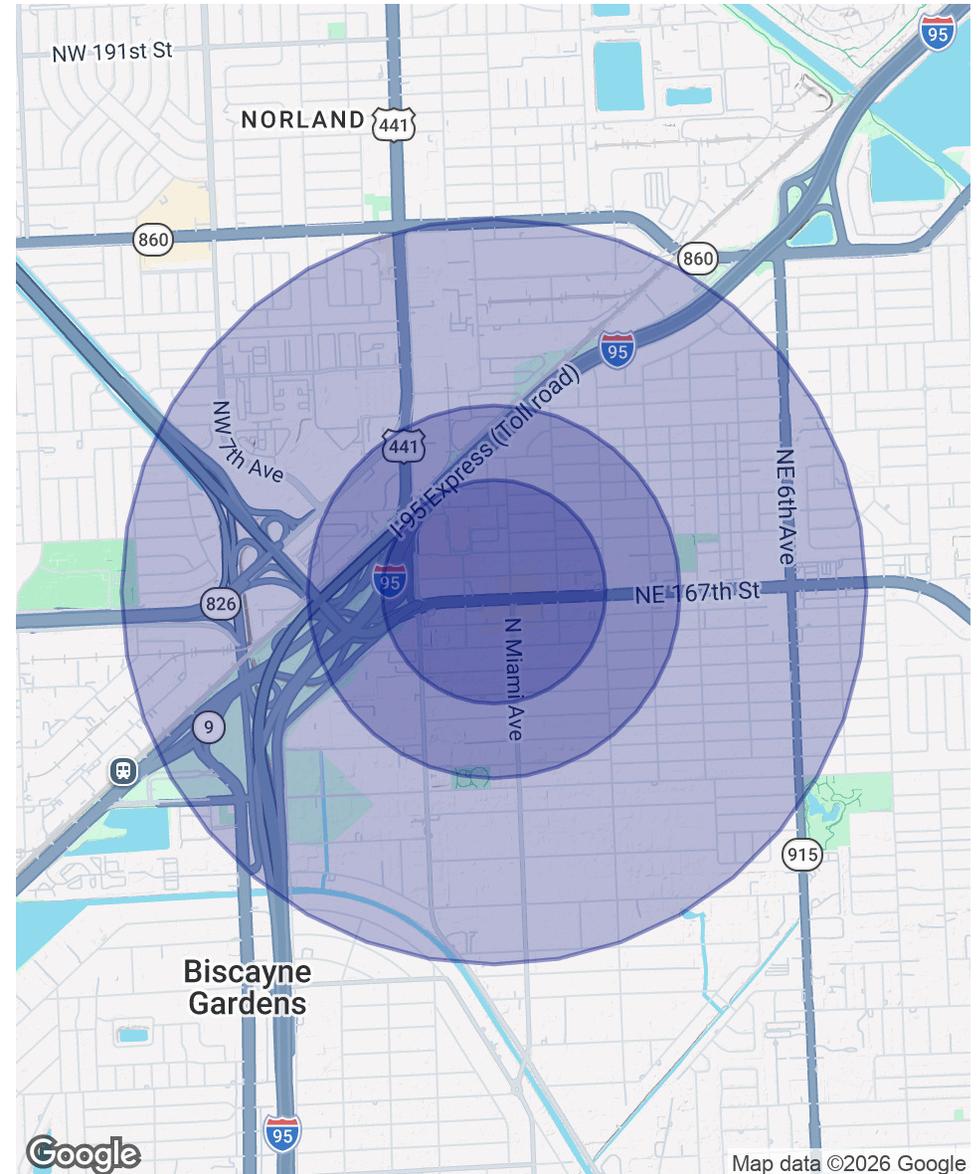
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,396	4,510	18,137
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,302	5,823
# of Persons per HH	3.6	3.5	3.1
Average HH Income	\$91,954	\$84,607	\$72,269
Average House Value	\$355,144	\$350,402	\$342,114

Demographics data derived from AlphaMap



Retailer Map

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Exterior Photos

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Interior Photos

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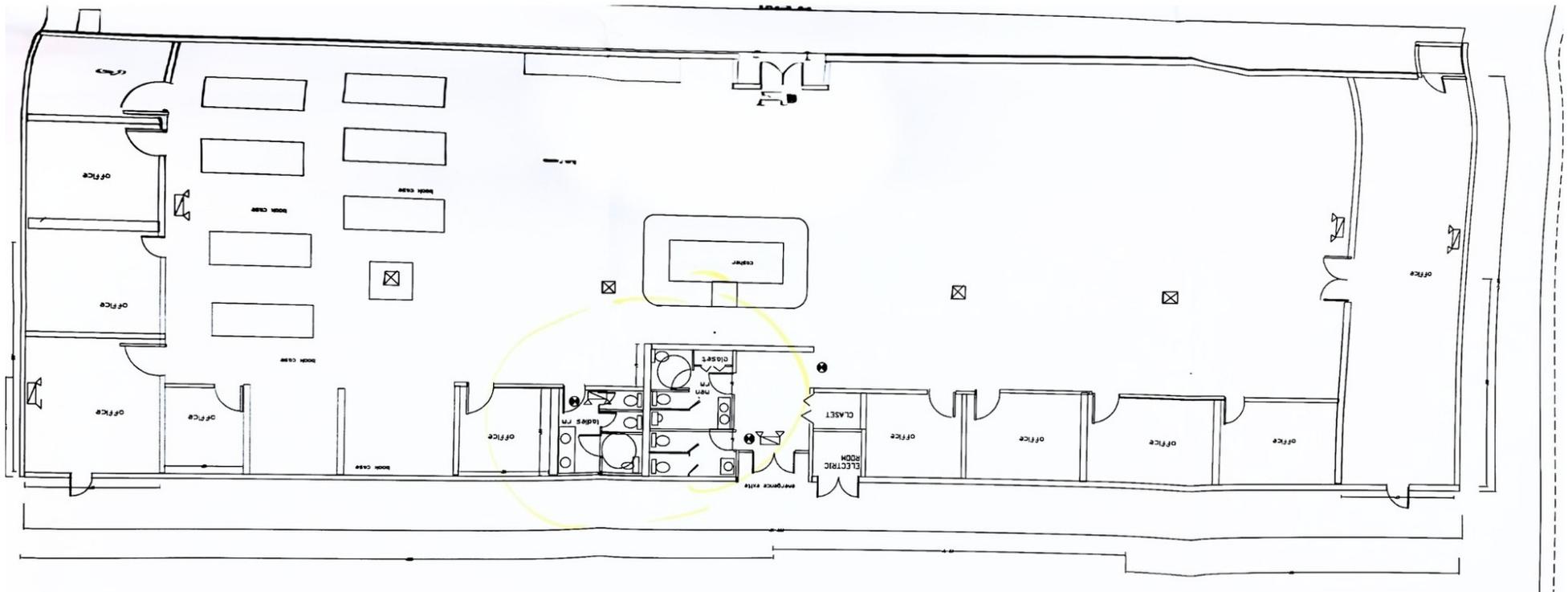
Interior Photos

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Interior Floor Plan

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North Miami Beach: Growth & Opportunity

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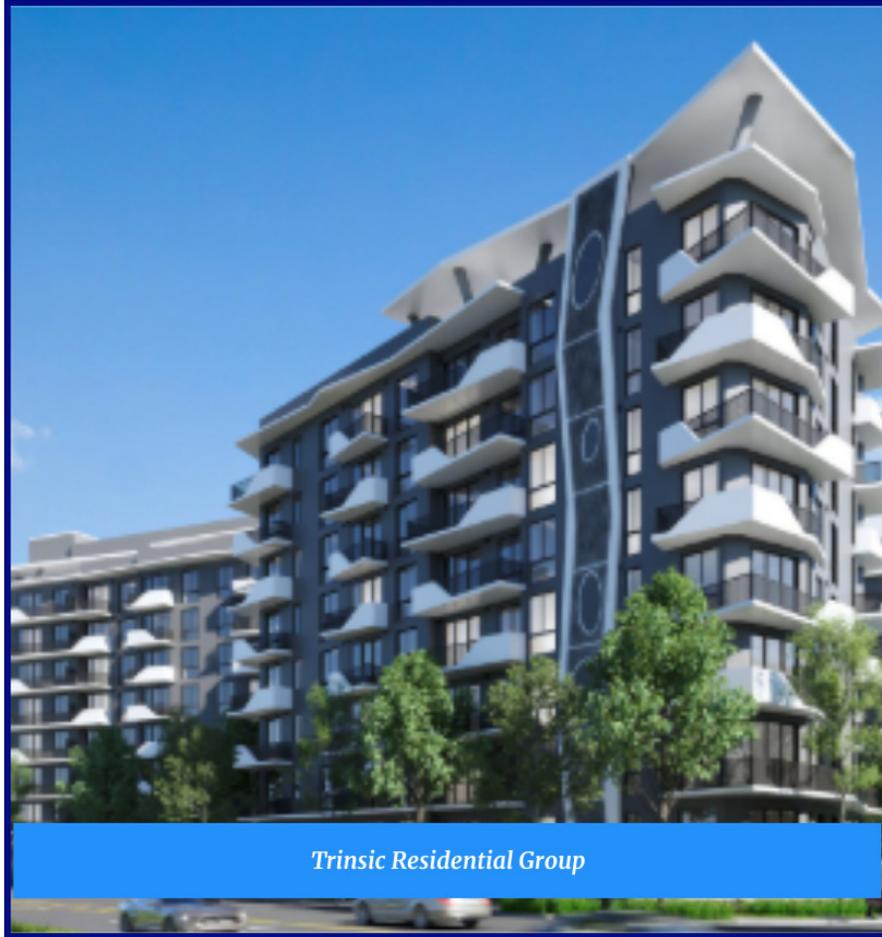
Mixed-Use & Residential Projects

- **17400 W Dixie Hwy:** 500 residential units, 19,000 SF retail, parking & rooftop amenities.
- **The William (2040 NE 163rd St):** 344 units, 30-room hotel, 4,500 SF retail, 448-space garage.
- **101 NW 167th St:** Upgraded ground-floor retail, outdoor seating, landscaping, and bike parking.

These projects boost population, retail demand, and walkable commercial activity.

North Miami Beach: Growth & Opportunity

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Trinsic Residential Group

Community Redevelopment Agency (CRA) Investment

Aura North Miami Beach – West Dixie Highway
A nine-story residential development with 373 units and ~17,000 SF of retail space, supported by CRA Tax Increment Financing (TIF). This public-private investment reflects long-term confidence in neighborhood revitalization and commercial growth.

North Miami Beach: Growth & Opportunity

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Picture of Golden Glades Bridge (\$17M)



A rendering for the proposed rail stations in the Northeast Corridor.

Transit & Connectivity

- **Golden Glades Bridge (\$17M):** Safer pedestrian & bike access to Tri-Rail (2028)
- **Northeast Corridor Rail (2032):** Future MiamiCentral ↔ Aventura station in North Miami Beach

Boosting accessibility and regional mobility for residents and businesses.

North Miami Beach: Growth & Opportunity

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Regional Market Momentum

SoLé Mia – North Miami

A nearby master-planned community with 4,000+ residences, retail, office, hotel, and medical uses, reinforcing strong residential and commercial demand in the broader market.

Takeaway: Ongoing mixed-use development, CRA-backed investment, and major transit improvements point to sustained growth, increased foot traffic, and expanding commercial opportunities in North Miami Beach.

