

MIAMI-DADE  
COUNTY

NORTH MIAMI BEACH  
FL

13951 **BISCAYNE**  
BOULEVARD



# SPACE DETAILS

### LOCATION

North block between 139th and 140th Streets

### SPACE

Ground Floor	2,652 SF
Commissary/ Office	1,000 SF
Total	3,652 SF

### TERM

5-10 years

### POSSESSION

Immediate

### CEILING HEIGHT

13.25 FT on Ground Floor

### FRONTAGE

70.5 FT on Biscayne Boulevard

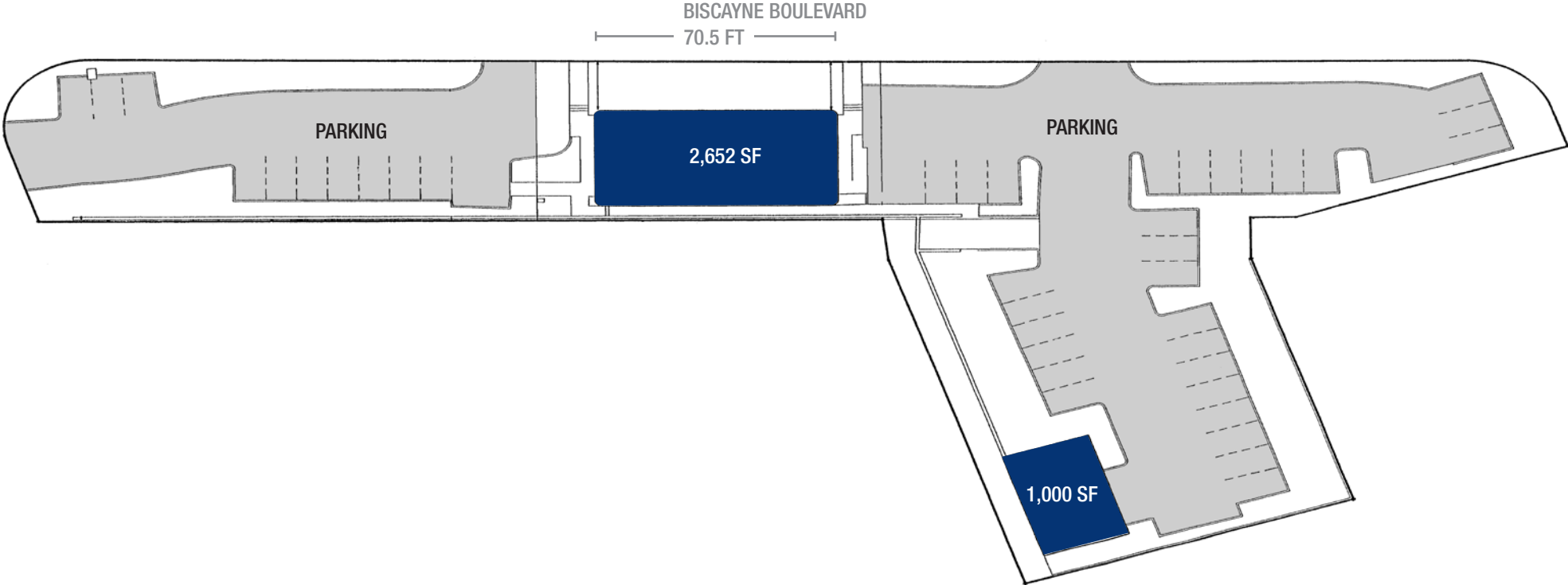
### NEIGHBORS

Audi, Costco, Florida International University, Lamborghini, Lexus, Red Lobster, Sushi Sake and Target

### COMMENTS

- Turn-key restaurant operation with existing infrastructure in place
- Over 40 dedicated parking spaces on site
- B-2 zoning
- Great exposure on one of the busiest streets in North Miami Beach
- Just a few blocks from affluent areas, such as Miami Shores, San Souci, Bay Harbor, Keystone, Sunny Isle, Eastern Shores and Aventura

### SITE PLAN



# SITE PHOTOS



# AREA DEMOGRAPHICS



## ESTIMATED DAYTIME POPULATION

1 mile	20,547
3 miles	155,696
5 miles	373,021

## AVERAGE HOUSEHOLD INCOME

1 mile	\$61,180
3 miles	\$69,196
5 miles	\$69,295

## TOTAL HOUSEHOLDS

1 mile	7,297
3 miles	68,012
5 miles	161,275

## AVERAGE HOME VALUE

1 mile	\$330,106
3 miles	\$327,160
5 miles	\$324,054

## FOOD AT RESTAURANTS

1 mile	\$2,537
3 miles	\$2,764
5 miles	\$2,777

2017 numbers

13951  
**BISCAYNE BOULEVARD**  
NORTH MIAMI BEACH  
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All renderings presented are conceptual.