

FOR SALE >

The prime mixed-use development site located on the busy N.E. 125th Street is one of the main connecting corridors going east to west from I-95 to Bal Harbor and Miami Beach.

1125 NE 125th Street
Miami, FL

GERARD YETMING

+1 786 517 4995

gerard.yetming@colliers.com

MITASH KRIPALANI, CCIM

+1 786 271 5598

mitash.kripalani@colliers.com

JULIAN ZUNIGA

+1 786 433 5383

julian.zuniga@colliers.com

North Miami Land

Collier's International is pleased to offer this opportunity to acquire 30,477 SF of prime mixed-use development on the busy NE 125th Street. The property is surrounded by neighborhoods such as Biscayne Park, San Souci Estates and Miami Shores. Recent developments in the area include a Whole Foods Market and Home Depot on Biscayne and NE 125 Street. The land sits directly on N.E. 125 Street, with Miami Country Day School and Barry University to the south, and Johnson and Wales University to the north.

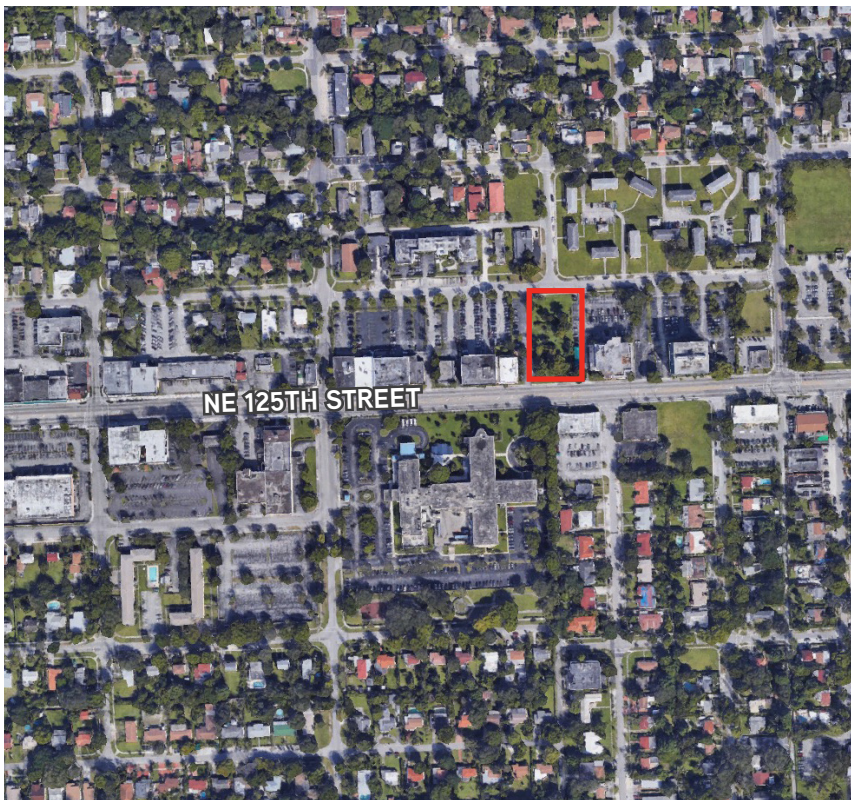
Strategically Positioned

- Upcoming projects in the area include the NoMi Senior Housing, a \$40 million development, Biscayne Harbor, an 11-story 52-unit development at Broad Causeway and Northeast 123rd Street. Increasing demand for short-term rentals.
- Most recently The City of North Miami Community Redevelopment Agency recently approved the city's master plan for the Chinatown Cultural Arts and Innovation District.
- Call for pricing guidance

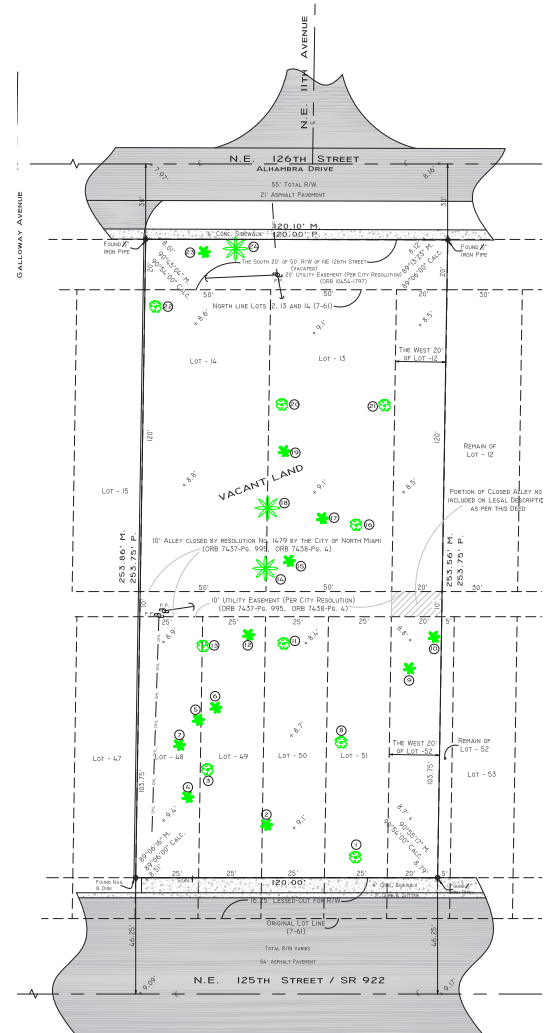


INVESTMENT SUMMARY

Address	1125 NE 125th Street, Miami, FL
Zoning designation	C-3
Site Area	30,477 SF
Acres	0.70 AC
Number of Parcels	1
Parcel number	06-2229-034-0095
Price	Call for pricing guidance



SURVEY



GERARD YETMING

+1 786 517 4995

gerard.yetming@colliers.com

MITASH KRIPALANI, CCIM

+1 786 271 5598

mitash.kripalani@colliers.com

JULIAN ZUNIGA

+1 786 433 5383

julian.zuniga@colliers.com



**COLLIERS INTERNATIONAL
SOUTH FLORIDA, LLC**
801 Brickell Avenue, Suite 850
Miami, FL 33131
www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and for its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

DEMOGRAPHICS

Population	3 Miles	5 Miles
2017 Total Population	175,624	467,570
Estimated Growth 2017-2022	0.92%	1.07%
Median Age	36.8	38.5
2017 Total Households	58,121	170,139
Per Capita Income	\$21,661	\$23,283
Average Household Income	\$63,409	\$62,825
Average Household Size	2.96	2.72

Households by Income	3 Miles	5 Miles
<\$15,000	15.5%	17.8%
\$15,000-\$24,999	14.6%	14.4%
\$25,000-\$34,999	11.9%	11.9%
\$35,000-\$49,999	15.7%	14.7%
\$50,000-\$74,999	17.1%	16.3%
\$75,000-\$99,999	8.9%	9.0%
\$100,000-\$149,000	9.1%	8.5%
\$150,000-\$199,999	3.4%	3.2%
\$200,000+	3.8%	4.1%

Age Group	3 Miles	5 Miles
0-4	6.2%	6.1%
5-9	6.3%	6.1%
10-14	6.3%	6.0%
15-19	6.6%	6.0%
20-24	7.5%	6.8%
25-34	14.8%	14.5%
35-44	12.5%	12.7%
45-54	13.1%	13.0%
55-64	13.1%	12.9%
65-74	8.2%	9.1%
75-84	3.8%	4.6%
85+	1.6%	2.1%

DEMOGRAPHIC SNAPSHOT - 3 MILE RADIUS



Total Population

175,624



Average Income

\$63,409



Total Households

58,121

This document/email has been prepared by Colliers International South Florida, LLC for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

GERARD YETMING

+1 786 517 4995

gerard.yetming@colliers.com

MITASH KRIPALANI, CCIM

+1 786 271 5598

mitash.kripalani@colliers.com

JULIAN ZUNIGA

+1 786 433 5383

julian.zuniga@colliers.com

COLLIERS INTERNATIONAL SOUTH FLORIDA, LLC

801 Brickell Avenue, Suite 850

Miami, FL 33131

305 359 3690

www.colliers.com/southflorida

