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North Miami Beach

±62,775 SF Redevelopment Opportunity

2725 NE 163RD STREET | NORTH MIAMI BEACH, FL

Colliers presents this redevelopment site and potential assemblage in North Miami Beach, Florida. The subject site, in addition to the adjacent parcel, provides the ideal investment opportunity for developers seeking to benefit from the current up-zoning efforts by the City of North Miami Beach, which is implementing a new strategic zoning initiative resulting in immediate increased densities and development rights. Now is the time to take advantage of developing a project of significance that will make a lasting impact on this major thoroughfare and the immediate area.

FEATURES

- 1.44-acre site available for redevelopment on main east-west thoroughfare
- Adjacent 1.661-acre parcel to the east is also available for an unrivaled assemblage opportunity
- Up-zoning efforts by the governing municipality currently underway to allow for increased densities on new developments
- Municipal government dedicated to area and infrastructure improvements
- Excellent access to surrounding amenities and premium retail in Aventura
- NE 163rd Street is the gateway to Sunny Isles Beach and the surrounding barrier islands
- Central to Downtown Miami and Ft. Lauderdale markets
- Minutes to the Golden Glades Interchange where I-95, Florida's Turnpike and the Palmetto Expressway all converge

Asking Price for each of the sites is available upon request.

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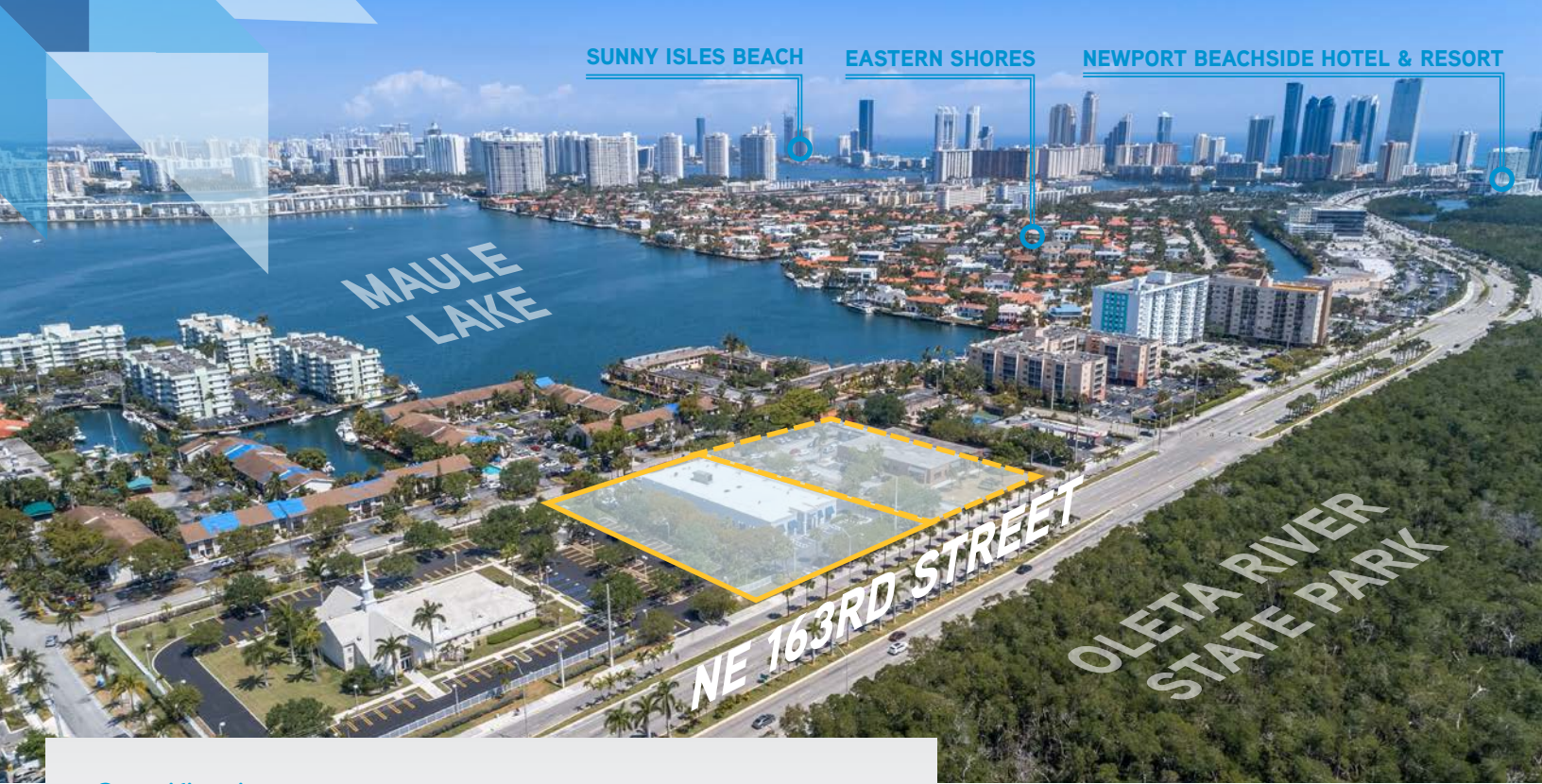
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Specifications

Legal Address	2725 NE 163rd Street North Miami Beach, FL
Zoning	B-2 / 6400 Commercial
Building Size	15,981 SF
Land Size	62,775 SF (1.44 AC)
Adjacent Land Size	70,2131 SF (1.611 AC)
Total Potential Tract Size	3.053 AC (132,988 SF)
Parcel Number	07-2215-001-0032 07-2215-022-0020
Parking Ratio	5 per 1,000 SF
Current Building Use	Office/Place of Worship
Highest and Best Use	Large-Scale Redevelopment (with or without adjoining assemblage opportunity)
Current NNN Market Rent	\$42.00 PSF Full Service

Area Demographics *5 Mile Radius



Current Population
(2017)
388,557



Household Income
(\$100,000K+)
18.1%



Average Household Income (2017)
\$69,622



Total Households
(2017)
152,053



Education Attainment
Bachelor's Degree or Higher:
27%

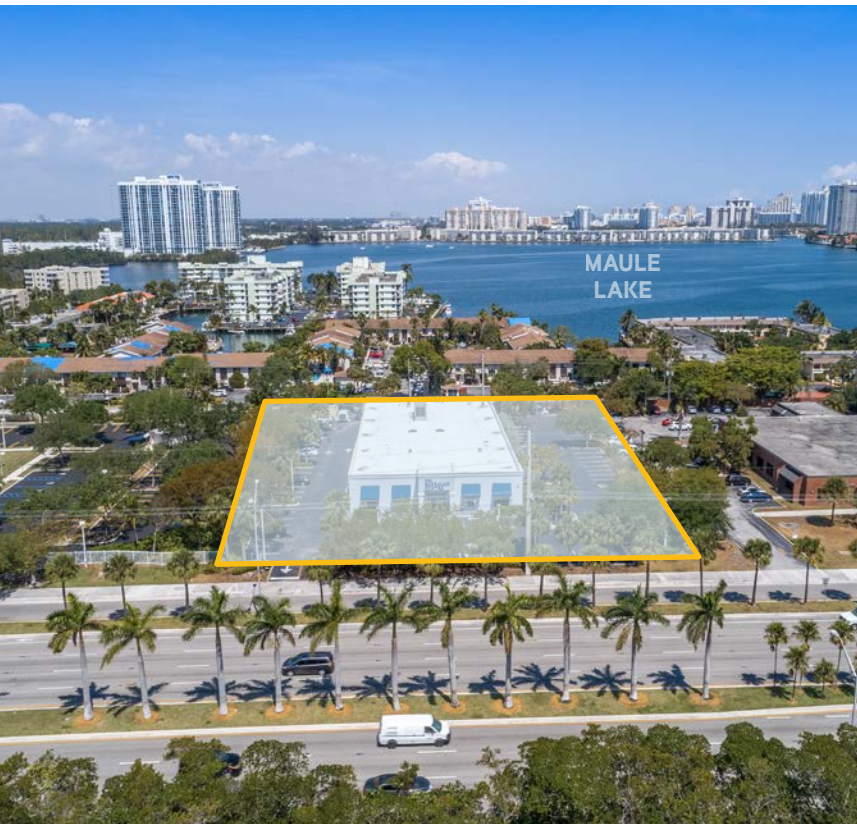
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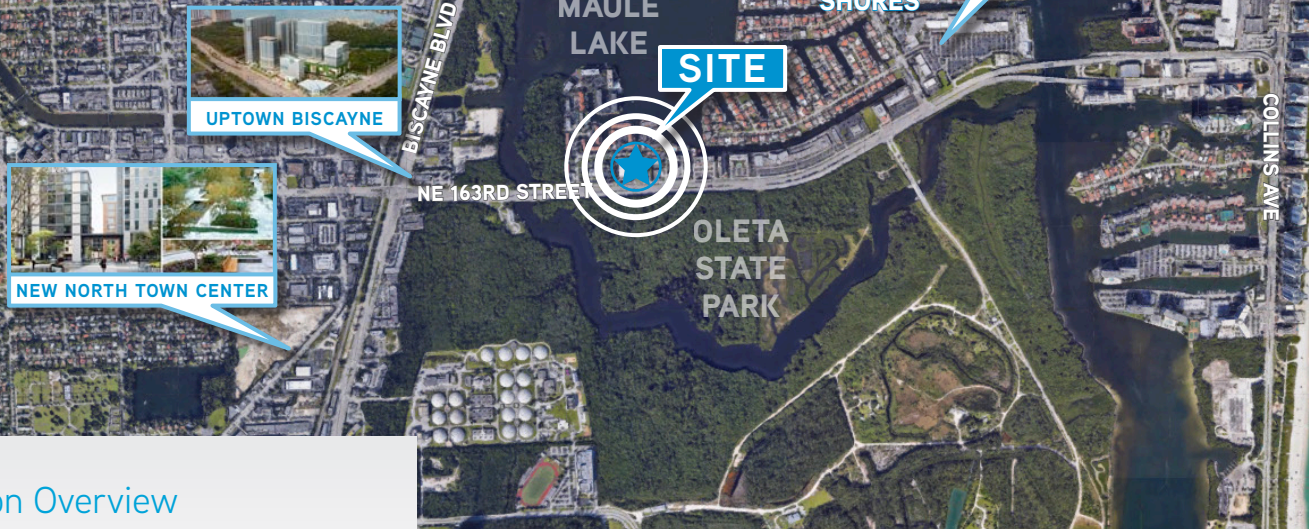
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CLOCKWISE FROM TOP:
East facing aerial view // Southeast facing aerial view // Southwest facing aerial view // North facing aerial view



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North Miami Beach has become one of South Florida's most trending districts.

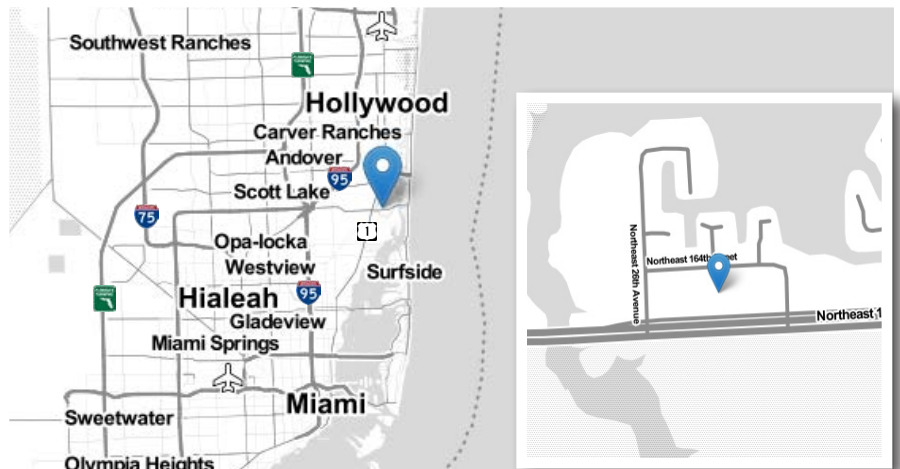


Location Overview

The Property is surrounded by a mix of residential and commercial development with easy access to local amenities, restaurants and world-class spas and resorts. The Property offers frontage directly on NE 163rd Street, a major east-west arterial road in North Miami.

The site is approximately one mile from Sunny Isles Beach to the east and approximately one-half mile from Biscayne Boulevard to the west. The building is situated just south of Maule Lake with new developments to the east and west. New developments that include New North Town Center, Uptown Biscayne, Intracoastal Mall and Esplanade at Aventura are quickly transforming this region.

MAP OVERVIEW



DISTANCE TO DEMAND GENERATORS AND MAIN ROUTES

Aventura Mall	3.5 miles N
I-95	3 Miles W
Bay Harbour Shops	5 miles S
Miami International Airport	17.3 miles SW
Downtown Miami	13.5 miles S
Fort Lauderdale International Airport	13.7 miles N

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