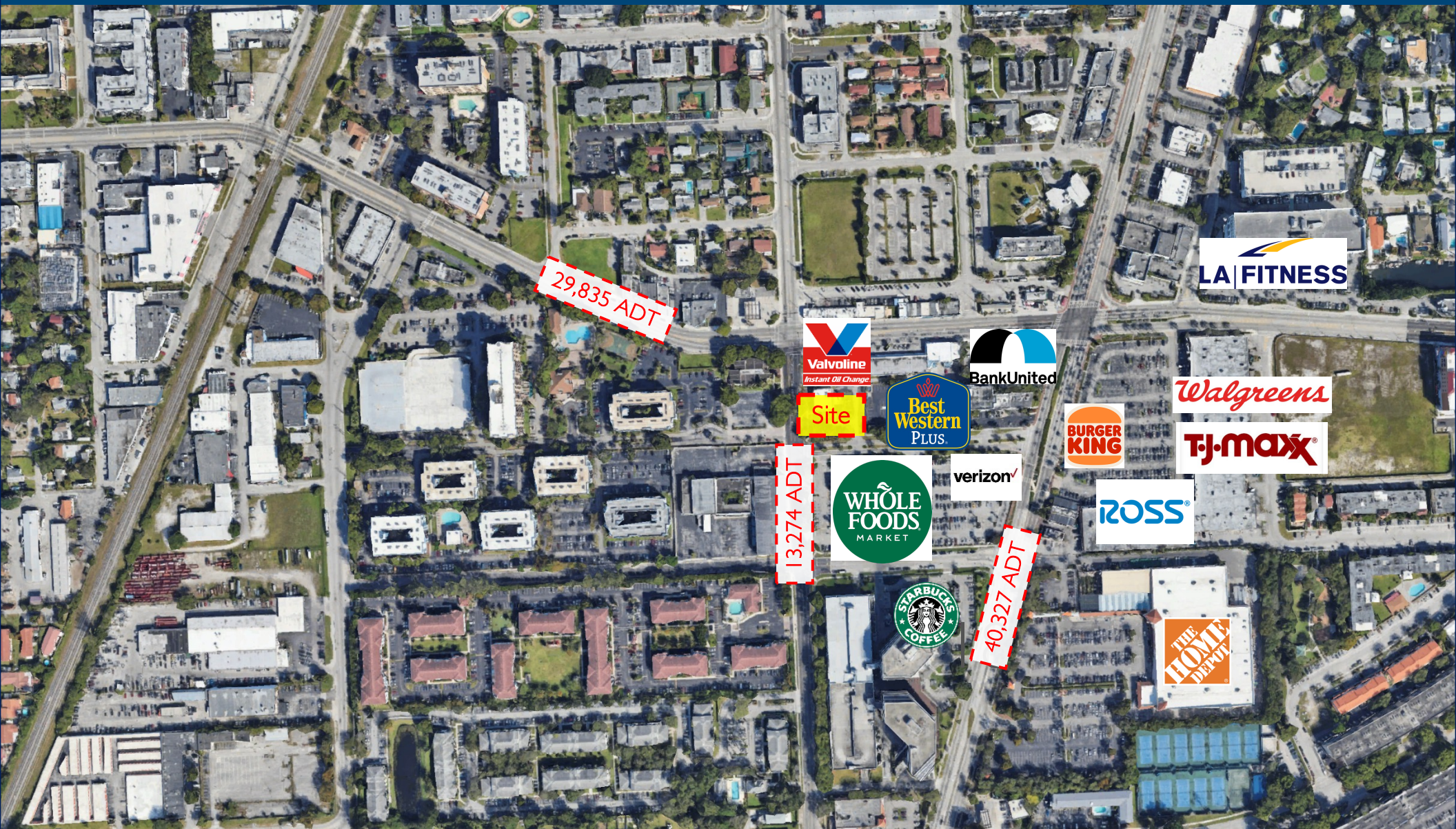


# FREESTANDING DRIVE-THRU OUTPARCEL FOR LEASE

12255 NE 16th Ave, North Miami, FL



ALEX SCHEBOVITZ  
ASCHEBOVITZ@ARENAREI.COM  
(954) 599-3804

DRIVE THRU | 3,099 SF  
EXISTING BANK BUILDING






GEORGE SARKISIAN  
GEORGES@ARENAREI.COM  
(561) 322-8713

# PROPERTY HIGHLIGHTS



- Former 3,099 sf bank building with double lane drive-thru plus ATM on a 0.43 AC hard corner.
- Zoning: C-2
- The site has full access from NE 123<sup>rd</sup> Street and Biscayne Bay.
- Biscayne Blvd and NE 123<sup>rd</sup> St are two major thoroughfares with a combined traffic count of 80,856 vehicles per day.
- National retailers in the immediate area are: The Home Depot, Whole Foods, Publix, Ross, T.J. Maxx, LA Fitness, Pet Supermarket, Starbucks, Wendy's, McDonald's, and more.

## DEMOGRAPHICS

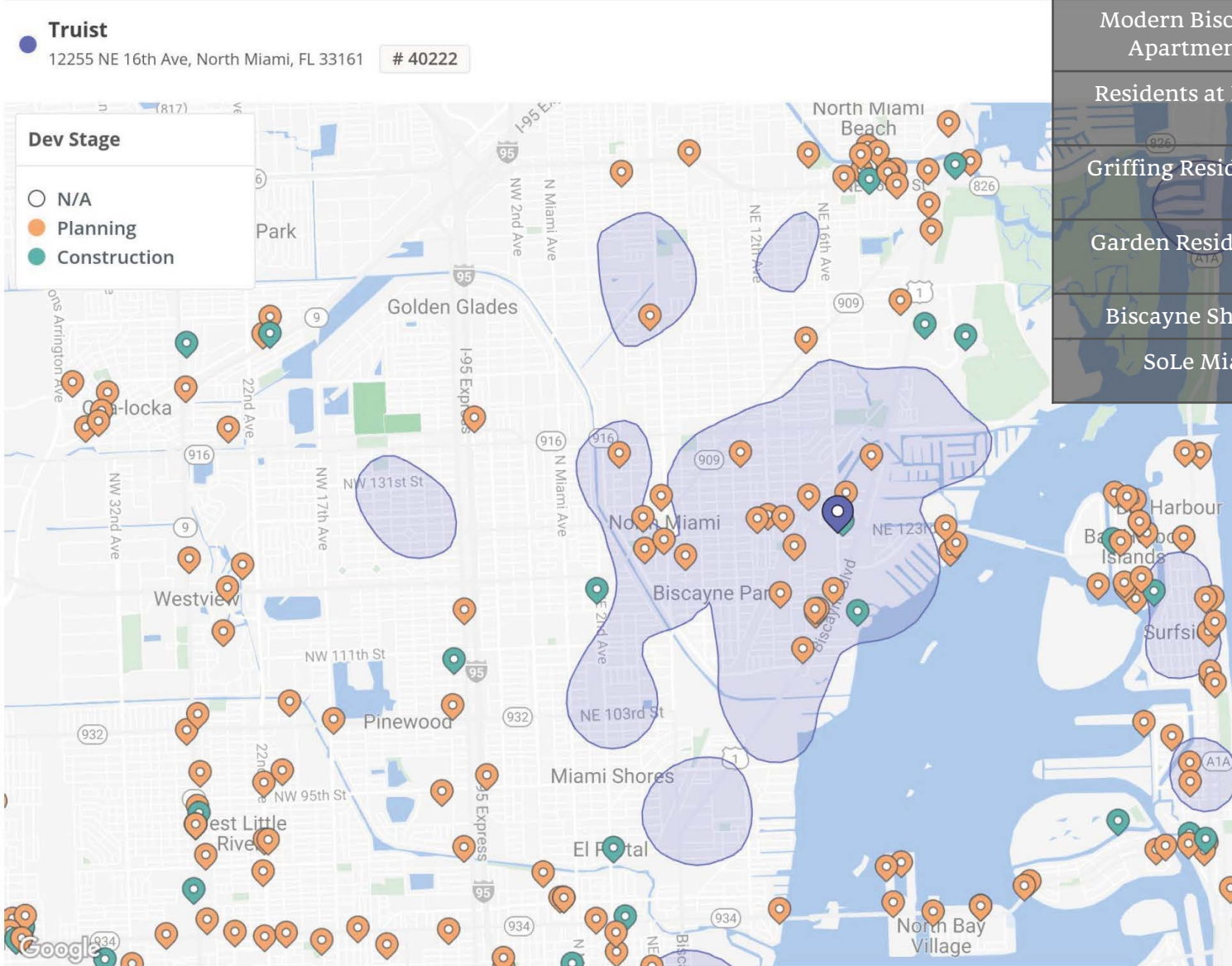
	1 Mile	3 Mile
 Population	26,199	163,311
 Households	10,100	58,288
 Median Age	39.8	40.5
 Median HH Income	\$48,130	\$53,840
 Daytime Employees	17,087	66,652



# RESIDENTIAL DEVELOPMENT IN THE AREA



## Planned Development



Project Name	Status	# Units
Modern Biscayne Apartments	Under construction	382
Residents at NoMi	Under construction	175
Griffing Residences	Under construction	28
Garden Residences	Under construction	358
Biscayne Shores	Built in 2024	280
SoLe Mia	Proposed	292

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jun 1st, 2023 - May 31st, 2024

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

