

FOR LEASE

GATOR RAILWAY PLAZA

INVESTMENTS 2250 NE 163RD STREET | N MIAMI BEACH, FL 33160



PROPERTY OVERVIEW

- Tenants Include Thai House II, Lux Medical & Carpet Boutique
- GLA of +/- 20,285 SF

LOCATION OVERVIEW

- Located on the main retail corridor in North Miami Beach
- Intersection: 163rd Street & Biscayne Blvd.
- Miami-Dade County
- Intersection Traffic Count: 113,800 AADT

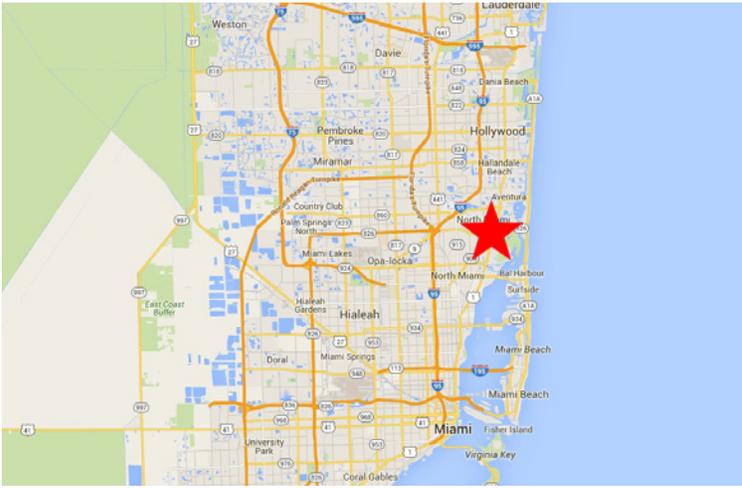
www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

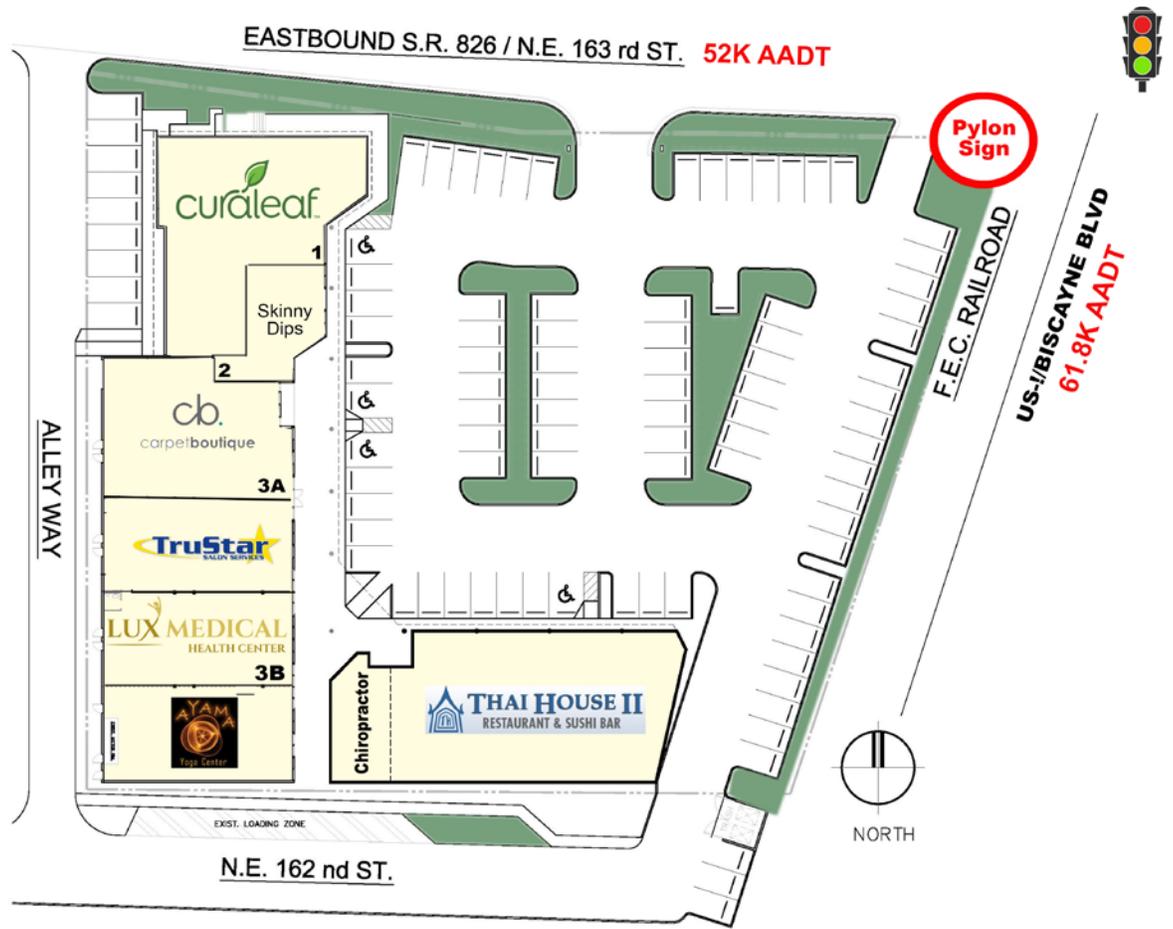


DEMOGRAPHICS

• 2021

**2250 NE 163RD STREET
NORTH MIAMI BEACH, FL 33160**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	17,678	190,420	413,119
AVG. HH INCOME	\$60,760	\$82,053	\$79,659
AVG. AGE	37	40	40



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