

— FOR LEASE —

GATOR GATOR GOTHAM

INVESTMENTS 1561-1595 NE 163RD STREET | N MIAMI BEACH FL 33162



PROPERTY OVERVIEW

- Anchored by Tint World & Phoenix Auto
- Direct Frontage to NE 163rd Street
- GLA of +/-18,250 SF

LOCATION OVERVIEW

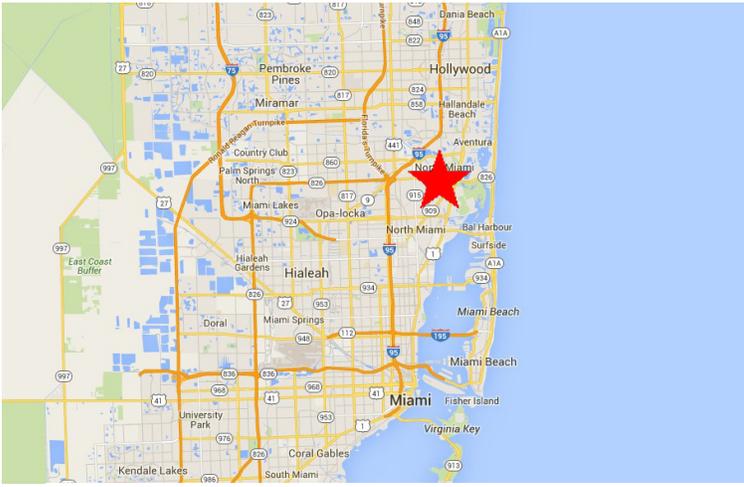
- Located just west of Biscayne Boulevard
- Intersection: NE 163rd Street & 16th Avenue
- Miami-Dade County
- Traffic Count: 51,000 AADT

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

**1561 - 1595 NE 163RD STREET
N MIAMI BEACH, FL 33162**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	27,652	203,153	452,868
AVG. HH INCOME	\$58,096	\$73,018	\$77,936
AVG. AGE	38	39	40

SPACE AVAILABLE



Owned and Operated By A
GATOR
Affiliated Company

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