

OWN. MANAGE. LEASE.

GATOR
INVESTMENTS

FOR LEASE

GATOR GOTHAM

1561 - 1595 NE 163rd Street, N Miami Beach FL 33162



PROPERTY HIGHLIGHTS:

- Anchored by Tint World & Phoenix Auto Care
- Direct Frontage to NE 163rd Street
- Traffic Count: 51,000 AADT
- GLA of +/- 18,250 SF

PROPERTY OVERVIEW:

- Located just west of Biscayne Boulevard
- Intersection: NE 163rd Street & 16th Avenue
- Miami-Dade County

www.GatorInvestments.com

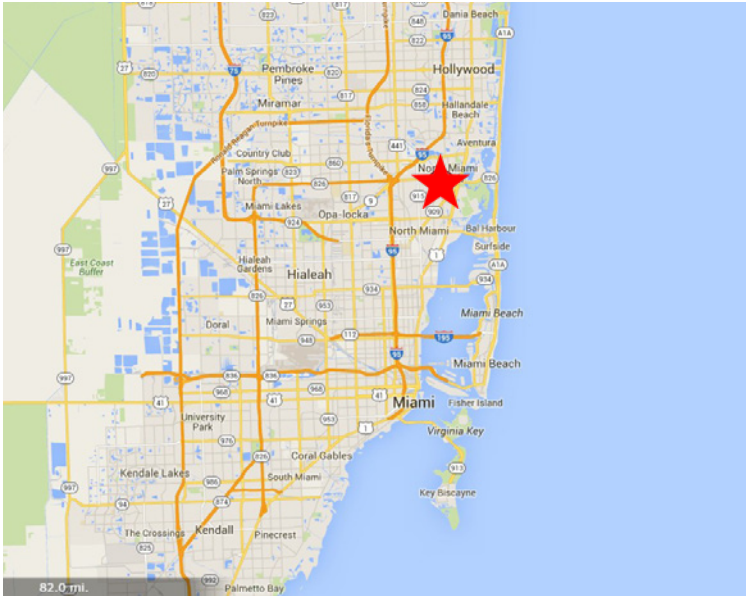
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Sales@GatorInvestments.com

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DEMOGRAPHICS

•2021

1561 - 1595 NE 163rd Street, N Miami Beach, FL 33162

RADIUS	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



OWNED AND OPERATED BY A

GATOR

AFFILIATED COMPANY

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