



**FOR SALE**



**FREE STANDING  
BUILDING**

**11911 W DIXIE HWY  
NORTH MIAMI, FL 33161**

**ALYSSA ARMSTRONG**  
COMMERCIAL ADVISOR  
916 365 1665  
ALYSSA@APEXCAPITALREALTY.COM

# OFFERING SUMMARY



Apex Capital is pleased to offer the opportunity to acquire a 5,005 square foot freestanding Retail building on a 10,000 square foot lot in North Miami fronting the main commercial corridor of W Dixie Hwy. Located just east of the I-95 and south of NE 125th Street, the property provides easy access to all major thoroughfares and freeways.

Currently vacant, this value-add opportunity is ready for an owner-user or investor willing to make the necessary improvements to maximize the potential of this building.

**Allowable Uses:** Retail, Office, Restaurant (Brewery/Winery as an accessory), Mixed-Use, Dispensary (low THC/medical cannabis), Education, Bank, Adult Daycare, Outdoor Dining, Drugstore, and More.

<b>Lot Square Footage:</b>	10,000 (0.22 acres)
<b>Building Square Footage:</b>	5,005 SF
<b>Parking:</b>	16 Spaces + 2 Handicap
<b>Lot Dimensions:</b>	100' x 100'
<b>Traffic Count:</b>	19,200 AADT
<b>Zoning:</b>	BU-1
<b>Max. Height:</b>	35 FT (Four Stories for Mixed-Use)
<b>FAR:</b>	0.40 (one story) - increase .11 for each additional story
<b>Proforma NOI:</b>	\$100,100 (\$20/SF NNN)
<b>Proforma Cap Rate</b>	9.1%
<b>Asking Price:</b>	\$1,100,000 (\$219/SF)

# LEASABLE SQUARE FOOTAGE: 5,005

RENTAL RATE	TYPE	NOI
\$19	NNN (Triple Net)	\$95,095
\$20	NNN (Triple Net)	\$100,100
\$21	NNN (Triple Net)	\$105,105

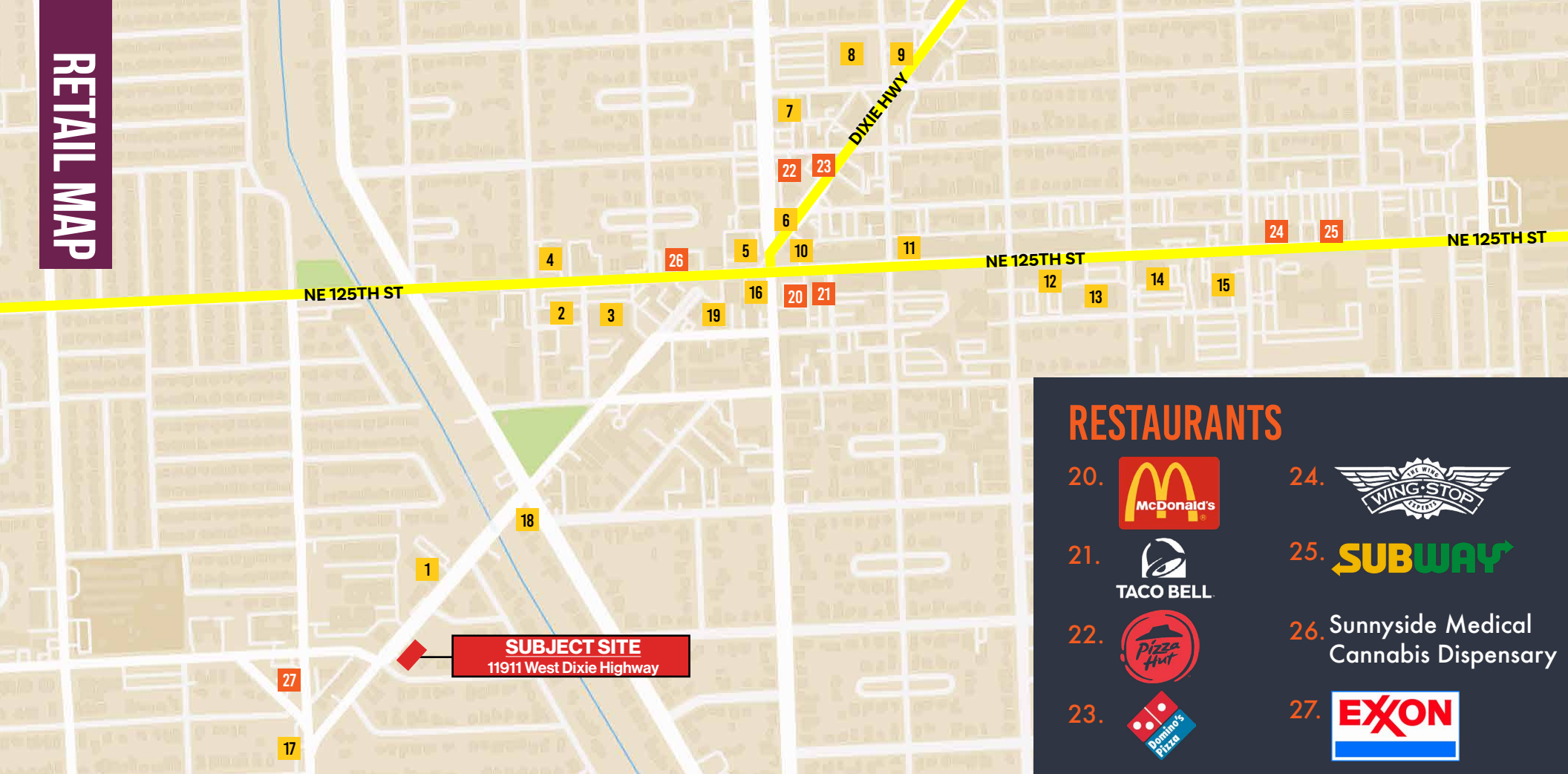
## COMPARABLE LEASING RATES

Property Address	Tenant	Lease SQFT	Current Rate	Lease Term	Lease Type	
995 NE 135th St (fronts W Dixie Hwy)	Retail	Mobile Xpert	1,500	\$32.00	N/A	NNN
1291 NE 40th St (fronts W Dixie Hwy)	Retail	AAA Pawn Shop	2,500	\$21.00	N/A	NNN
8365 NE 2nd Ave	Retail	Mabel	1,250	\$21.00	2YR	Mod. Gross
1880 NE 170th St	Retail	Lavendar Facial Bar	450	\$21.00	Month to Month	Mod. Gross
13390 W Dixie Hwy	Office	New Hope Case Manager	600	\$19.00	1YR	Mod. Gross
TOTALS:		6,300				
WEIGHTED AVERAGE:				\$22.80		

LOT SIZE



# RETAIL MAP



## RESTAURANTS

- 20.  24. 
- 21.  25. 
- 22.  26. Sunnyside Medical Cannabis Dispensary
- 23.  27. 

## BUSINESSES

- 1.  4.  7.  10.  13.  17. Mama Jennie's Italian Restaurant
- 2.  5.  8.  11.  14.  18. Au Bon Gout
- 3.  6.  9.  12.  15.  16. 



# APEX

CAPITAL REALTY

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561 NE 79 ST, Suite 420  
Miami FL 33138  
[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)

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**ALYSSA ARMSTRONG**  
Commercial Advisor  
913 365 1665  
[Alyssa@apexcapitalrealty.com](mailto:Alyssa@apexcapitalrealty.com)