



1410 NE 163rd St
North Miami Beach
PRIME CORNER SITE

 **APEX**
CAPITAL REALTY

FOR SALE

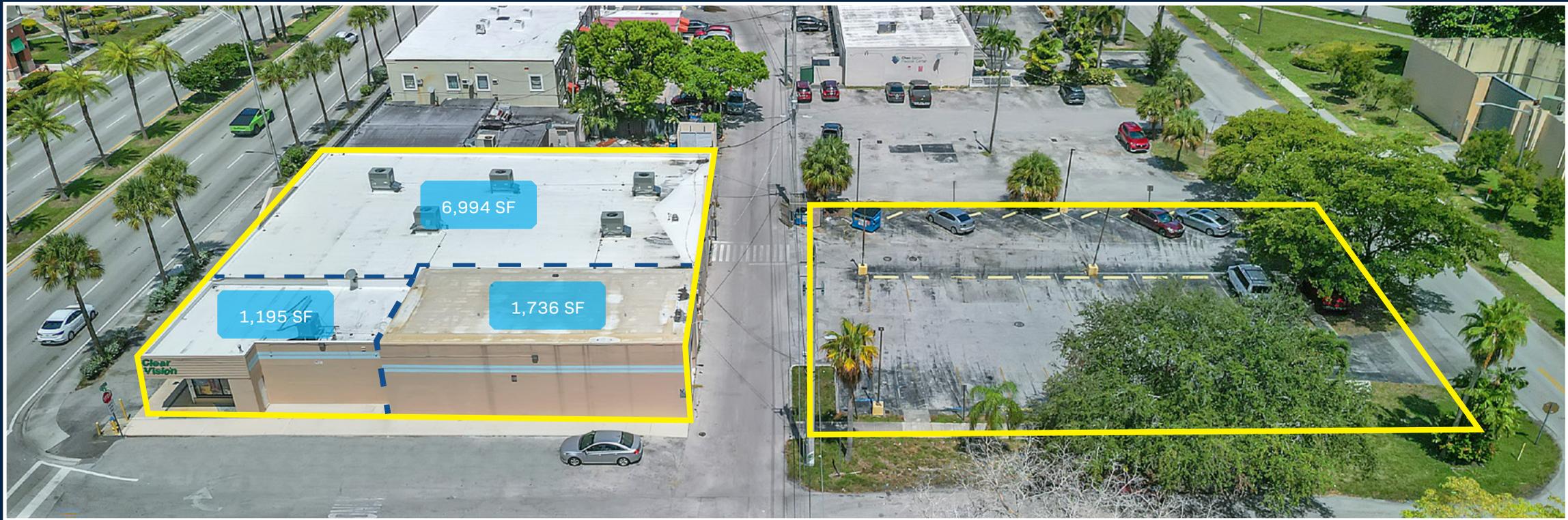
EXECUTIVE SUMMARY

Apex Capital Realty is delighted to offer the opportunity to purchase 1410 NE 163rd ST in North Miami Beach. The corner site includes 9,875 square feet of total building size fronting North Miami Beach's main corridor NE 163rd ST, which connects I-95 to Biscayne Blvd, as well as impressive submarkets including Aventura, Sunny Isles, Bal Harbour, Surfside, and North Miami. The site boasts exceptional visibility with an average daily traffic count of 56,000 vehicles.

On-site parking includes 30 dedicated spaces, and there is Free City Street Parking along the west edge of the buildings. There is also a City Owned first come first serve parking lot to the East of the subject property's parking area. Both spaces on the corner can be taken as soon as January 2026.

The premier front corner Space will be available 12/31/2025. The back corner warehouse building's tenant is Month to Month. The anchor Tenant, Clothes N' Bows, has a lease through December 31, 2026. And then an additional 5 Year Renewal Option at continued below market rate rent.

With its prime location and high traffic exposure, this property presents a compelling opportunity for businesses (or future tenants) looking to establish a presence along one of North Dade's most strategic and affluent corridors. The subject property's adjacency to the City Owned Lot also presents genuine future development potential.



**Apex Capital Realty also has the Listing of the property directly next door to the east, 1420 NE 163 ST. Available separately with an asking price of \$1.375M.*

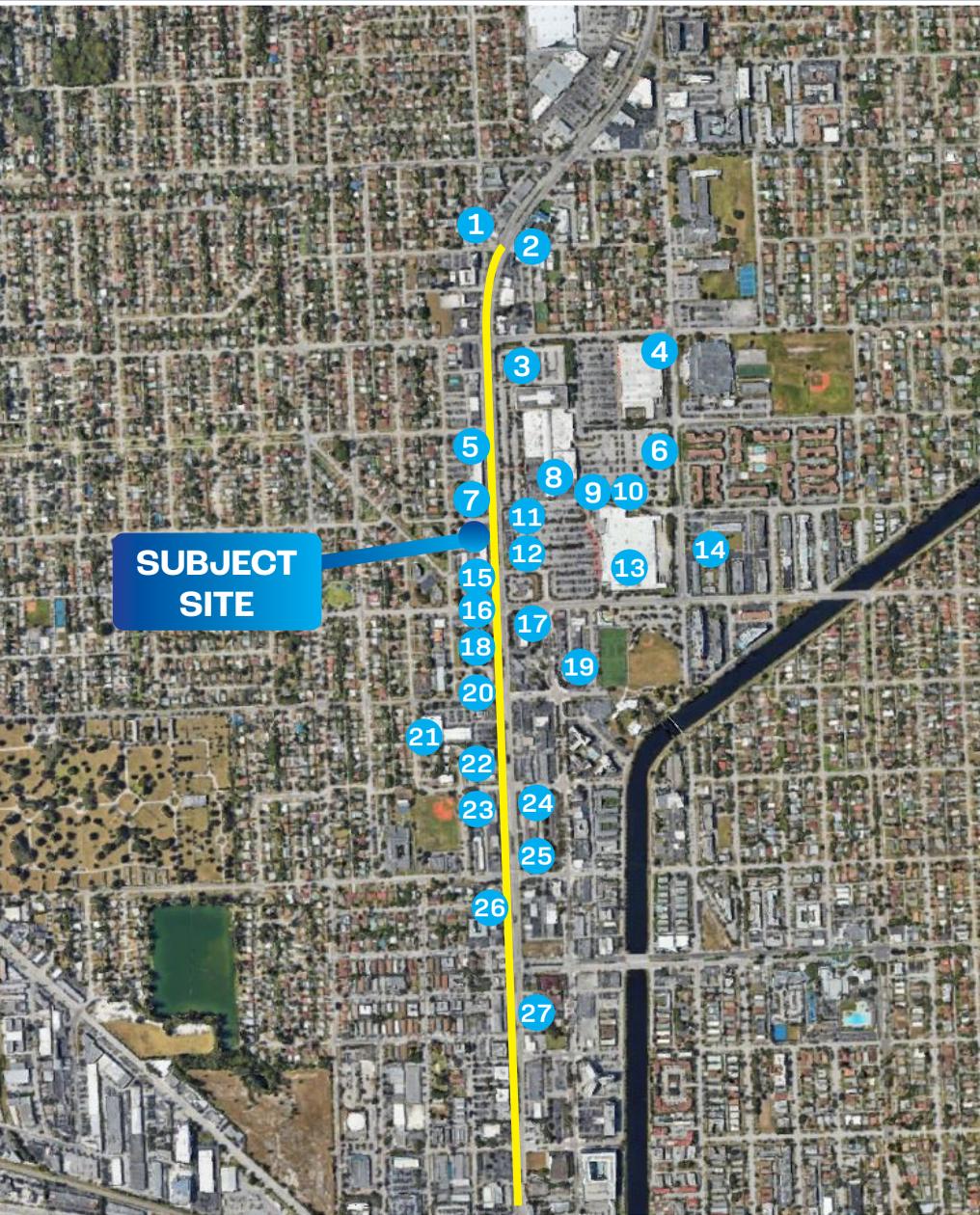
PROPERTY HIGHLIGHTS

ADDRESS	1410 NE 163 rd ST
BUILDING SIZE	9,875 SF
LOT SIZE	22,238 SF
TRAFFIC COUNT	56,000 AADT
PARKING	30 Parking Spaces (Plus NE 14th AVE Side Street Free City Parking & an additional City of North Miami Beach first come first serve lot)
ZONING	MU/IB-E, Mixed Use International Boulevard
POTENTIAL USES	Retail Businesses, Professional Offices, Personal Service Establishments, and Restaurants.

ASKING PRICE
\$2,700,000



RETAIL MAP



1 - Goodyear Auto Service Center

2 - IHOP

3 - T-Mobile

4 - The Home Depot

5 - MoneyGram

6 - Ross - Dress for Less

7 - Dollar Tree

8 - Lebanese Guys

9 - H&R Block

10 - Metro by T-Mobile

11 - Panda Express

12 - Foot Locker

13 - Electrify America Charging Station

14 - Walmart Supercenter

15 - Wingstop

16 - Arby's

17 - Truist

18 - Firestone Complete Auto Care

19 - Smash House Burgers

20 - Wendy's

21 - Planet Fitness

22 - Taco Bell

23 - Tire Kingdom

24 - Visionworks

25 - Pollo Tropical

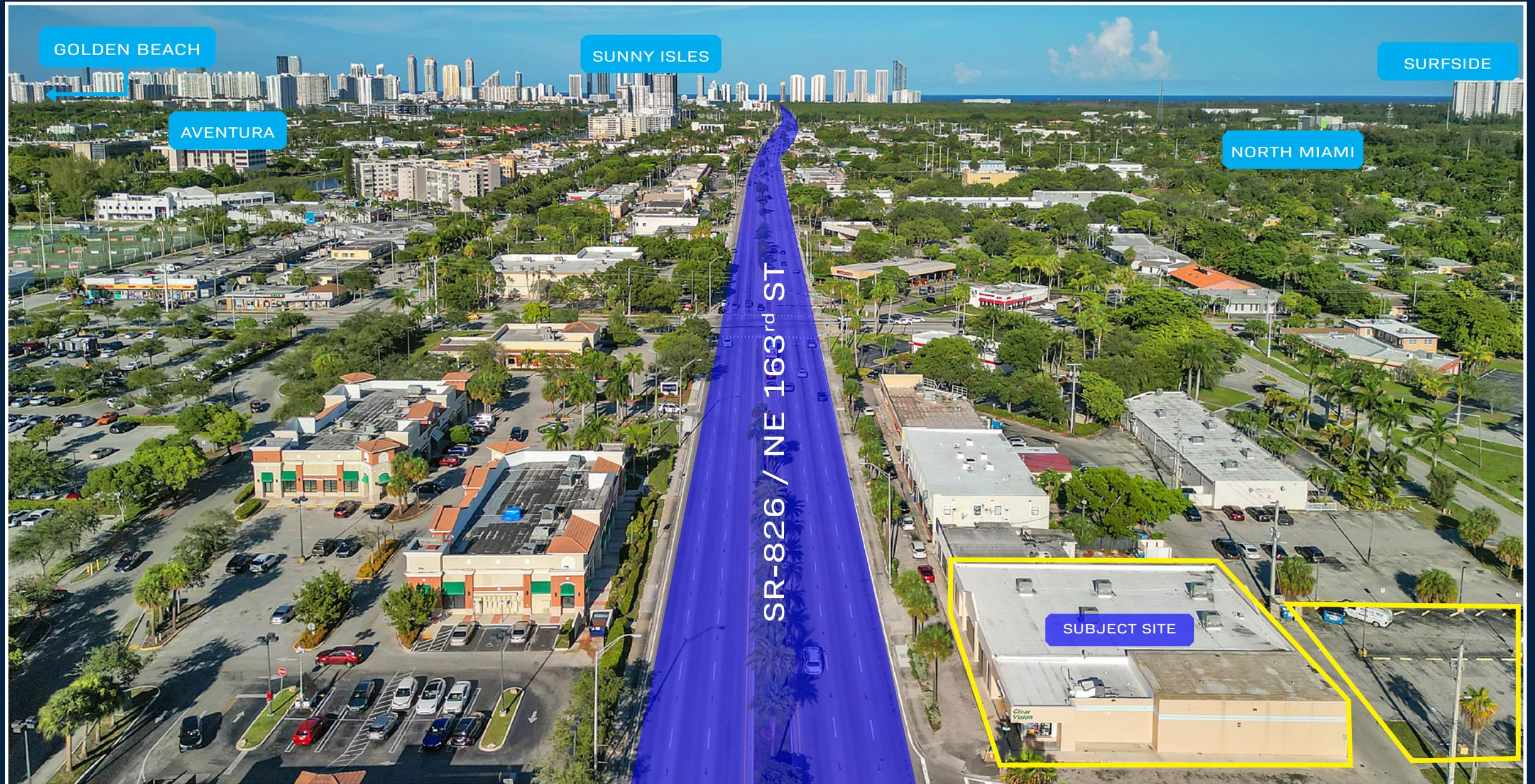
26 - Checkers

27 - CAO Bakery & Cafe

EXTERIOR PHOTOS



NEIGHBORING SUBMARKETS



RENT ROLL

TENANT	RENEWAL	SPACE SIZE	2025	DEC 31, 2026	2027	2028	2029	2030	2031
CLOTHES N' BOWS RETAILER	One 5 Year Renewal	6,994 SF	\$ 140,090	\$ 142,892	\$ 145,749	\$ 148,664	\$ 151,638	\$ 154,670	\$ 157,764
CLEAR VISION EYES OPTICIAN	No. Lease ends 12/31/2025	1,195 SF	\$ 43,980						
SHUL OF BAL HARBOUR TEMPLE	No. Currently Month to Month.	1,736 SF	\$ 13,800						
			\$197,870						

TENANT	RENEWAL	SPACE SIZE	2025	DEC 31, 2026	2027	2028	2029	2030	2031
CLOTHES N' BOWS RETAILER	One 5 Year Renewal	6,994 SF	\$ 20.03	\$ 20.43	\$ 20.84	\$ 21.26	\$ 21.68	\$ 22.11	\$ 22.56
CLEAR VISION EYES OPTICIAN	No. Lease ends 12/31/2025	1,195 SF	\$ 36.80						
SHUL OF BAL HARBOUR TEMPLE	No. Currently Month to Month.	1,736 SF	\$ 7.95						



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