



STANDALONE COMMERCIAL BUILDING
SR-826 HARD CORNER SITE

1813 NE 163rd St
North Miami Beach, FL 33162



FOR SALE

PROPERTY HIGHLIGHTS & SPECIFICATION

The subject property offers a unique combination of a functional existing structure and a prime development site, providing investors with both immediate utility and long-term upside.

BUILDING DESCRIPTION

- **Building Size:** The existing improvements consist of a 4,434 SF single-story building constructed in 1970.
- **Property Type:** The structure is classified as a freestanding retail/office building, suitable for a variety of commercial uses.
- **Past Use:** The property was most recently occupied by North Academy, a licensed child care and school-age care center, demonstrating its suitability for educational, community oriented, or professional service tenants under its current configuration.

PARKING & AMENITIES

- **Exceptional Parking:** The site includes 30 surface parking spaces, yielding a parking ratio of 6.76 spaces per 1,000 SF of building area. This high ratio is a significant competitive advantage, accommodating parking-intensive uses such as medical clinics, schools, or destination retail far better than most competing properties in the dense urban submarket.
- **Signage:** A prominent pylon sign is located on the property, offering excellent tenant branding and visibility along NE 163rd Street.
- **Building Systems:** The building is equipped with tenant-controlled HVAC, air conditioning, and a security system, providing autonomy and safety for occupants.



Freestanding building



Corner location with a traffic light



Approx. 60,000 vehicles passing daily



30 Surface Spaces + Overflow Street Parking



Additional parcel to the north with 10 private parking spaces

EXECUTIVE SUMMARY

APEX Capital Realty is pleased to present 1813 NE 163rd Street a rare hard-corner acquisition opportunity with unmatched visibility along SR-826, one of the busiest and most vital corridors in all of Miami Dade County. This 4,450 SF freestanding building sits prominently at the signalized intersection of NE 18th Avenue and SR-826, offering tremendous signage exposure and daily traffic counts approaching 60,000 vehicles. It is important to note that SR-826 acts as the main artery connecting some of North Dade’s most affluent neighborhoods to I-95. Aventura, Sunny Isles, Surfside, and North Miami all use SR-826 to get to and from the highway.

The property features exceptional accessibility with dual driveway entrances, alleyway connectivity, and an impressive total number of 30 dedicated parking spaces across two parcels.

The site’s strategic positioning makes it ideal for a wide range of uses from medical and financial institutions to high-demand retail, dining, or educational facilities all benefiting from the property’s strong visibility and accessibility.

Beyond its current strengths, 1813 NE 163rd Street is a future-proof investment. The property is zoned B-2 within the Fulford Mixed-Use Town Center (MU/TC) Overlay District, a progressive zoning framework that permits 20-30 story vertical development and densities up to 125 units per acre. This entitlement provides a clear path for transformative mixed-use redevelopment.

The surrounding area is already undergoing a multi-billion-dollar transformation, highlighted by the 1,650-unit New North Town Center and other large-scale projects that are redefining the local landscape. With thousands of new residents and a growing commercial base arriving in the immediate trade area, demand for retail, services, and housing is poised to surge.

1813 NE 163rd Street delivers strong current-use fundamentals on a high-traffic hard corner, and exceptional long-term redevelopment potential in one of South Florida’s most dynamic growth corridors.

PROPERTY SPECIFICATIONS

ADDRESS	1813 NE 163 rd Street, North Miami Beach, FL 33162
FOLIO NUMBER	07-2216-001-0700
BUILDING SIZE	4,434 SF
LOT SIZE	.42 Acres / 18,681 SF
YEAR BUILT	1970
TRAFFIC COUNT	58,000 VPD
FRONTAGE	117 Feet on NE 163rd Street
PARKING RATIO	6.76 per 1,000 SF
DEVELOPMENT OVERLAY	MU/TC (Fulford Mixed-Use Town Center) Overlay - Transition
ZONING	B-2



ASKING PRICE

\$3,190,000

PARKING SPACES

30 Surface Spaces + Overflow Street Parking

ALLOWED USES

Restaurant, Bar, Drive Through Restaurant, Pet Clinic and Boarding, Banks, Vocational School, Office, Studios Schools, Pharmacy, General Retail, Religious, Art Gallery

ZONING & DEVELOPMENT POTENTIAL

While the property offers stable value as an existing commercial asset, its highest and best use is unlocked through its progressive zoning, which paves the way for significant future redevelopment.

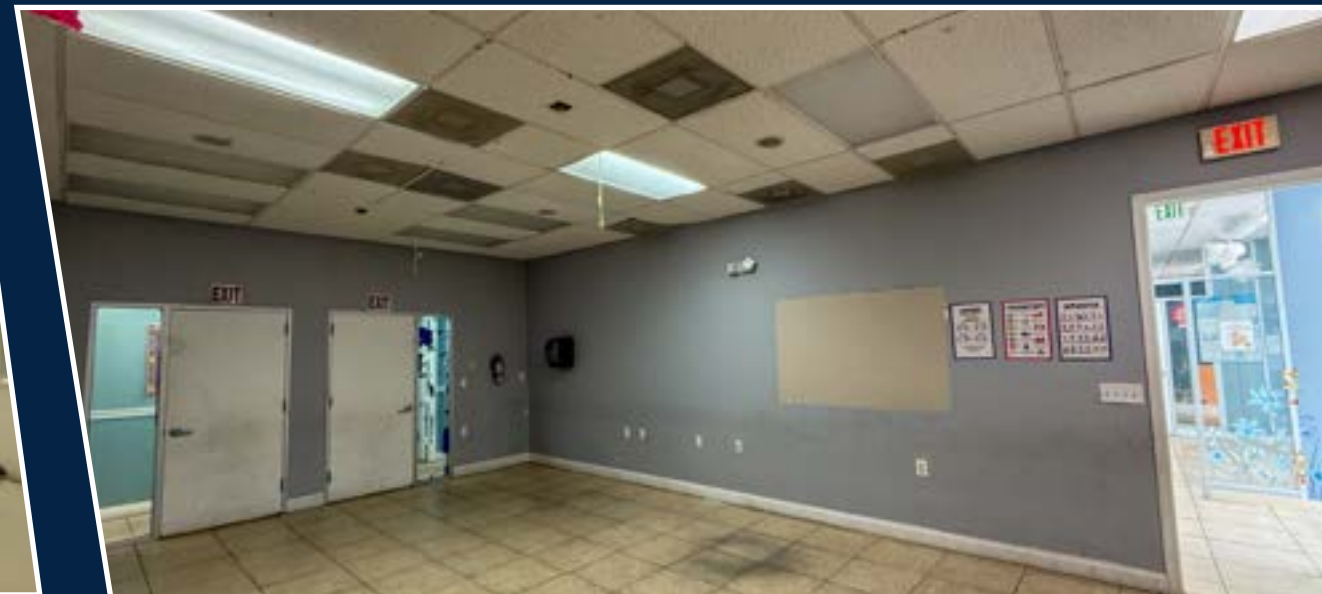
THE FULFORD MIXED-USE TOWN CENTER (MU/TC)

The critical component of the property's value is its inclusion in the Fulford Mixed-Use Town Center (MU/TC) overlay district. A zoning overlay supersedes the regulations of the base district, and the MU/TC was specifically created to encourage dense, vertical, mixed-use development consistent with transit oriented principles. This overlay grants developers significantly expanded rights:

- Height: The MU/TC overlay permits a maximum building height of 25 stories or 315 feet by right, with the potential to achieve 30 stories or 375 feet through development bonuses. This is a dramatic increase over what typical B-2 zoning would allow.
- Density: For mixed-use projects, the overlay allows a residential density of up to 125 dwelling units per acre (du/ac).
- Use: The district is explicitly designed to foster a mix of uses, encouraging ground-floor retail and commercial services with residential units above. To achieve the maximum density, a project must dedicate at least 65% of its total square footage to residential use.



INTERIOR PHOTOS



EXTERIOR PHOTOS




BIRD'S EYE VIEW




AERIAL PHOTOS




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

HIGHEST & BEST USE

The property's highest and best use analysis reveals a dual opportunity. In the short term, its existing structure and exceptional parking ratio make it an ideal single-tenant property for a medical clinic, professional office, or school. In the long term, its highest and best use is unquestionably redevelopment into a high-rise, mixed-use project that fully leverages the development rights granted by the MU/TC overlay.

Based on the site's 0.38-acre size and the 125 du/ac density allowance, a future project could theoretically accommodate up to 47 residential units in a tower above ground-floor retail and structured parking. The successful entitlement and development of the nearby Skygarden project (341 units on 0.86 acres) provides a clear and powerful precedent for this scale of development on the NE 163rd Street corridor, confirming the city's commitment to implementing the vision of the MU/TC overlay.

This zoning framework creates a highly attractive "covered land play." An investor can acquire the property and lease the existing, functional building to generate income, thereby covering holding costs such as taxes and insurance. This income stream provides a financial bridge while the owner designs and plans for a future redevelopment. The most significant hurdle in development the entitlement risk associated with securing a zoning change for higher density has been substantially mitigated. The city has already put the "upzoning" in place through the MU/TC overlay. The numerous high-rise projects already approved and under construction in the immediate area serve as clear precedents, making the path to approval for a similar project on the subject site far more predictable. This proactive municipal planning has effectively de-risked the opportunity, allowing an investor to pursue a generational redevelopment with a high degree of confidence.



LOCATION & NEIGHBORHOOD OVERVIEW

North Miami Beach is a strategically positioned municipality undergoing a significant economic and developmental renaissance. Its central location, robust transportation network, and dynamic demographics make it a prime target for investment and growth.



Strategic Connectivity

The property's location offers unparalleled access to the entire South Florida region. It is situated just minutes from major transportation arteries, including Interstate 95, Biscayne Boulevard (US-1), and State Road 826, facilitating convenient travel throughout Miami-Dade and Broward counties. This connectivity is further enhanced by proximity to multiple transit options. The Brightline high-speed rail station in Aventura is a 7-minute drive, offering direct service to Miami, Fort Lauderdale, and Orlando, while the Tri-Rail commuter station at the Golden Glades Intermodal Center is an 8-minute drive. The area is also well-served by Miami-Dade's bus system, with the nearby Mall at 163rd Street acting as the second-busiest bus transfer hub in the county. The city's free NMB Line trolley further enhances local mobility. For national and international travel, both Fort Lauderdale-Hollywood International Airport (FLL) and Miami International Airport (MIA) are within a 22 to 35-minute drive, respectively.

Demographic Profile

North Miami Beach is a densely populated and culturally rich community. The city has a population of over 43,100 residents, with a high density of nearly 8,900 people per square mile, ensuring a consistent customer base for local businesses. The demographic profile is notably diverse, with a large foreign-born population (55.2%) and a vibrant mix of Black (37.2%) and Hispanic (41.1%) residents, which contributes to a dynamic local economy and a wide range of consumer tastes. The area is experiencing steady economic growth, with a median household income of \$57,633 and an average household income of \$78,588.

LOCATION & NEIGHBORHOOD OVERVIEW

Economic Drivers and Local Amenities

The local economy is anchored by strong retail, healthcare, and logistics sectors. Major employers in the area include the Jackson North Medical Center, the City of North Miami Beach, and numerous national retailers and professional service firms. The city's Economic Development Department and a Community Redevelopment Agency (CRA) are actively working to stimulate growth, with a particular focus on revitalizing the NE 163rd Street corridor where the subject property is located.

Residents and visitors benefit from a wealth of amenities. Major shopping destinations include the Mall at 163rd Street and the world-renowned Aventura Mall. Recreational opportunities abound, with access to the 1,000-acre Oleta River State Park, Greynolds Park, and numerous city-run community centers and cultural venues like the Julius Littman Performing Arts Theater. Cultural enrichment is also provided by nearby institutions such as the Museum of Contemporary Art (MOCA) in North Miami.

The convergence of these factors major investment in regional transit, a dense and growing population, and proactive public policy encouraging transit-oriented development has created a powerful and self-reinforcing cycle of growth. The city's establishment of the CRA and the MU/TC zoning overlay provides the legal and financial framework to facilitate this planned urban transformation. The subject property at 1813 NE 163rd Street is located directly within this growth nexus, positioning it as a prime beneficiary of this coordinated, multi-faceted revitalization effort.



MARKET ANALYSIS: COMMERCIAL RENTAL RATES

The commercial real estate market in North Miami Beach reflects the area's ongoing growth, with steady demand for both office and retail space. The property's flexible B-2 zoning allows an investor to capitalize on either market segment.



OFFICE SUBMARKET ANALYSIS

The North Miami Beach office market serves a diverse tenant base, including medical professionals, corporate users, and small businesses. The average asking rent for office space in the area is approximately \$39.69 per square foot per year and ranges between \$28-48 PSF for traditional office space, with rates varying based on building quality, size, and location. The property's ample parking makes it particularly attractive for medical office tenants, who often require higher parking ratios than typical office users.



RETAIL SUBMARKET ANALYSIS

The NE 163rd Street corridor is a dominant retail artery in Northeast Miami-Dade County, characterized by high traffic volumes and proximity to dense residential enclaves. The submarket includes a variety of retail formats, from freestanding buildings like the subject property to large shopping centers. Leases are typically structured as Triple Net (NNN), where tenants are responsible for property taxes, insurance, and maintenance. Current asking rents for retail properties along this corridor generally range from \$35.00/SF/YR to \$48.00/SF/YR NNN, with prime locations and smaller spaces achieving premium rates.



DEVELOPMENT LANDSCAPE & RECENT ACTIVITY

The North Miami Beach corridor is experiencing an unprecedented development boom, with billions of dollars being invested into new residential, retail, and mixed-use projects. This wave of new construction is fundamentally reshaping the area, elevating its profile and creating a more vibrant, walkable urban environment. The sheer scale of this activity provides powerful evidence of investor confidence and underpins the long-term value appreciation thesis for the subject property.

MAJOR NEARBY DEVELOPMENTS

A robust pipeline of large-scale projects is transforming the area's skyline and introducing thousands of new residents and consumers.

- **New North Town Center:** This is the most significant project in the pipeline, a master-planned, 18-acre mixed-use community being developed by Resia. The full build-out is planned to include 1,650 residential units, 175,000 SF of retail, 150,000 SF of office space, a hotel, and a school, with a total investment exceeding \$439 million. Phase 1, which recently received preliminary approval, will deliver 468 units across two 12-story towers.
- **Skygarden:** Located just blocks from the subject property at NE 163rd St and NE 19th Ave, this fully entitled, "shovel-ready" project is approved for a 19-story tower containing 341 luxury rental units and over 12,000 SF of ground-floor retail. This development serves as a direct precedent for the type of vertical, mixed-use density envisioned for the corridor.
- **Aura North Miami Beach:** Currently under construction and slated for a 2025 delivery, this nine-story Class A development by Trinsic Residential Group will add 373 multifamily units and 17,000 SF of retail to the market. The project's utilization of CRA Tax Increment Financing (TIF) highlights the city's commitment to fostering new development.
- **Lazul:** Completed in 2018, this 349-unit mixed-use apartment complex was the CRA's designated "catalyst project." Its success demonstrated the market's strong demand for new, high-quality rental housing and paved the way for the current wave of development.
- **Additional Pipeline Projects:** The city has approved numerous other significant projects, including "The William," a 25-story tower with 344 residential units and a hotel at 2040 NE 163rd Street, and a 500-unit mixed-use project at 17400 West Dixie Highway, further cementing the area's growth trajectory.



MAJOR DEVELOPMENT PIPELINE SUMMARY

PROJECT NAME	STATUS	RESIDENTIAL UNITS	COMMERCIAL/RETAIL SF	KEY DETAILS
New North Town Center	Proposed	1,650	175,000 SF	Plus 150k SF Office, 175-room Hotel, School
Skygarden	Approved	341	12,635 SF	19-story luxury rental tower
Aura North Miami Beach	Under Construction	373	17,000 SF	Class A multifamily, Q2 2025 delivery
The William	Approved	344	4,526 SF	25-story tower with a 30-room hotel
17400 W Dixie Hwy	Approved	500	19,022 SF	6 & 8-story mixed-use development
Lazul	Completed	349	Mixed-Use	CRA "catalyst project"
TOTAL (Pipeline)		~3,200+	~225,000+ SF	

NEW BUSINESS OPENINGS

The influx of development and new residents is attracting a host of new businesses, enhancing the area's lifestyle appeal.

- **Restaurants:** Recently opened establishments include the Peruvian restaurant UMA Cantina Peruana Miami and the popular all-day cafe Crema Gourmet in North Miami Beach. The nearby Aventura Mall recently welcomed the world-renowned Italian marketplace Eataly.
- **Retail & Fitness:** The new Esplanade at Aventura has brought in tenants like The LEGO Store and Fit2Run, with The Salty donut shop and others opening soon. The area is well-served by fitness centers, including a large Planet Fitness directly across the street from the subject property at 1630 NE 163rd St.
- **Entertainment:** The NoMi Village, a new open-air arts and entertainment venue, recently launched in North Miami, providing a community hub for cultural events, food, and music.
- **Schools:** The area continues to attract new educational institutions, such as the KIPP Miami charter school and the planned 2.5-acre campus for Lanaar School in North Miami Beach.

This wave of high-end residential, retail, and lifestyle-oriented development signifies a fundamental market repositioning. Historically viewed as a secondary market to Aventura, North Miami Beach is rapidly emerging as a destination in its own right. The new projects are creating a modern, walkable urban core that is attracting a more affluent demographic. This "brand lift" will continue to drive demand for commercial space and support higher rental rates and property values, directly benefiting strategically located assets like 1813 NE 163rd Street.





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