

16245 Biscayne Blvd
North Miami Beach, FL 33160

**SUBLEASE
OPPORTUNITY**

**RETAIL
MEDICAL
OFFICE**



RK 162ND BISCAYNE PLAZA

**2,100
SQUARE
FEET**

\$45.00 PSF

**62,500
ADT**

- Busy neighborhood shopping center nestled between North Miami Beach, Sunny Isles Beach, Bal Harbour, and Aventura
- Located at the intersection of NE 163rd (Hwy 826) and Biscayne Blvd (US-1) also the main artery connecting the area with Aventura, Sunny Isles Beach, Bal Harbour, and North Miami
- Move-in ready, second generation medical space

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Key Facts

16245 Biscayne Blvd, Aventura, Florida, 33160
Ring of 5 miles

KEY FACTS

415,476

Population



2.5

Average Household Size

42.4

Median Age

\$60,659

Median Household Income

EDUCATION

10.7%

No High School Diploma



27.8%

High School Graduate



24.7%

Some College/
Associate's Degree



36.8%

Bachelor's/Grad/
Prof Degree

BUSINESS



26,617

Total Businesses



166,350

Total Employees

EMPLOYMENT



58.6%

White Collar



18.4%

Blue Collar



23.1%

Services

2.4%

Unemployment Rate

INCOME



\$60,659

Median Household Income



\$38,112

Per Capita Income



\$115,511

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (13.5%)

The smallest group: \$150,000 - \$199,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	+0.1%	
\$15,000 - \$24,999	9.8%	+0.8%	
\$25,000 - \$34,999	10.2%	+1.3%	
\$35,000 - \$49,999	13.0%	+2.2%	
\$50,000 - \$74,999	12.9%	+1.5%	
\$75,000 - \$99,999	13.0%	-0.2%	
\$100,000 - \$149,999	13.5%	-2.6%	
\$150,000 - \$199,999	6.8%	-1.8%	
\$200,000+	10.4%	-1.2%	

Bars show deviation from

Miami-Dade County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

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