



Retail Building in North Miami

For Sale and/or Lease

12208 NW 7th Avenue, North Miami, FL 33168

martinezteamcommercial.com

Prime Location in a thriving neighborhood. This versatile retail space is located in a bustling North Miami neighborhood, offering excellent visibility and high foot traffic. Ideal for a variety of businesses, including:

- Restaurants
- Cafés
- Retail Shops
- Service Businesses
- Urgent Care Clinic



Sale Price: \$3,700,000 or \$497 PSF

Base Rent: \$24.00 PSF

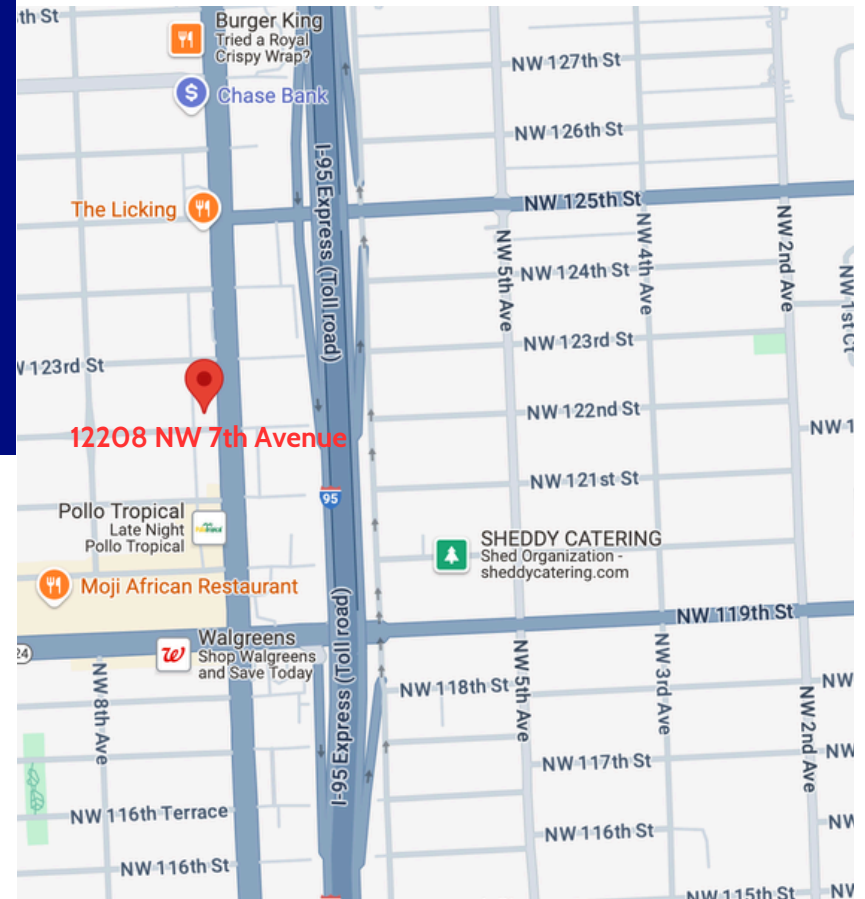
NNN: \$7.08 PSF

Year Built: 1969

Building Size: 7,440 SF

Lot Size: 18,682 SF

Type of Property: Retail, One-story building



HIGHLIGHTS

- Spacious interior with flexible layout options
- Large storefront
- Convenient parking for customers
- High-traffic location near major thoroughfares
- Affordable lease terms
- 29 Parking Spaces

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	81,391	452,426	1,801,968
2024 Households	24,721	153,304	688,234
Average Household Income	\$66,354	\$64,083	\$78,697

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DRESS 7 FOR LESS
WHOLESALE & RETAIL
PH: 305-681-9932

DRESS 7 FOR LESS

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1220 S

ASH



Fashion Blouses

Dresses

Special FASHION!

EXIT

NO

Small FASHION 6000's





Zoning

12208 NW 7th Avenue
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Permitted, subject to review

Business, Sales, Professional
Call Center
Medical, Clinic
Medical, No Clinic
Animal Grooming, Pet Sitting
Bar/Lounge
Brew/Pub
Convenience Store
Copy/Printing Service
Cosmetic Surgery/Beauty Clinic
Day Spa
Diagnostic Lab
Drug Store/Pharmacy
Dry Cleaning Establishment—Incl. Drop Off Center
Equipment/Tool Rental
Financial Institution
Food Specialty Store
Grocery Store
Parking Garage/Lot
Studios—Photographic & Instructional (Fine Arts)

Permitted, subject to review

Studios—Recording, TV/Radio
Special Exception
Auto Service Station
Nightclub/Cabaret
Tattoo Parlor/Body Piercing
Permitted, site plan required
Animal Hospital, Veterinarian Clinic
Banquet Hall
Health/Fitness Club
Museum
Recreation, Indoor
Religious Institutions
Retail—Home Improvement
Retail—Wholesale, Department
Secondhand Store/Consignment Store
Theater, Movie/Performing Arts
Vehicle Rental
Restaurants—Sports, Coffee, Cafeteria, Café
Retail—General, Single Use
Mail Service/Package Shipping

Permitted, prohibited in Chinatown

Animal Kennel, Boarding
Vehicle - Parts, New
Vehicle Service, Major
Vehicle Service, Minor
Special Exception, prohibited in Chinatown
Car Wash, Mechanical
Funeral Homes
Vehicle Sales / Displays, Major - New
Vehicle Sales / Displays, Minor - New
Permitted, except in C-1 abutting R1 and R2
Laundromat, Self-Service



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Basic Zoning

12208 NW 7th Avenue
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Zone: C-1

Existing Building Use:

Store: Retail Outlet

Existing Land Use: Commercial

Municipal Future Land Use: FLU-Commercial/Office

Allowed Use(s):

[View Detailed Uses](#)

Overlays

Chinatown (Commercial)

Citywide parking

Additional Regulations

FLU_Commercial/Office

See Article 5, Division 1 for accessory structures modified setbacks

Building Intensity

Maximum Lot Coverage: 80%

Residential Density: N/A

Maximum Building Height: 55 ft

Maximum Height - Stories: 5

Floor Area Ratio: N/A

Maximum Built Area Allowed: 55,053 ft²

Maximum Building Footprint: 11,010 ft²

Minimum Open Space: N/A

Maximum Residential Area Allowed: 55,053 ft²

Maximum Lodging Area Allowed: 55,053 ft²

Maximum Lodging Rooms Allowed: 92

Maximum Commercial Area Allowed: 55,053 ft²

Maximum Office Area Allowed: 55,053 ft²

Setbacks At Ground Level

Minimum Primary Frontage Setback: 15.00 ft

Minimum Secondary Frontage Setback: 15.00 ft

Minimum Side Setback: 10.00 ft

Minimum Rear Setback: N/A

Minimum Water Setback: N/A



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(Rear of the Building)



Floor Plan

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Aerial View

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