

## 7111 Biscayne Boulevard Miami, FL 33138

Sale Price  
**\$5,350,000**

*Located along the highly visible Biscayne Boulevard corridor in the heart of Miami's MiMo District, 7111 Biscayne Boulevard presents a rare opportunity to acquire a freestanding retail asset in one of the city's fastest-evolving commercial corridors. The property consists of approximately 5,700 square feet of retail space situated on a 10,269-square-foot lot, featuring striking modern architecture and a flexible layout that can accommodate a variety of retail, showroom, or restaurant concepts.*

*The property benefits from exceptional exposure along Biscayne Boulevard, with average daily traffic counts exceeding 65,000 vehicles, providing strong visibility and brand presence for tenants. Strategically positioned just minutes from Miami Design District, Wynwood, and Midtown Miami, the asset is surrounded by some of Miami's most dynamic retail, residential, and cultural districts.*

*With strong demographics driven by nearby neighborhoods such as Belle Meade and Morningside, this property offers investors and owner-users a unique opportunity to capitalize on continued growth and redevelopment along the Biscayne Boulevard retail corridor.*



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

## Table of Contents

|                           |    |
|---------------------------|----|
| PROPERTY INFORMATION      | 3  |
| PROPERTY SUMMARY          | 4  |
| PROPERTY DESCRIPTION      | 5  |
| COMPLETE HIGHLIGHTS       | 6  |
| ADDITIONAL PHOTOS         | 7  |
| ADDITIONAL PHOTOS         | 8  |
| LOCATION INFORMATION      | 9  |
| REGIONAL MAP              | 10 |
| LOCATION MAP              | 11 |
| AERIAL MAP                | 12 |
| SITE PLANS                | 13 |
| DEMOGRAPHICS              | 14 |
| DEMOGRAPHICS MAP & REPORT | 15 |

## Confidentiality & Disclaimer

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | All materials and information received or derived from The Keyes Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6  | Neither The Keyes Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Keyes Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 10 | EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 11 | Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Keyes Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Keyes Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. |
| 12 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 13 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 14 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 15 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Keyes Company in compliance with all applicable fair housing and equal opportunity laws.



**Sandra Payne**  
Commercial Sales  
Advisor

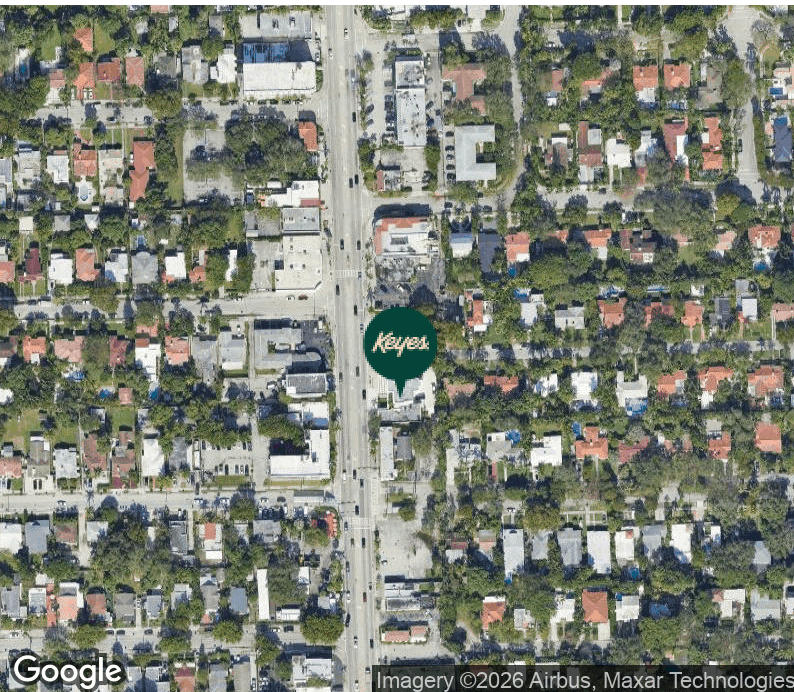
305.321.0456  
pjcommercial@keyes.com

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 1

*PROPERTY INFORMATION*



### Offering Summary

|                |             |
|----------------|-------------|
| Sale Price:    | \$5,350,000 |
| Lot Size:      | 10,269 SF   |
| Building Size: | 5,294 SF    |

| Demographics      | 0.25 Miles | 0.5 Miles | 1 Mile   |
|-------------------|------------|-----------|----------|
| Total Households  | 416        | 2,164     | 8,482    |
| Total Population  | 790        | 4,665     | 20,104   |
| Average HH Income | \$117,117  | \$95,832  | \$83,177 |



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



### Property Description

Located along the highly visible Biscayne Boulevard corridor in the heart of Miami's MiMo District, 7111 Biscayne Boulevard presents a rare opportunity to acquire a freestanding retail asset in one of the city's fastest-evolving commercial corridors. The property consists of approximately 5,700 square feet of retail space situated on a 10,269-square-foot lot, featuring striking modern architecture and a flexible layout that can accommodate a variety of retail, showroom, or restaurant concepts.

The property benefits from exceptional exposure along Biscayne Boulevard, with average daily traffic counts exceeding 65,000 vehicles, providing strong visibility and brand presence for tenants. Strategically positioned just minutes from Miami Design District, Wynwood, and Midtown Miami, the asset is surrounded by some of Miami's most dynamic retail, residential, and cultural districts.

With strong demographics driven by nearby neighborhoods such as Belle Meade and Morningside, this property offers investors and owner-users a unique opportunity to capitalize on continued growth and redevelopment along the Biscayne Boulevard retail corridor.

### Location Description

Positioned directly on Biscayne Boulevard in the heart of the MiMo District, this exceptional trophy retail asset offers a rare opportunity within one of Miami's most vibrant commercial corridors. The property features striking architecture and newly completed construction, highlighted by an inviting front courtyard and flexible retail configurations ranging from 840 SF to 6,065 SF.

Located just minutes from Miami Design District, Wynwood, and Midtown Miami, the property benefits from outstanding visibility along Biscayne Boulevard, with over 65,000 vehicles passing daily. This prime positioning makes it ideal for a variety of retail, showroom, or experiential concepts.



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



### Building Information

|                     |          |
|---------------------|----------|
| Occupancy %         | 100.0%   |
| Tenancy             | Single   |
| Number of Floors    | 1        |
| Average Floor Size  | 5,294 SF |
| Year Built          | 1997     |
| Year Last Renovated | 2018     |



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Sandra Payne**  
Commercial Sales  
Advisor

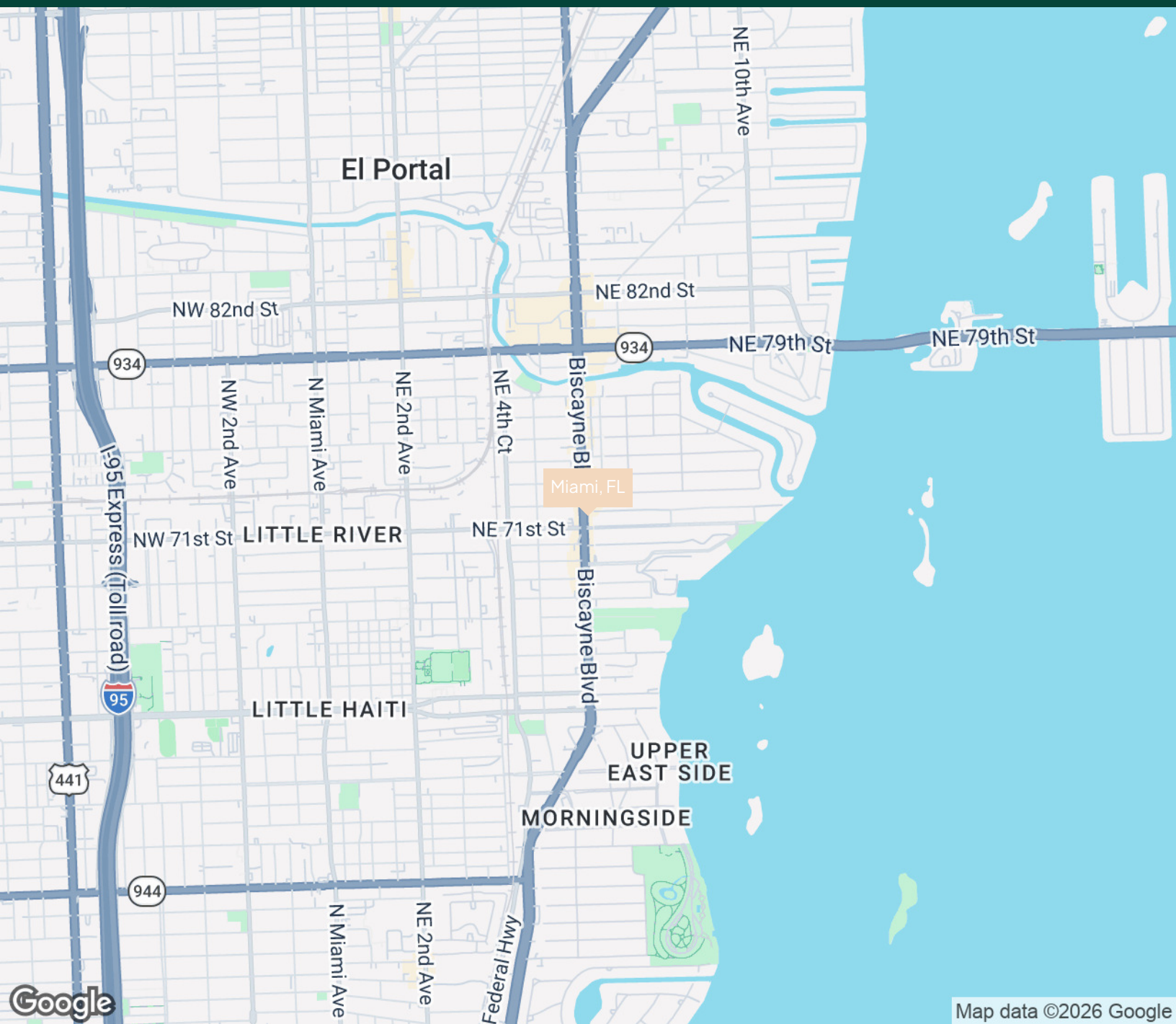
305.321.0456  
pjcommercial@keyes.com

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 2

*LOCATION INFORMATION*

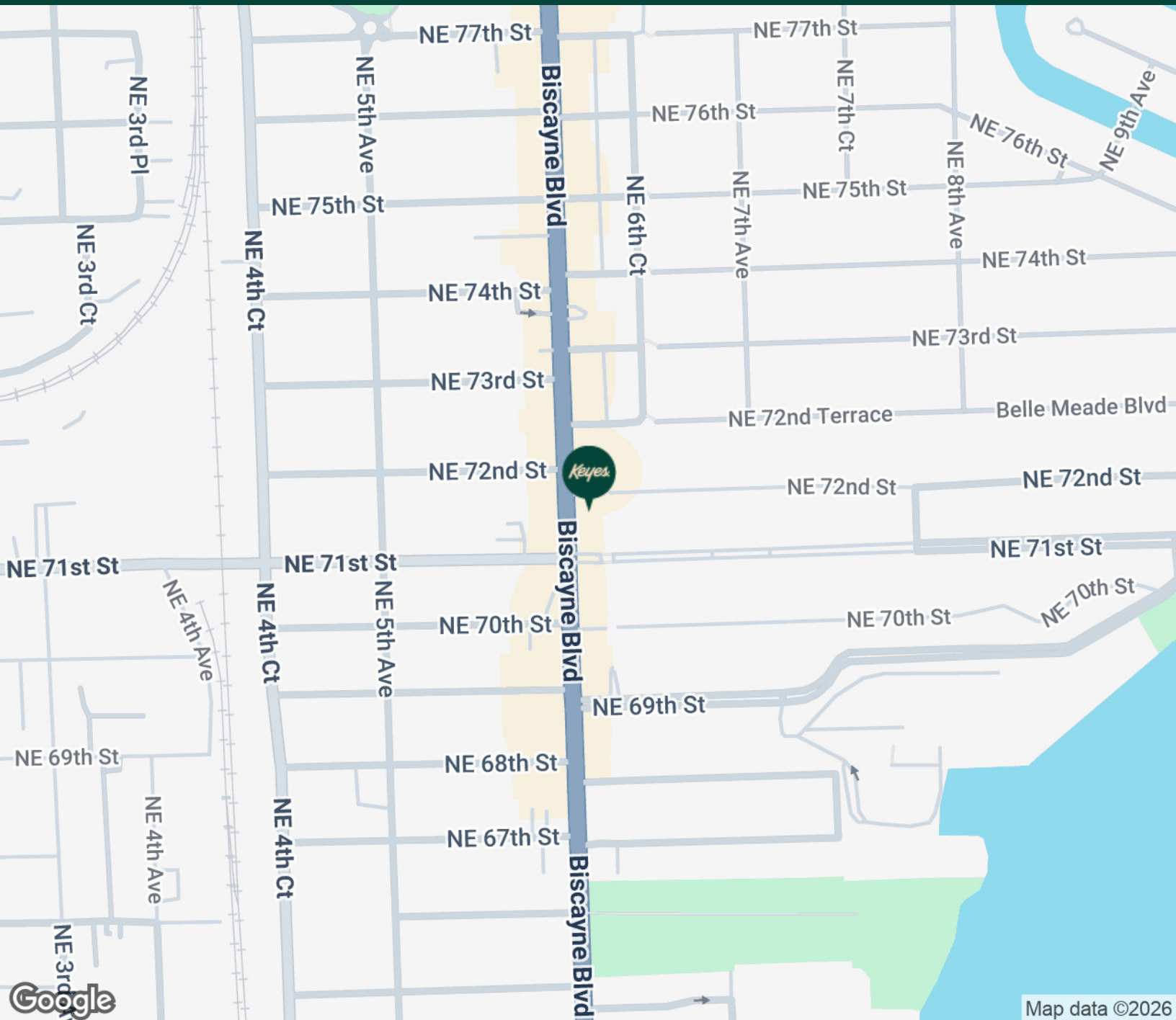


**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

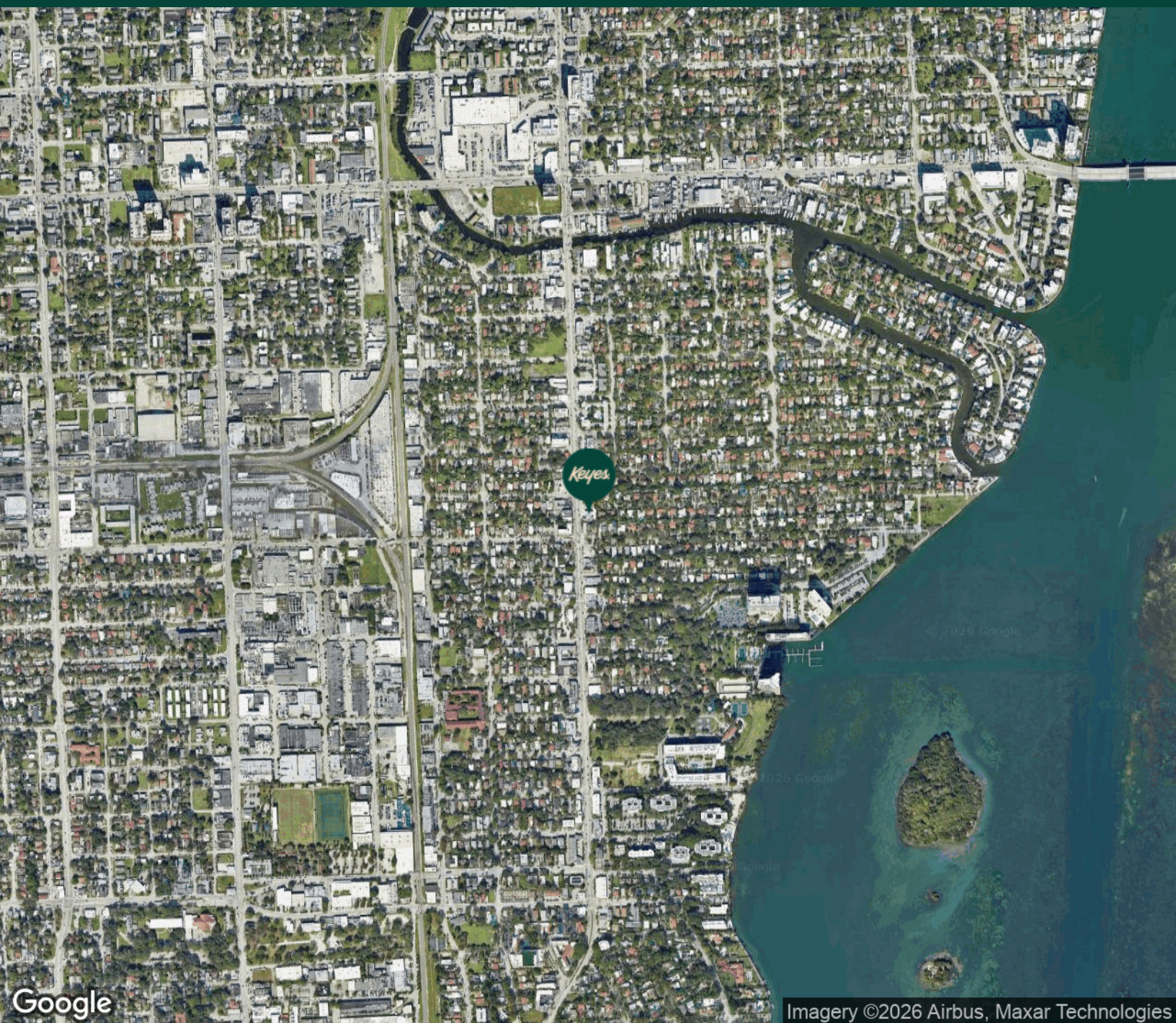


**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



## Sandra Payne

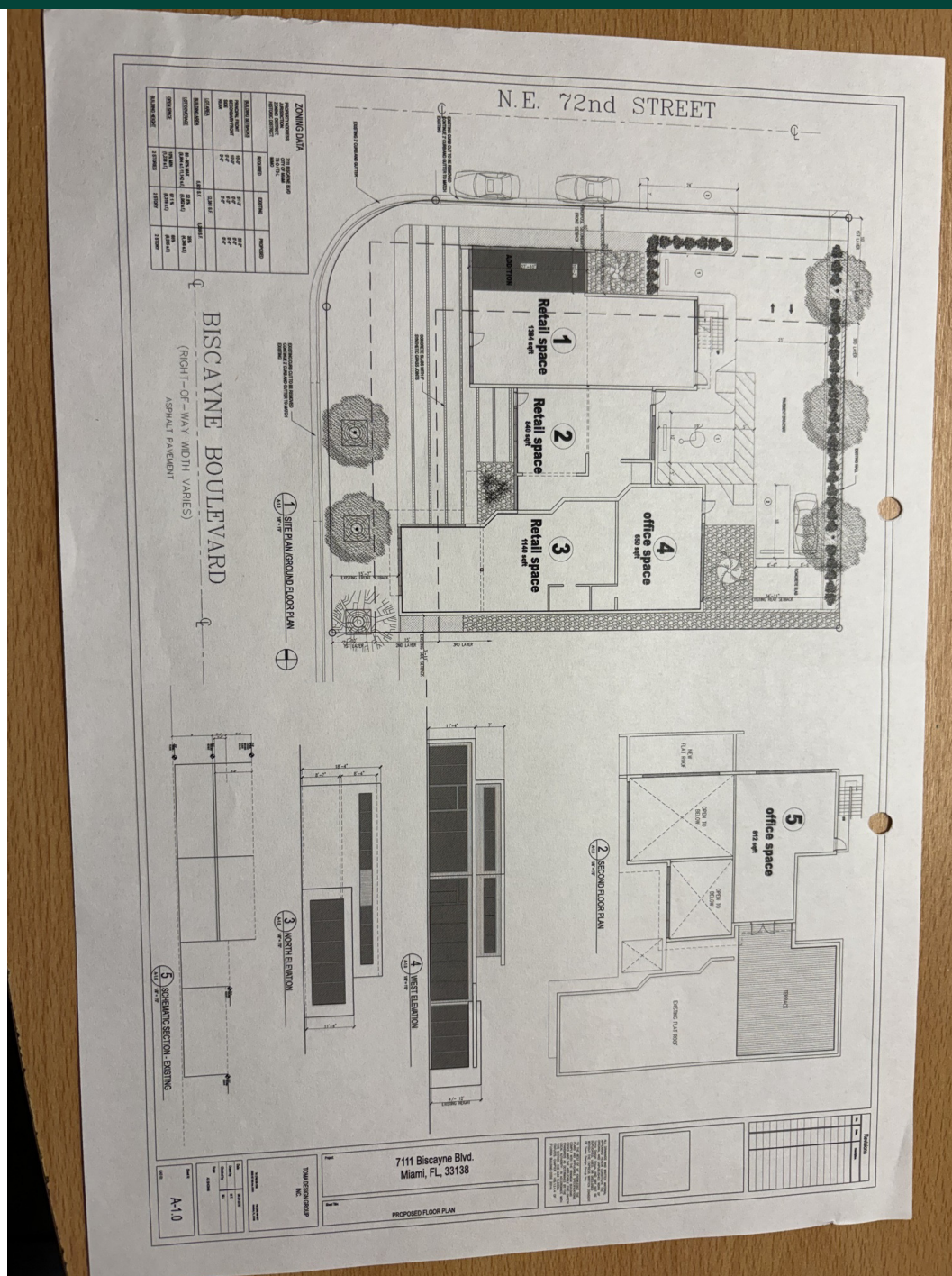
Commercial Sales  
Advisor

305.321.0456

[pjcommercial@keyes.com](mailto:pjcommercial@keyes.com)

**The Keyes Company** 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



**Sandra Payne**  
Commercial Sales  
Advisor

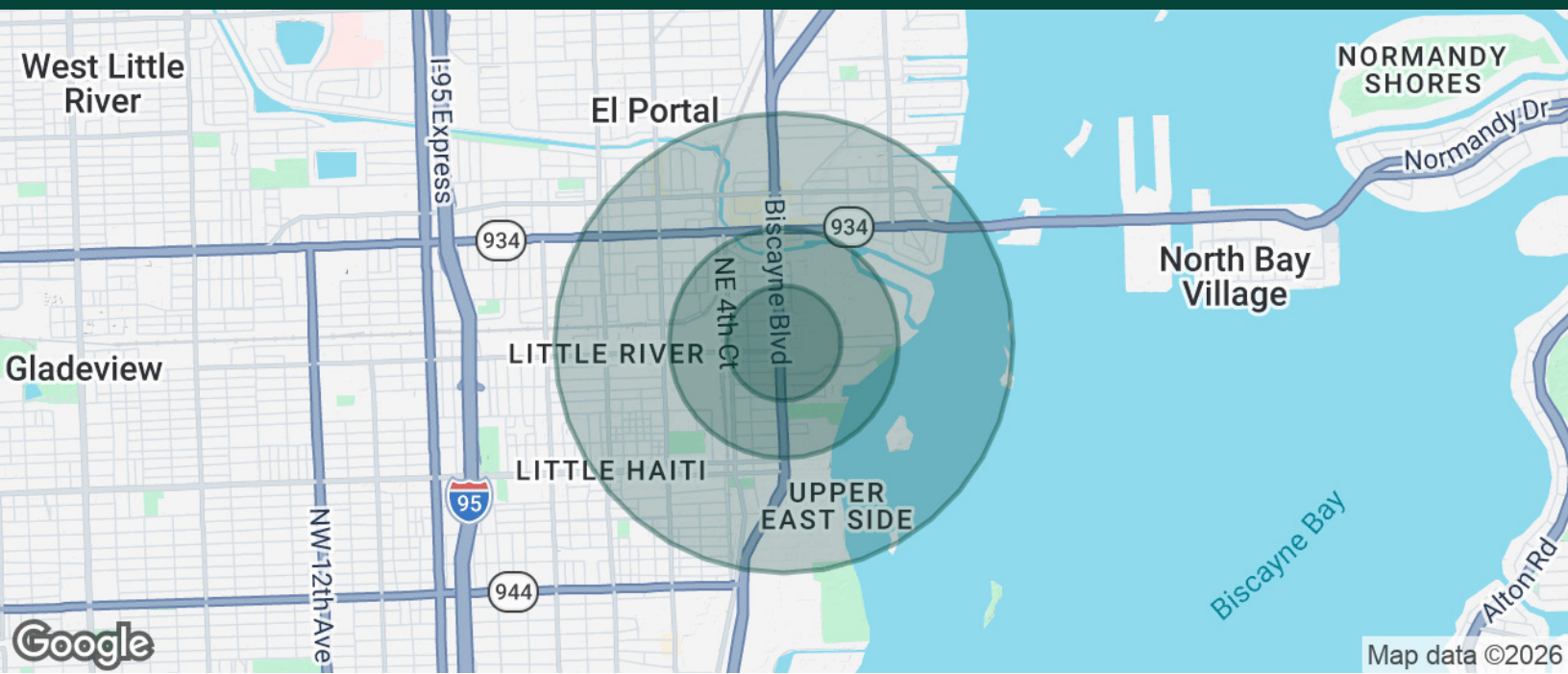
305.321.0456

[pjcommercial@keyes.com](mailto:pjcommercial@keyes.com)

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Section 3  
*DEMOGRAPHICS*



| Population           | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population     | 790        | 4,665     | 20,104 |
| Average Age          | 53.8       | 45.5      | 40.2   |
| Average Age (Male)   | 49.3       | 44.5      | 41.4   |
| Average Age (Female) | 51.0       | 42.3      | 38.2   |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------|------------|-----------|-----------|
| Total Households    | 416        | 2,164     | 8,482     |
| # of Persons per HH | 1.9        | 2.2       | 2.4       |
| Average HH Income   | \$117,117  | \$95,832  | \$83,177  |
| Average House Value | \$615,630  | \$502,790 | \$515,294 |

2023 American Community Survey (ACS)



**Sandra Payne**  
Commercial Sales  
Advisor

305.321.0456  
pjcommercial@keyes.com

The Keyes Company 2121 SW 3rd Ave, Suite 300 B Floor, Miami, FL 33129 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.