



13750 Biscayne Blvd

13750 Biscayne Blvd, North Miami Beach, FL 33181



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13750 Biscayne Blvd

\$62.00 /SF/YR

RETAIL SPACE FOR LEASE ON BISCAYNE BOULEVARD (US-1) | DRIVE-THRU OPPORTUNITY

Premier neighborhood retail center in North Miami Beach offering exceptional visibility, prominent frontage, signage potential, convenient access and on-site parking along one of Miami-Dade County's most established commercial corridors.

Approximately...

- Prime Biscayne Blvd (US-1) Retail Center with Rare Drive-Thru Opportunity
- High-Visibility Corner Property with Exceptional Biscayne Blvd Frontage, Signage & Street Exposure
- 1,600–4,200 SF Flexible Retail | Drive-Thru Offered with Space B or Full Center
- Interior Retail at \$62/SF/YR NNN | Drive-Thru at Additional \$25/SF/YR
- Near Costco, Target, UHealth, Lexus, Publix & FIU | High-Density Trade Area | Approx. 5,000 Existing & Planned SoLé Mia Units
- Strategic US-1 Corridor Linking North Miami Beach, Aventura, Downtown Miami & Brickell



Rental Rate:	\$62.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	2
Center Properties:	1
Frontage:	Biscayne Blvd. (US-1)
Gross Leasable Area:	4,781 SF
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$5,912.98 USD/SF/MO
Operating Expenses:	\$2,825.85 USD/SF/MO
Rental Rate Mo:	\$5.17 /SF/MO

1st Floor Ste A /C

Space Available	2,600 SF
Rental Rate	\$62.00 /SF/YR
Contiguous Area	4,200 SF
Date Available	September 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	5 - 15 Years

2,600 SF DIVISIBLE RETAIL SPACE FOR LEASE | BISCAYNE BLVD / US-1

Prime 2,600 SF retail space for lease directly on Biscayne Boulevard (US-1) in North Miami Beach, Florida. Offered at \$62/SF/YR NNN, the space is divisible to accommodate smaller tenant requirements and provides excellent street exposure, prominent frontage, signage and branding potential, convenient customer access and on-site parking.

SPACE A/C: Approximately 2,600 SF of interior retail space, available independently or divisible. When leased separately, Space A/C does not include access to the drive-thru.

FULL-CENTER OPTION: Space A/C may be combined with adjacent 1,600 SF Space B, creating approximately 4,200 SF of interior retail space. The full-center configuration must include the approximately 2,000 SF drive-thru area at an additional \$25/SF/YR, plus asphalt maintenance/repair expenses.

Ideal for bank or financial institution, medical or dental practice, urgent care, pharmacy, professional office, fitness and wellness, beauty or personal care, grocery or specialty food, specialty retail and other service-oriented uses, subject to zoning and governmental approvals.

LEASE OPTIONS:

Space A/C: 2,600 SF at \$62/SF/YR NNN; divisible; no drive-thru when leased separately.

Full Center A/B/C: Approximately 4,200 SF at \$62/SF/YR NNN, plus approximately 2,000 SF drive-thru at \$25/SF/YR and asphalt maintenance/repair expenses.

1st Floor Ste B

Space Available	1,600 SF
Rental Rate	\$62.00 /SF/YR
Contiguous Area	4,200 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	5 - 15 Years

1,600 SF RETAIL SPACE + DRIVE-THRU FOR LEASE | BISCAYNE BLVD / US-1

Prime 1,600 SF retail space for lease directly on Biscayne Boulevard (US-1) in North Miami Beach, Florida, offered at \$62/SF/YR NNN. Space B must be leased together with the approximately 2,000 SF drive-thru area, offered at an additional \$25/SF/YR, plus asphalt maintenance/repair expenses.

This rare drive-thru retail opportunity provides exceptional visibility, prominent frontage, signage potential, convenient ingress and egress, on-site parking and efficient customer circulation. The property also has an existing grease trap for restaurant and food-service concepts.

Space B also includes an approximately 200 SF mezzanine within the advertised 1,600 SF, suitable for office, administrative, storage or other permitted use.

Ideal for restaurant/QSR, fast-casual, café or coffee shop, bank branch or financial institution, pharmacy, specialty food, grocery and other drive-thru-oriented regional or national tenants, subject to zoning and governmental approvals.

FULL-CENTER OPTION: Space B may be combined with divisible 2,600 SF Space A/C, creating approximately 4,200 SF of interior retail space at \$62/SF/YR NNN. The full-center configuration includes the approximately 2,000 SF drive-thru at \$25/SF/YR, plus asphalt maintenance/repair expenses, providing a flagship opportunity on an approximately 24,000 SF site.

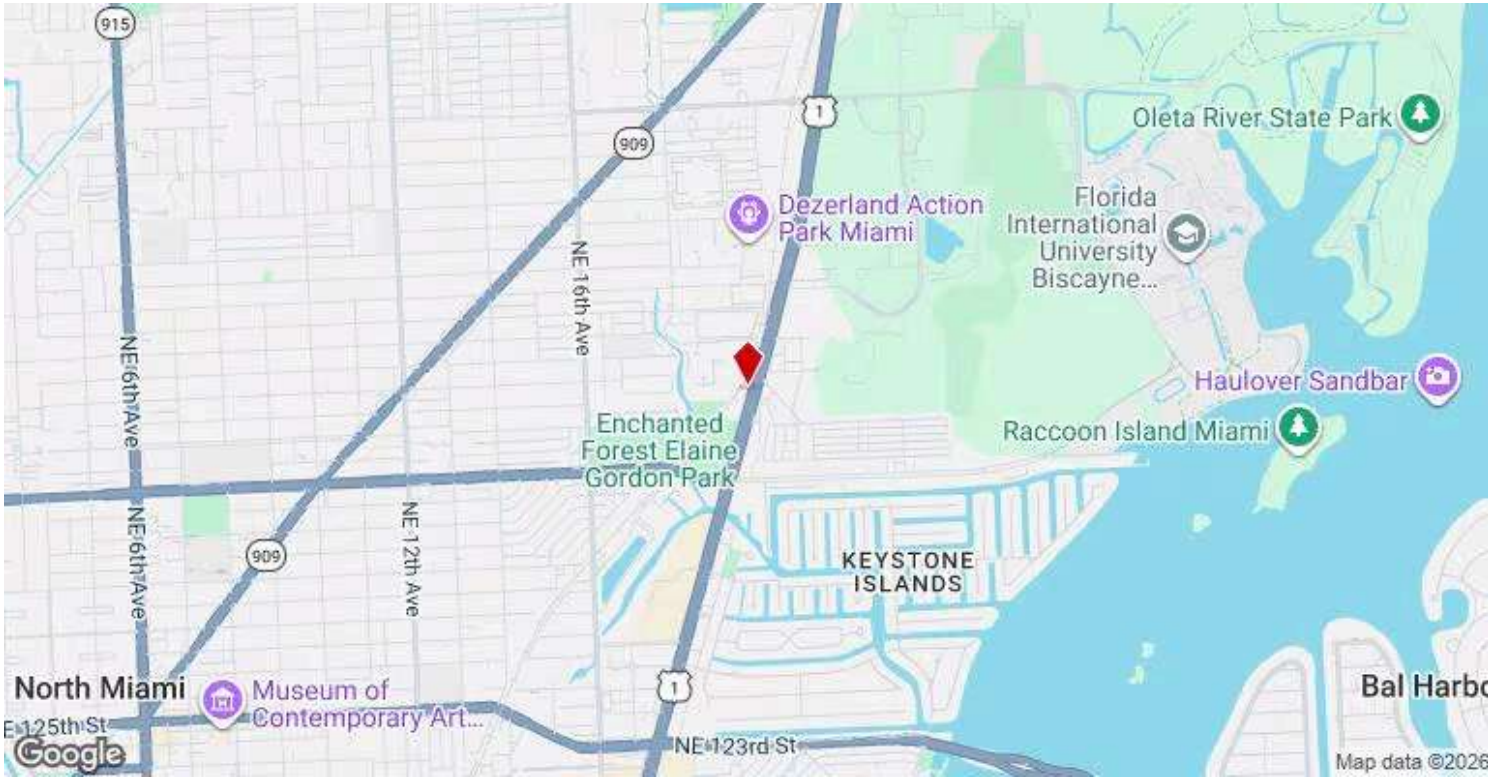
LEASE OPTIONS:

Space B: 1,600 SF at \$62/SF/YR NNN, plus approximately 2,000 SF drive-thru at \$25/SF/YR and asphalt maintenance/repair expenses.

Full Center A/B/C: Approximately 4,200 SF at \$62/SF/YR NNN, plus approximately 2,000 SF drive-thru at \$25/SF/YR and asphalt maintenance/repair expenses.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
NEXO	-	



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Premier neighborhood retail center in North Miami Beach offering exceptional visibility, prominent frontage, signage potential, convenient access and on-site parking along one of Miami-Dade County's most established commercial corridors.

Approximately 4,200 SF of interior retail space is offered at \$62/SF/YR NNN, with flexible configurations from 1,600–4,200 SF. An approximately 2,000 SF drive-thru area is available at an additional \$25/SF/YR, plus asphalt maintenance/repair expenses. The property also has an existing grease trap.

LEASING CONFIGURATIONS

SPACE B: 1,600 SF interior retail space together with the approximately 2,000 SF drive-thru area. When Space B is leased individually, the drive-thru must be leased with it.

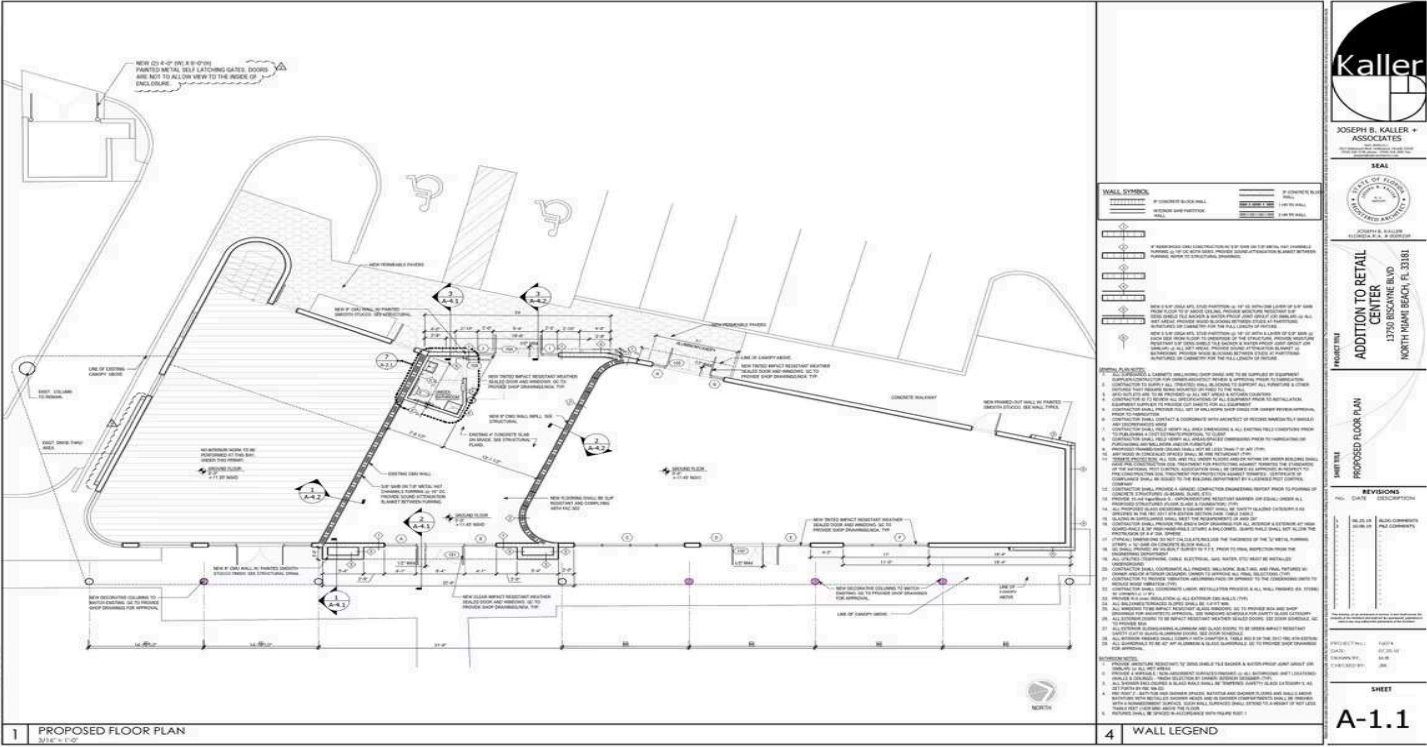
SPACE A/C: 2,600 SF divisible interior retail space. When leased separately, Space A/C does not include drive-thru access.

FULL CENTER A/B/C: Approximately 4,200 SF of interior retail space together with the approximately 2,000 SF drive-thru area—an outstanding flagship opportunity for a regional or national tenant.

Interior space is offered on an NNN basis, with the tenant responsible for Base Rent, CAM, Real Estate Taxes and Property Insurance.

The property is strategically positioned within a high-density residential and active commercial trade area, supported by substantial multifamily development and approximately 5,000 existing, under-construction and planned residential units associated with SoLé Mia. Nearby retailers, businesses, institutions and traffic generators include Costco Wholesale, Target, Whole Foods Market, Home Depot, Lowe's, UHealth, Lexus

Property Photos

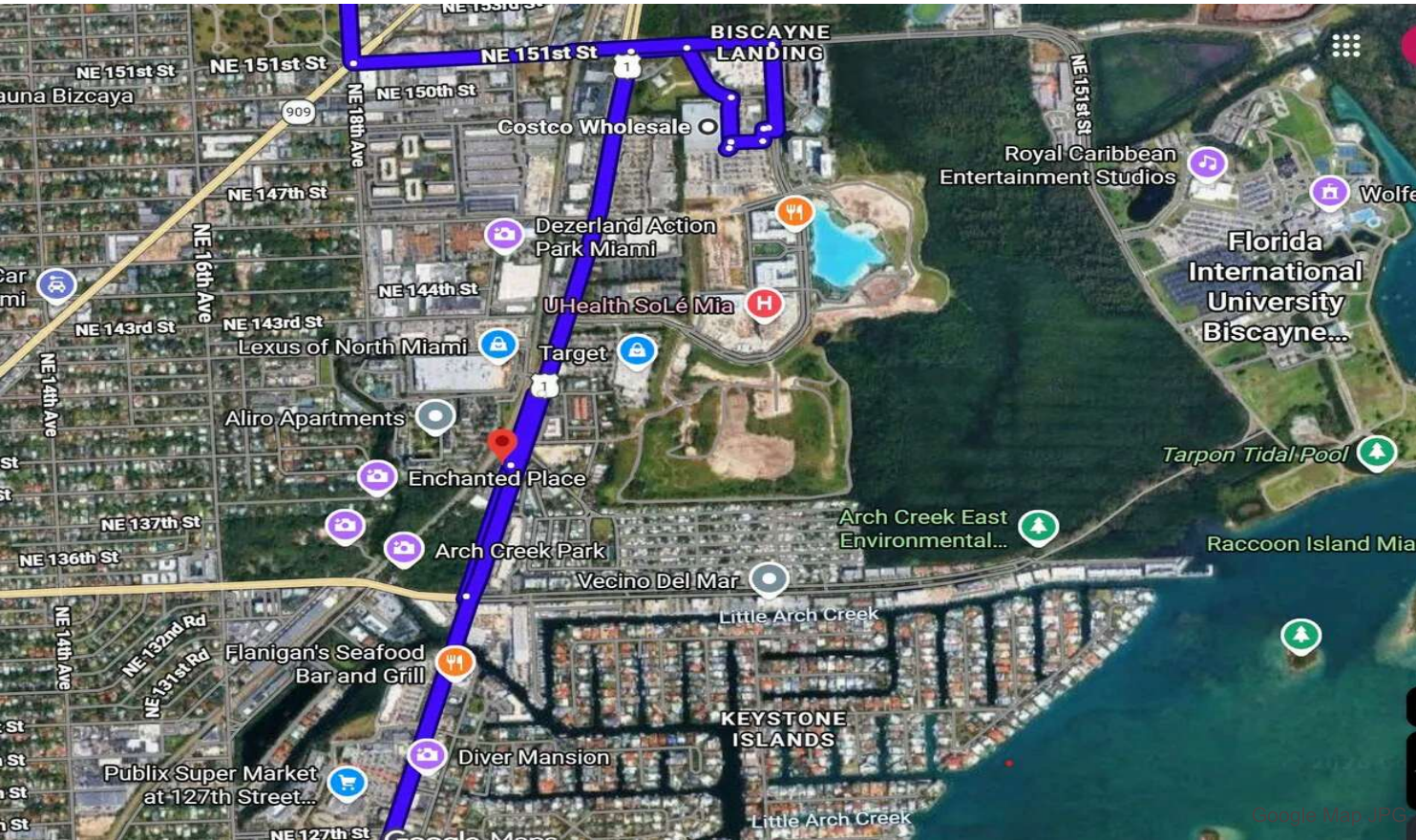


Property Photos

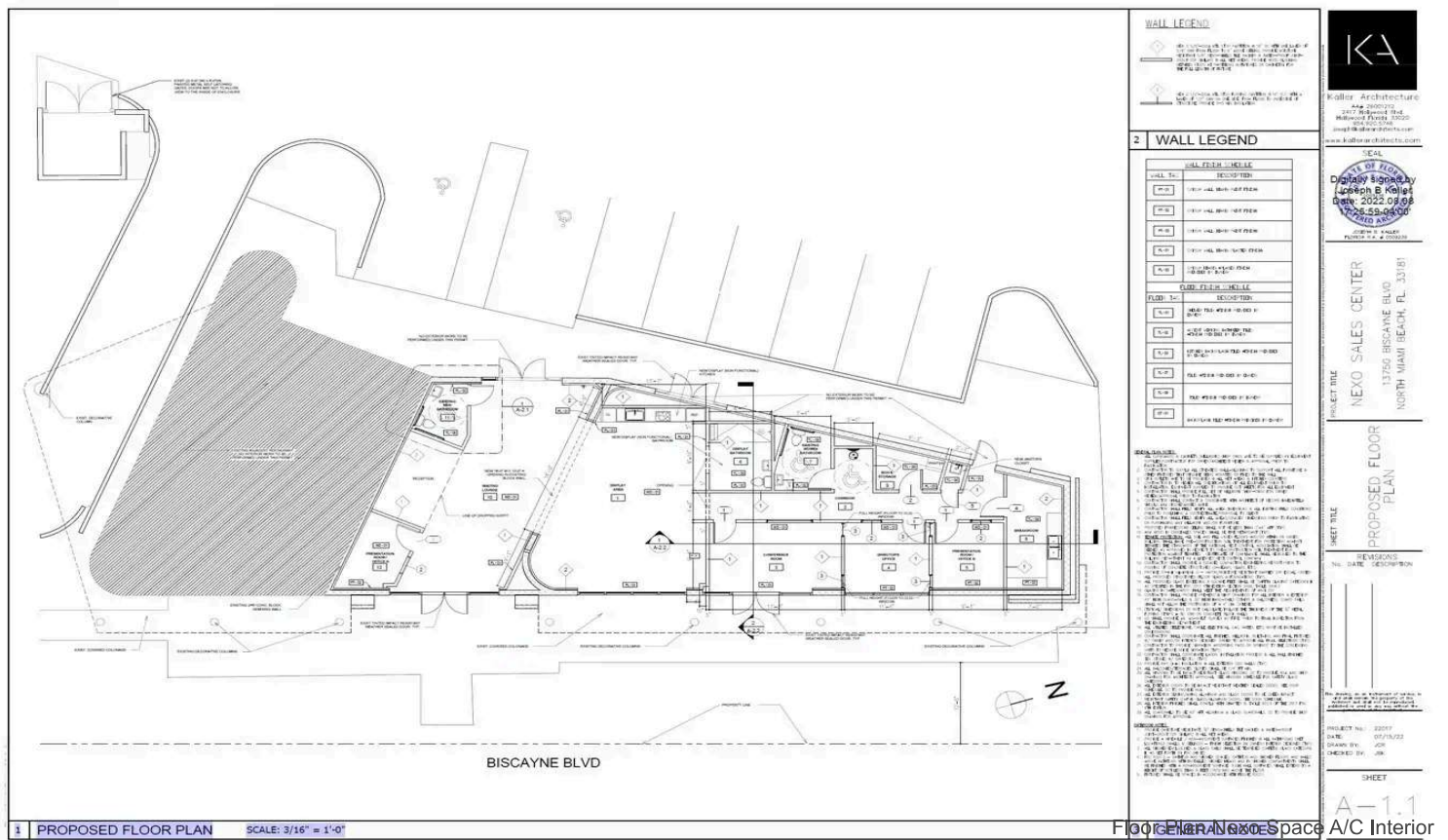


Drive-through Entrance

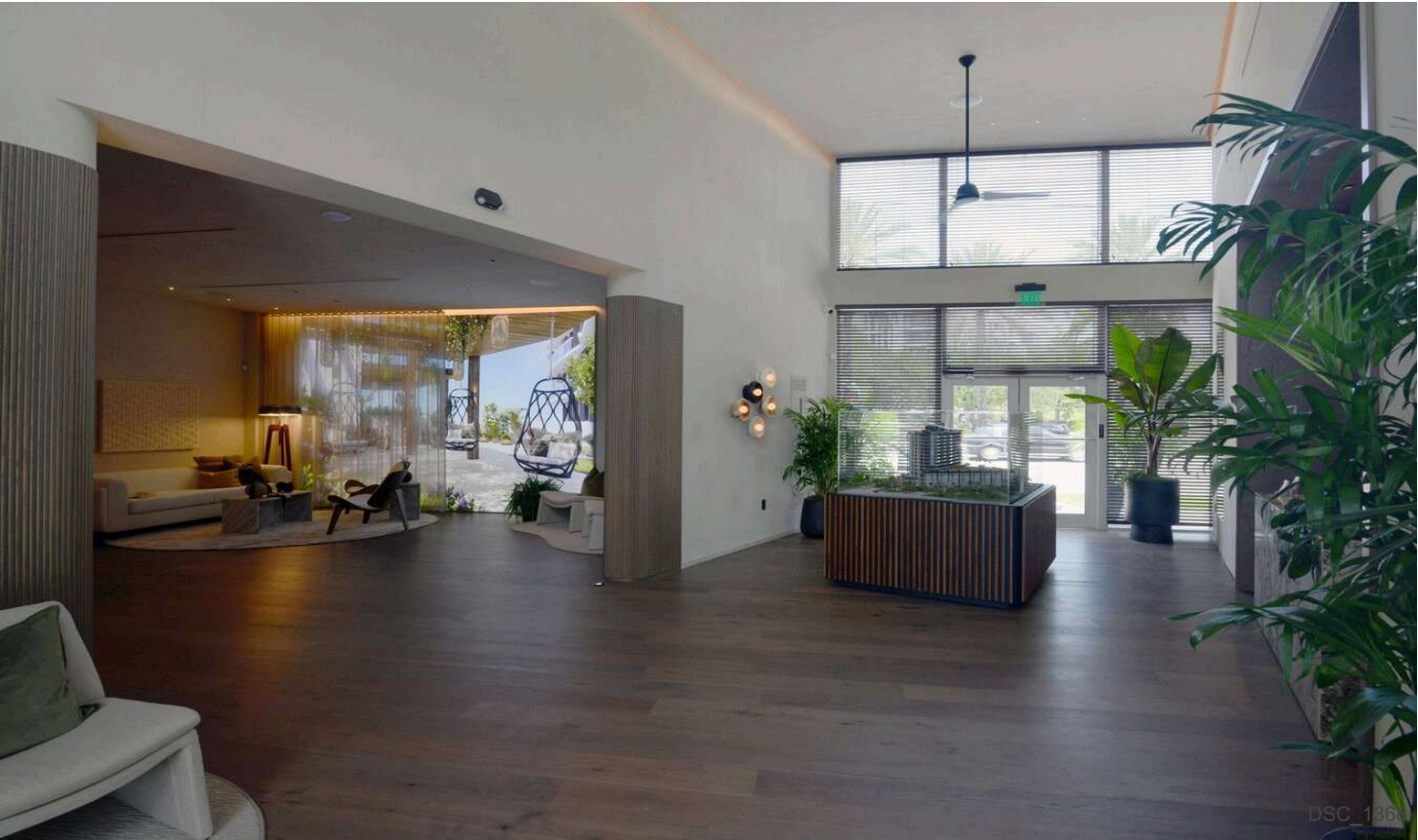
Property Photos



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Property Photos



 DEMOGRAPHIC SUMMARY

13750 Biscayne Blvd | North Miami Beach, FL

 Retail Trade Area & Key Drivers

Strategically positioned near major anchors and employment hubs:

- Costco Wholesale – regional traffic driver
- UHealth Jackson North Medical Center – major employment hub
- Aventura Mall – premier regional shopping destination
- Publix Super Market – daily-needs anchor
- FIU

✓ Strong synergy of retail + healthcare + commuter traffic

 Demographics Overview 2026

	1 Mile	3 Miles	5 Miles
 Population	23,225	185,276	451,331
 Households	8,666	69,658	174,463
 Income Profile	\$45,317	\$54,309	\$55,466

✓ Stable middle-income base

✓ Close proximity to higher-income Aventura consumers

 Employment & Daytime Population

- Up to ~400,000 daytime population (5-mile area)
- Strong employment drivers:
 - Healthcare (UHealth / Jackson system)
 - Retail corridor (Biscayne Blvd)
 - Professional services

✓ Consistent daily traffic supports retail & food uses

 Traffic & Accessibility

- Approx. ~50,000–60,000+ vehicles per day (AADT) is typical within the North Miami / Biscayne Blvd corridor around the 13750 area Direct connectivity to:
 - Miami Beach
 - North Miami
 - I-95 corridor

 Why This Matters to Tenants

- **High exposure** on a primary north-south retail artery
- Consistent daily consumers passing the site
- Strong visibility from commuters and local residents