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OWNERS & DEVELOPERS



3885 NE 163rd Street | North Miami Beach, FL 33160

*Located at Intracoastal Mall*



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## AVAILABLE SPACE

# 3885 NE 163rd Street North Miami Beach, Florida 33160

### HIGH-VISIBILITY ANCHOR RETAIL SPACE AVAILABLE

Position your brand in one of North Miami Beach's most visible retail corridors at 3885 NE 163rd Street, within Intracoastal Mall. This 14,000 SF inline retail space is currently built out as a high-end furniture showroom, with decorative tile flooring, upgraded wall treatments, an open floorplan with generous display areas, defined sales floor, and back-of-house storage. The layout can be easily adapted for soft goods, home décor, specialty retail, or showroom concepts.

The space offers a strong storefront presence and excellent signage opportunities along NE 163rd Street (Sunny Isles Boulevard), providing prominent exposure on a heavily traveled east-west artery. Customers benefit from convenient access via multiple entry points and ample shared surface parking throughout the center, supporting both destination and impulse visits.

Intracoastal Mall is anchored by national and regional retailers and entertainment, including Winn-Dixie, T.J. Maxx/HomeGoods, iPic Theaters, Dollar Tree, and Duffy's Sports Grill, along with a mix of restaurants and neighborhood services that drive steady, all-day traffic. The co-tenancy draws shoppers from North Miami Beach, Sunny Isles, Aventura, Bal Harbour, and surrounding coastal and inland neighborhoods.

- 14,000 Square Feet
- Flexible Open Floorplan
- 15' High Ceilings
- High Visibility Location
- Prominent Pylon Signage
- Large Center Facade/Storefront Signage
- Ample Parking
- Loading Dock
- On-Site Property Management



## SELECT TENANTS

Duffy's Sports Bar & Grill	<b>Local</b>
Dollar Tree	<b>International</b>
Ipic Theaters Intracoastal	<b>National</b>
Winn-Dixie	<b>National</b>
T.J. Maxx/Home Goods	<b>National</b>

## FEATURES OVERVIEW

Center Type	Community Center
Parking	863 Spaces
Stores	68
Center Properties	5
Gross Leasable Area	585,786 SF
Total Land Area	23.06 AC
Year Built	1986

## MALL OVERVIEW

Located within Intracoastal Mall, this site benefits from a strong mix of daily-needs and destination tenants, including national retailers and restaurants such as Winn-Dixie, T.J. Maxx/HomeGoods, and Ipic Theaters, which help drive consistent customer traffic to the center.

North Miami is a suburban city in northeast Miami-Dade County, approximately 10 miles north of Downtown Miami, offering convenient access to both coastal communities and major employment centers.

Positioned along Biscayne Bay, the city is home to the Biscayne Bay Campus of Florida International University and also hosts the North Miami campus of Johnson & Wales University, reinforcing the area's educational and professional base.

North Miami is a suburban city in northeast Miami-Dade County, approximately 10 miles north of Downtown Miami, with an estimated population of 62,202 residents. This makes it one of the larger municipalities in the county and provides a dense, diverse customer base for retailers and service users throughout the area.

NE 163rd Street is a principle arterial roadway that provides east / west access is a two-way, six-lane divided roadway. Miami Dade County has over 10 primary and secondary schools that serve North Miami in addition to 6 private schools.

## TRANSPORTATION

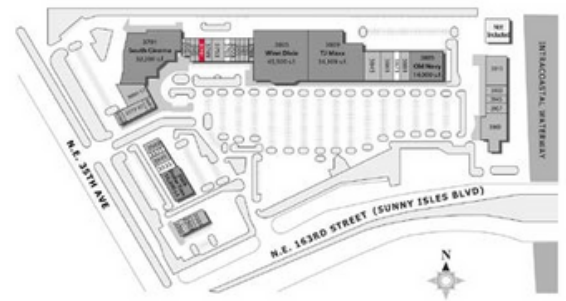
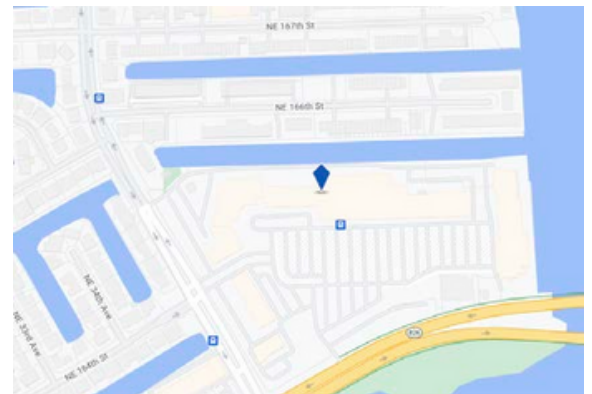
### TRANSIT /SUBWAY



Northside	23 min drive	11.8 mi
Dr. Martin Luther King Jr. Plaza	24 min drive	12.6 mi
Allapattah	25 min drive	12.6 mi
Tri-Rail and Metrorail Transfer Station	24 min drive	12.3 mi
Brownsville	26 min drive	14.2 mi

### COMMUTER RAIL

Aventura	9 min drive	3.9 mi
Golden Glades	13 min drive	5.7 mi
Hollywood	17 min drive	8.7 mi
Opa-Locka	19 min drive	8.6 mi
Sheridan Street	21 min drive	10.2 mi



Intracoastal Mall  
3933-3963 N.E. 163rd Street  
North Miami Beach, Florida 33160

This site plan is subject to information previously and is not a warranty, representation or agreement that the Shopping Center or the parking areas, walkways, access points, entrances, buildings or other improvements will be as shown herein or that the site plan is correct in all respects.

