



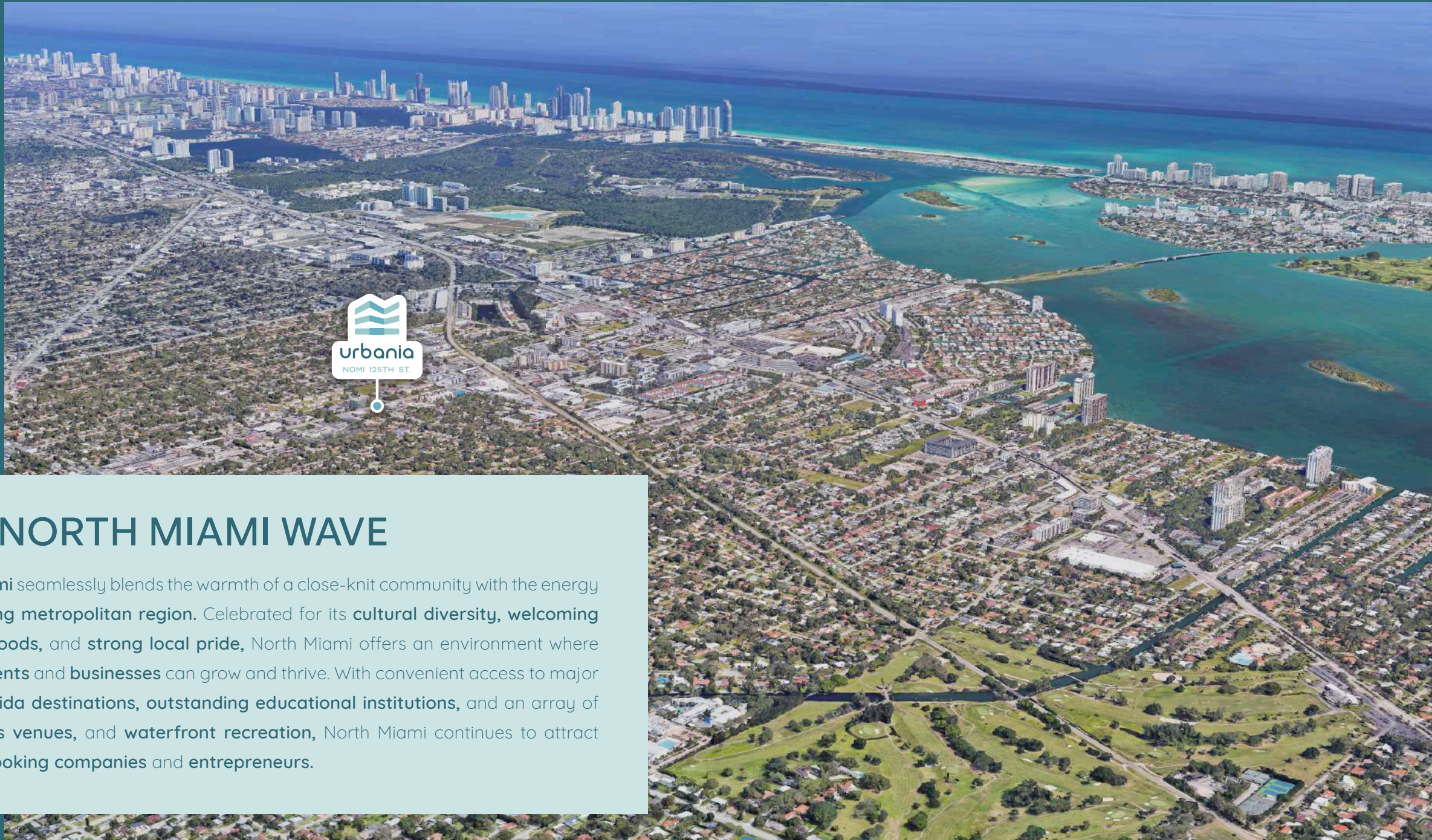
urbania

1150 NE 125TH STREET
NORTH MIAMI, FL 33161

NEW CONSTRUCTION
RETAIL/RESTAURANT SPACE
FOR LEASE

RIPCO
REAL ESTATE





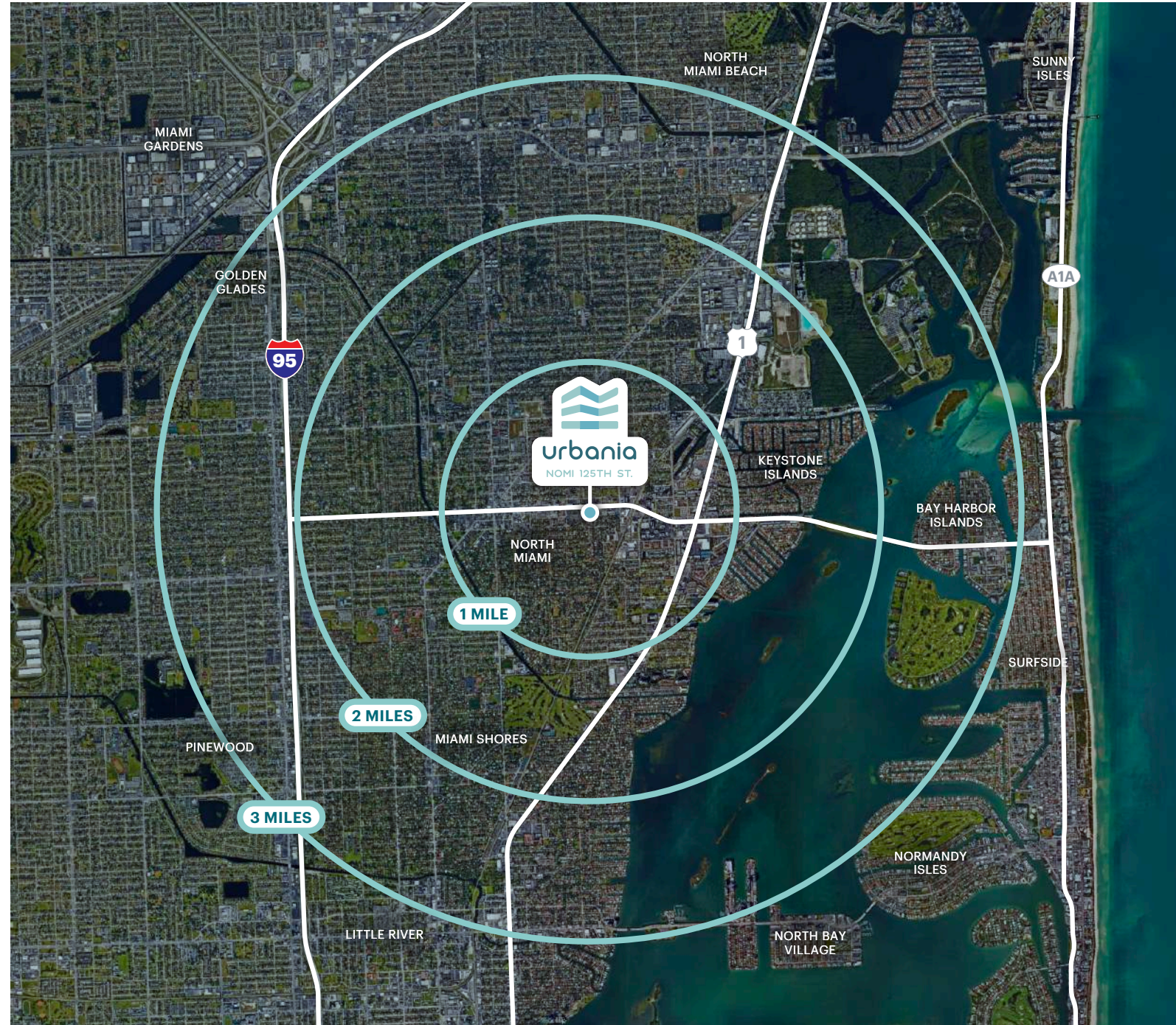
THE NORTH MIAMI WAVE

North Miami seamlessly blends the warmth of a close-knit community with the energy of a **thriving metropolitan region**. Celebrated for its **cultural diversity**, **welcoming neighborhoods**, and **strong local pride**, North Miami offers an environment where both **residents** and **businesses** can grow and thrive. With convenient access to major **South Florida destinations**, **outstanding educational institutions**, and an array of **parks, arts venues**, and **waterfront recreation**, North Miami continues to attract **forward-looking companies** and **entrepreneurs**.

DEMOGRAPHICS

The convenient neighborhood surrounding the main intersection of **Biscayne Boulevard** and **125th Street** draws customers from the local population, as far north as **Aventura**, and as far south as **Midtown Miami**. The neighborhood's location appeals to those who live and work in neighborhoods like **Bay Harbor Islands**, **Surfside**, and **Normandy Isles**, among others.

	1 Mile	2 Miles	3 Miles
Total Households	11,893	32,382	60,275
Total Housing Units	13,193	35,279	66,359
Total Population	31,165	90,776	167,455
Population Density (Per Square Mile)	10,221.9	8,526.8	7,453.1
Average Household Income	\$81,672	\$96,994	\$98,395
Median Household Income	\$55,306	\$64,310	\$66,196
Per Capita Income	\$31,293	\$34,969	\$35,582
Average Home Value	\$524,145	\$643,566	\$642,786
Daytime Population	35,016	81,911	152,699
Population Growth Rate (2024 - 2029)	0.29%	0.45%	0.57%
Food Away From Home (Consumer Spending)	\$36.2 MM	\$155.4 MM	\$218.9 MM
Total Retail Goods (Consumer Spending)	\$263.1 MM	\$847.1 MM	\$1.59 B





NE 125TH STREET RETAIL CORRIDOR

Nomi 125th Street maintains a strategically advantageous position, located between two retail corridors. To the East, the intersection of **Biscayne Boulevard** and **125th Street** serves as a bustling retail hub within the greater **Miami Metropolitan Statistical Area (MSA)**. Notable retailers in this area include **Home Depot**, **Costco**, **Ross Dress For Less**, **TJ Maxx** and **Whole Foods**, making it a sought-after shopping destination for the community and beyond. To the West, the intersection of **Dixie Highway** and **125th Street** provides local residents with quick and convenient access to a variety of essential retailers, catering to their everyday needs.

Within these retail corridors there is a vibrant retail scene with over **200 local, regional, and national retailers**. Urbania NOMI 125th Street provides an opportunity to fill a void between these two shopping destinations.





PROPERTY DETAILS

SPACE AVAILABILITY

Proposed Divisions

Retail A:	1,608 SF
Retail B:	2,450 SF
Retail C:	2,286 SF
Retail D:	2,769 SF
Total:	9,113 SF

COMMENTS

- Ground floor spaces feature 16+ FT ceilings
- Interior loading with rear service corridor access
- Delivery approximately Q4 2026

RESIDENTIAL HIGHLIGHTS

- 195 total apartment units
- 274 proposed parking spaces
(58 dedicated to the retail)

PROPOSED DIVISIONS

Alternative Divisions Considered

±9,113 SF of *Ground-Level Retail*



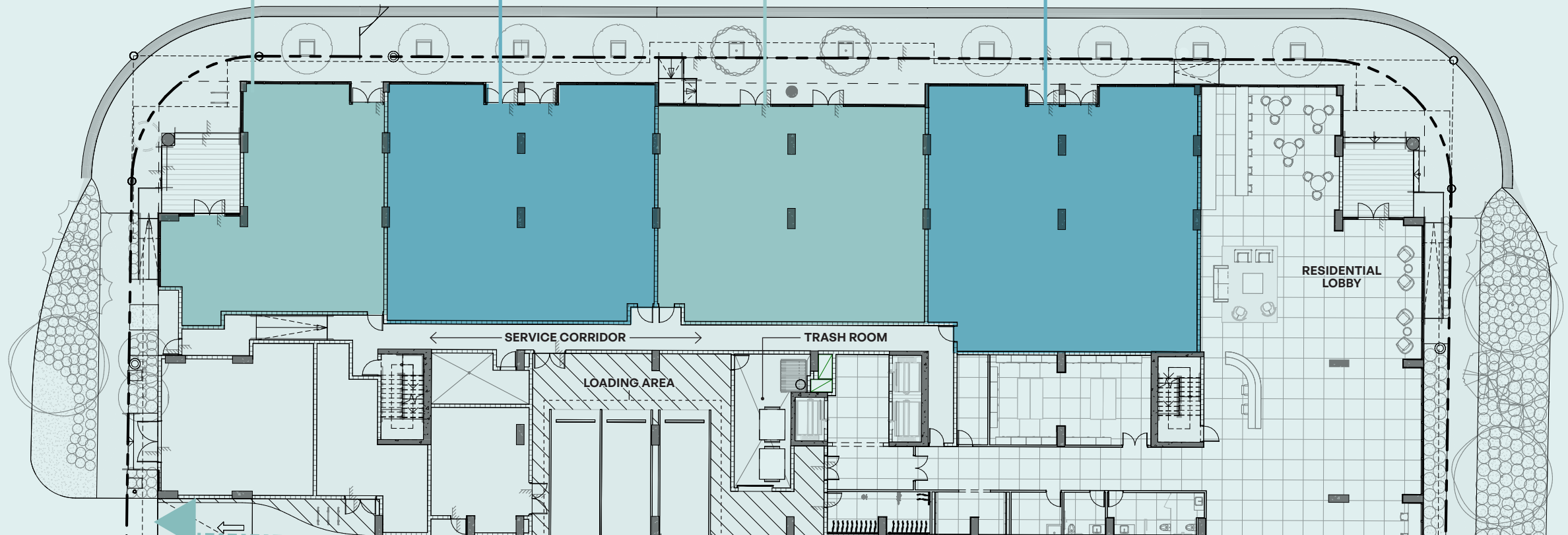
A 1,608 SF
Endcap
(can accommodate F&B)

B 2,450 SF
Inline

C 2,286 SF
Inline
(can accommodate F&B)

D 2,769 SF
Inline
(can accommodate F&B)

← NORTHEAST 125TH STREET →



FLOOR PLAN

Ground Level

PARKING BREAKDOWN

243

Residential/Guest

58

Retail

20

Motorcycle

80

Bicycle

5

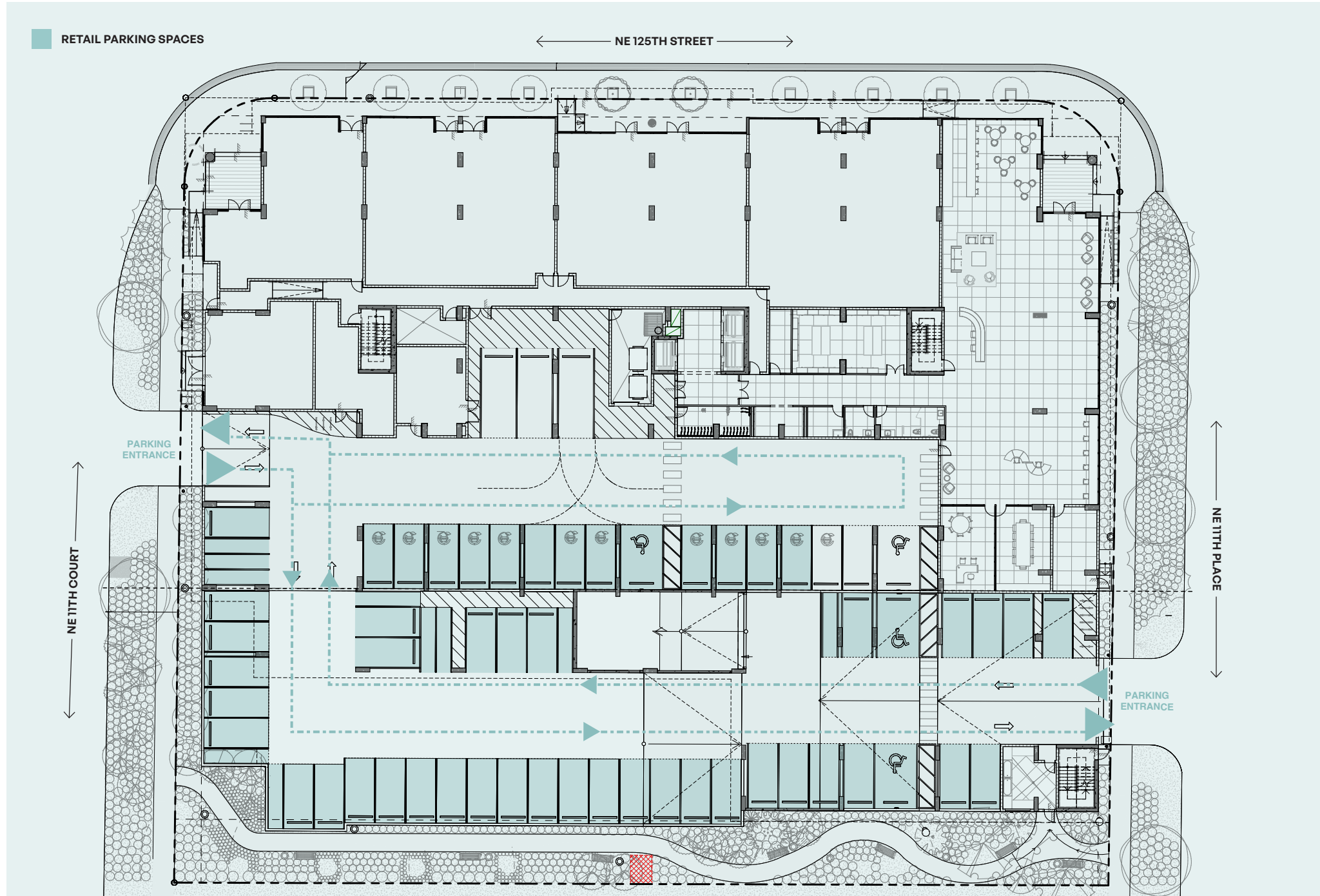
Electric

34

Hybrid

7

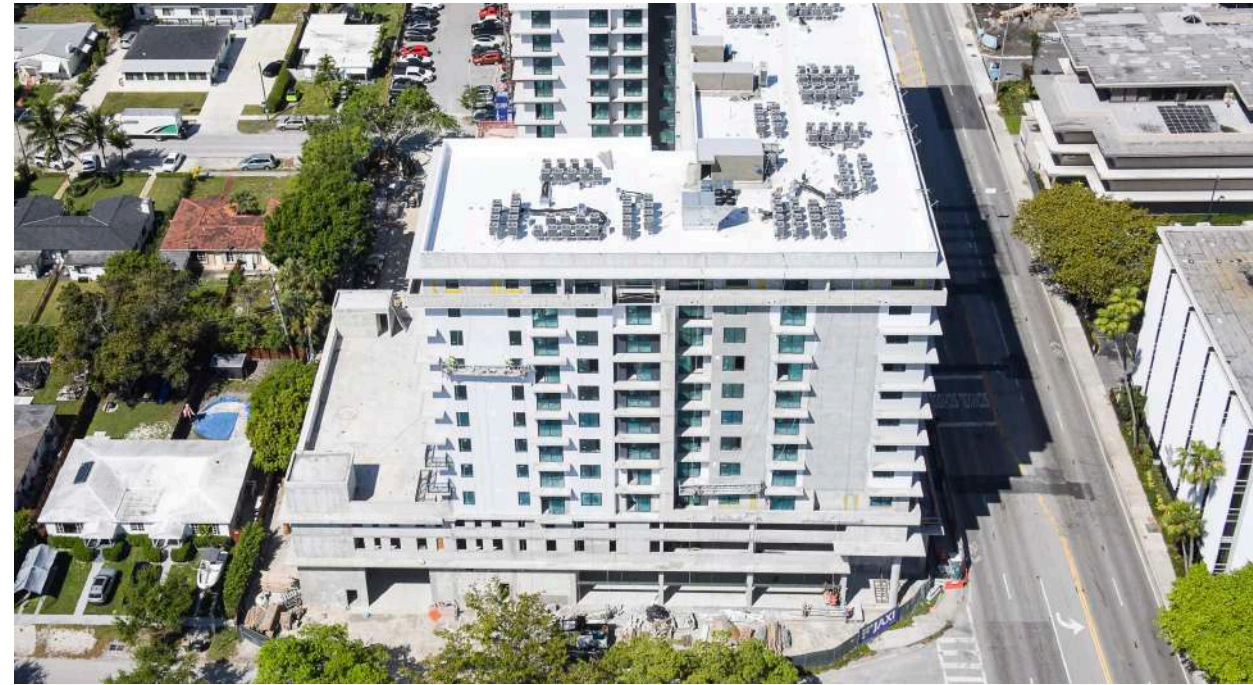
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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