

SAN SOUCI PLAZAS

EAST & WEST

EAST PLAZA
2222 NE 123RD ST

WEST PLAZA
2104 NE 123RD ST

FOR LEASE

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OFFERING HIGHLIGHTS

2 Shopping Plazas :

WEST PLAZA

2104-2150 NE 123rd St, North Miami, FL

- Folio: 06-2228-011-0540
- 2 stories (+/- 20,318 SF per floor)
- +/- 20,318 SF of Ground Floor Retail

EAST PLAZA

2222 NE 123rd St, North Miami, FL 33181

- Folio: 06-2228-011-0760
- 1 story
- 14,307 SF of Ground Floor Retail

Gateway location - Proximity to :

- **Keystone Islands** (< 1 Mile)
- **Bay Harbor Islands** (1.5 Miles)
- **Bal Harbour** (2 Miles)
- **Miami Shores** (3.7 Miles)

Robust Retail and Development in the area
9,000+ Units Approved



EAST PLAZA - 2222 NE 123RD ST

PROPERTY SUMMARY

Property Address	2222 NE 123rd St, North Miami, FL 33181
Space Available:	1,500 SF (Contiguous)
Stories:	1 Story Ground Floor Retail
Year Built	1976
Parking	3.84 / 1,000 SF
Folio	06-2228-011-0540
Zoning	C-1



WEST PLAZA - 2104 NE 123RD ST

PROPERTY SUMMARY

Property Address	2104-2150 NE 123rd St, North Miami, FL 33181
Available SF:	250 sf up to 1,680 sf
Stories:	2 Stories
Year Built	1974
Parking	2.96/ 1000 SF
Folio	06-2228-011-0540
Zoning	C-1



EAST VIEW



Haulover

Bal Harbour

Surfside

Indian Creek

Helkers Island

Bay Harbor Islands

Keystone Islands

NE 123RD ST

AAADT: 23,000

SANS SOUCI BLVD
AAADT: 11,200

NORTHEAST VIEW



Bal Harbour Beach

Bal Harbour

Surfside

Bay Harbor Islands

Keystone Islands

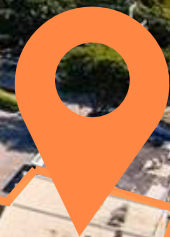
New Project

Broad Cswy


AADT: 23,000

NE 123rd ST

NE 123rd ST



WEST AERIAL VIEW

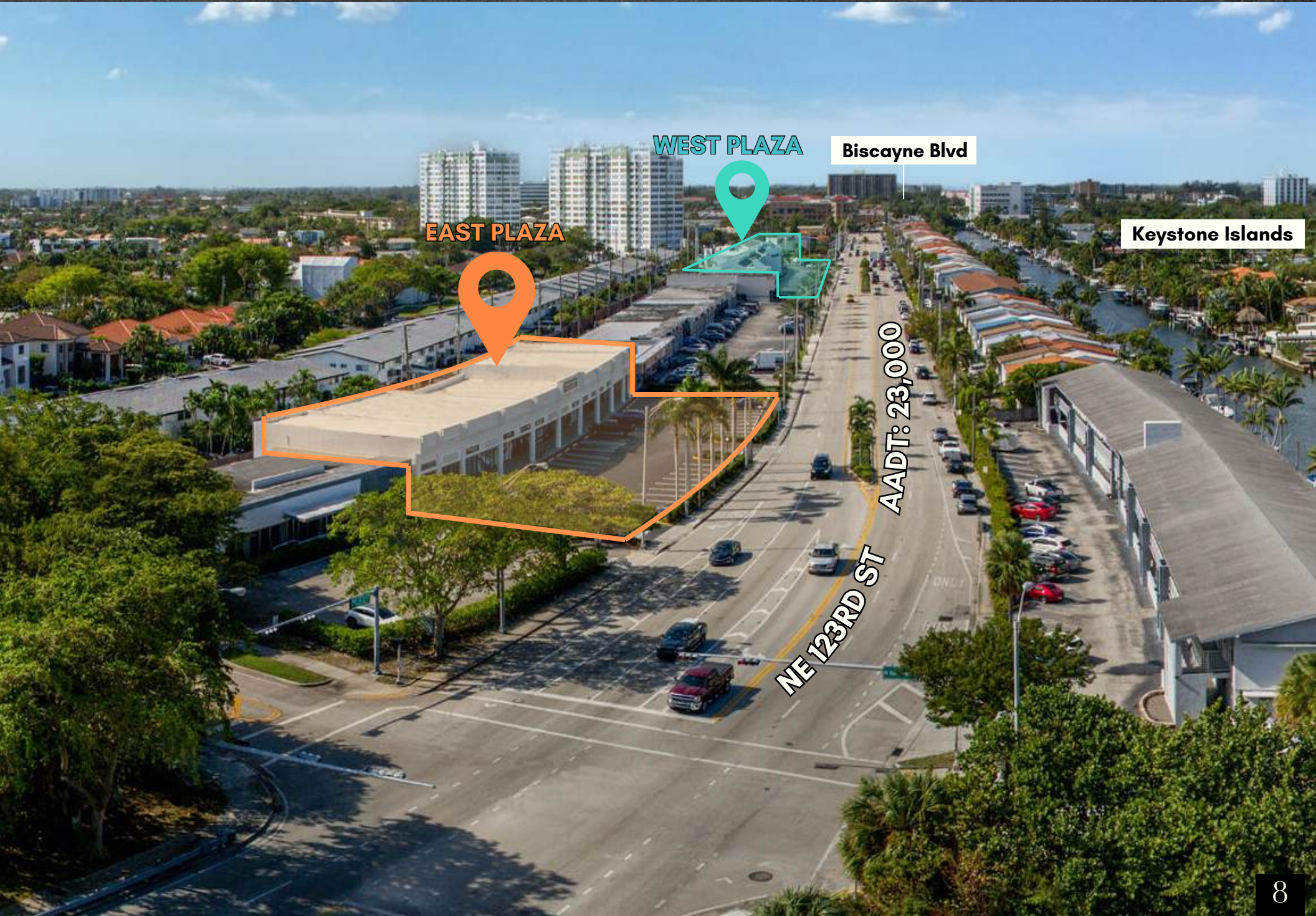


Biscayne Blvd

Keystone Islands

NE 123RD ST
AADT: 23,000

WEST VIEW



EAST PLAZA

WEST PLAZA

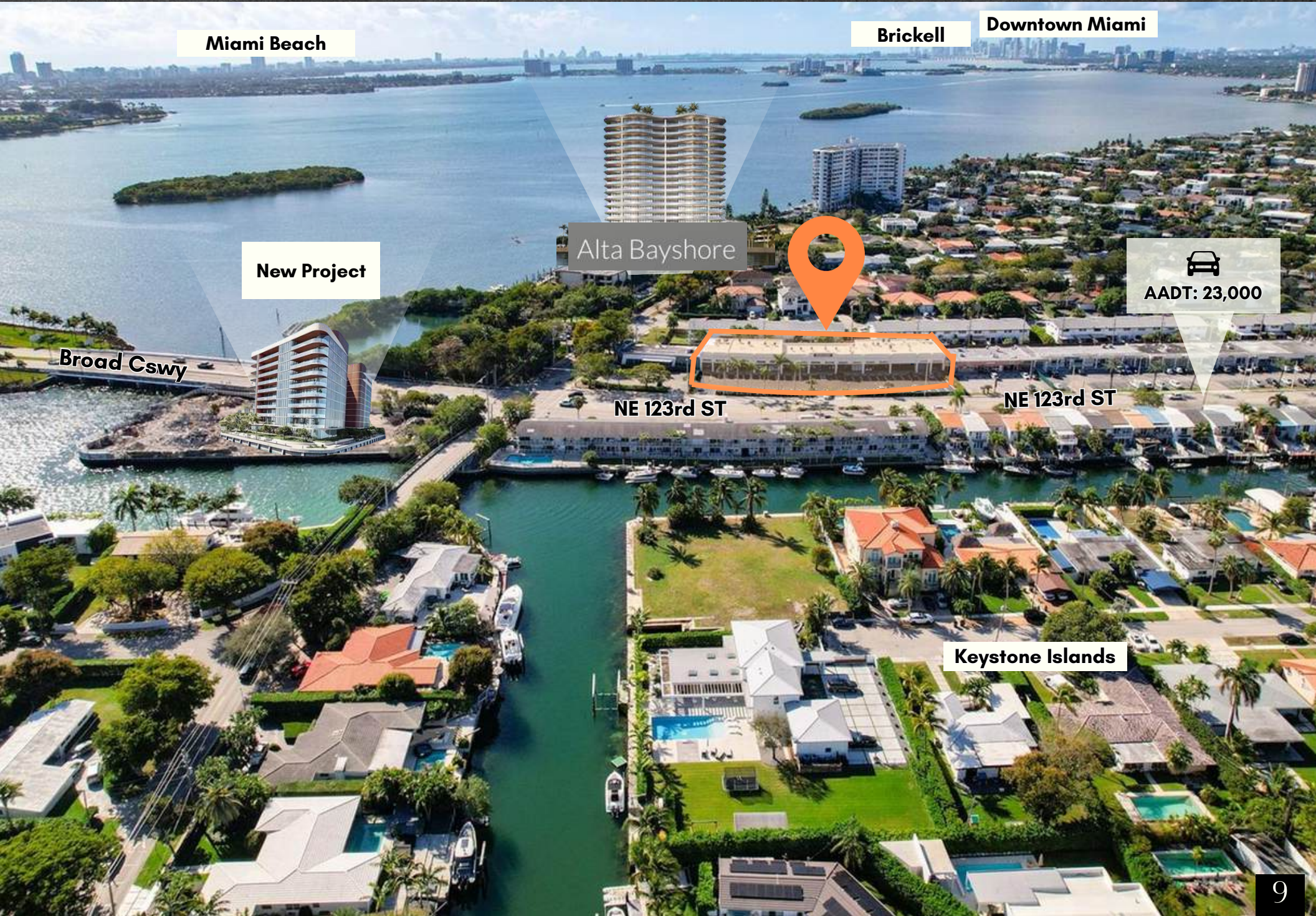
Biscayne Blvd

Keystone Islands

NE 123RD ST

AADT: 23,000

SOUTH VIEW



Miami Beach

Brickell

Downtown Miami

New Project

Alta Bayshore

AADT: 23,000

Broad Cswy

NE 123rd ST

NE 123rd ST

Keystone Islands



NORTH MIAMI

North Miami is an increasingly attractive market offering strong growth potential and is a gateway to some of South Florida's most prestigious waterfront communities.

Neighboring Communities

Keystone Islands: A renowned neighborhood in North Miami known for its waterfront properties with average home values of approximately \$2,069,000.

Bal Harbour and Bay Harbor: Two affluent communities connected to North Miami through the Broad Causeway with average home values of approximately \$1,827,426.

Robust Retail Market

The city's strategic location within Miami-Dade County contributes to its appeal, as the county boasts one of the lowest retail vacancy rates among major U.S. markets, at 2.7% -- significantly below the national average of 5.4%.

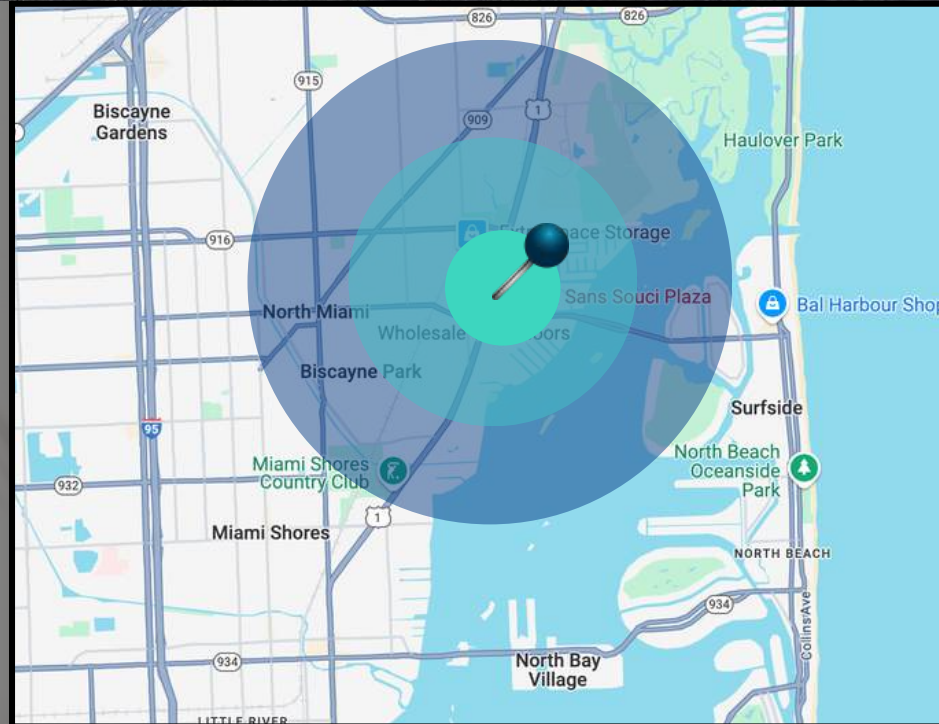
Booming Development

The city is undergoing significant redevelopment, attracting new residential, commercial, and mixed-use projects. With major infrastructure improvements, including updates to transportation networks and waterfront enhancements.

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2025 Population	21,300	180,000	452,700
2025 Households	9,000	70,000	177,500
Avg. Household Income	\$86,300	\$96,000	\$96,900
Daytime Employment	14,100	64,600	155,200



Annual Average Daily Traffic

NE 123rd ST (2023) - 23,000 (AADT)



9,000+ NEW
UNITS
PLANNED
IN NORTH
MIAMI



SoLē Mia Miami

- 2321 Laguna Cir, North Miami, FL
- 193 Acre Site | Mixed-Use Project
- 5,999 Residential Units
- 258,200 SF of Office Space
- 176,100 SF of Retail
- 250 Hotel Rooms



Warren Henry at SoLē Mia Miami

- 683,570 SF facility
- Car Dealership (Jaguar, Land Rover, Infiniti)



Costco at SoLē Mia Miami

- Costco is proposing to use a 13.6 Acre Site
- 154,645 SF
- 9 double-sided fueling dispensers



UHealth Miami Medical Center

- 2111 SoLe Mia Way, North Miami, FL
- 2225,000 SF Medical Facility
- 10 Acre Site



Solana Bay

- 2305 NE 123rd St, North Miami, FL
- 10 Stories
- 52 Luxury Residential Units

NEW / UPCOMING DEVELOPMENTS



La Maison

- 1850 NE 123rd St, North Miami, FL
- Mixed-Use Project
- 297 Residential Units
- 18,500 SF Retail



Manor Biscayne

- 1650 NE 124th St, North Miami, FL
- Residential Multi-Family
- 328 Units



NoMi Square

- Mixed-Use Development
- 7-Story
- 338 Residential Units + 4 Live-Work Units
- Public Park



North Miami Condos

- 840 NE 130th St, North Miami, FL
- Residential Multi-Family
- 67 units



Oleta

- NE 151st St & NE 20th Ave, North Miami, FL
- 5.5-Acre
- Mixed-Use Project
- 832 Units
- 20,000 SF of Retail

NEW / UPCOMING DEVELOPMENTS



950 NE 124th Street, North Miami, FL

- Mixed-Use Project
- 7-Story | 175 Unit Senior Living
- 6-Story Retail



Aliro Luxury Apartments

- 1820 NE 142nd St, North Miami, FL
- 519 Additional Residential Units (to the existing 870 units at Aliro)
- 22,000 SF of Amenities



Allure of North Miami

- 1810 NE 146 St, North Miami, FL
- 2-Acre Residential Multi-Family
- 360 Units



Emblem Tower Apartments

- 12041-65 NW 7th Ave, North Miami, FL
- 1-Acre Residential Mixed-Use
- 139 units



KIPP NoMi Campus

- 13855 NW 17th Ave, North Miami, FL
- Public Charter School (K-12)
- 1,456 Students + 100 Staff Members
- 119,700 SF of Gross Floor Area
- 3-story 24 Unit Residential Apartment Building

2222 NE 123RD ST



2104 NE 123RD ST



SAN SOUCI PLAZAS

EAST & WEST

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