



urbania

1150 NE 125TH STREET
NORTH MIAMI, FL 33161

NEW CONSTRUCTION
RETAIL/RESTAURANT SPACE
FOR LEASE

RIPCO
REAL ESTATE





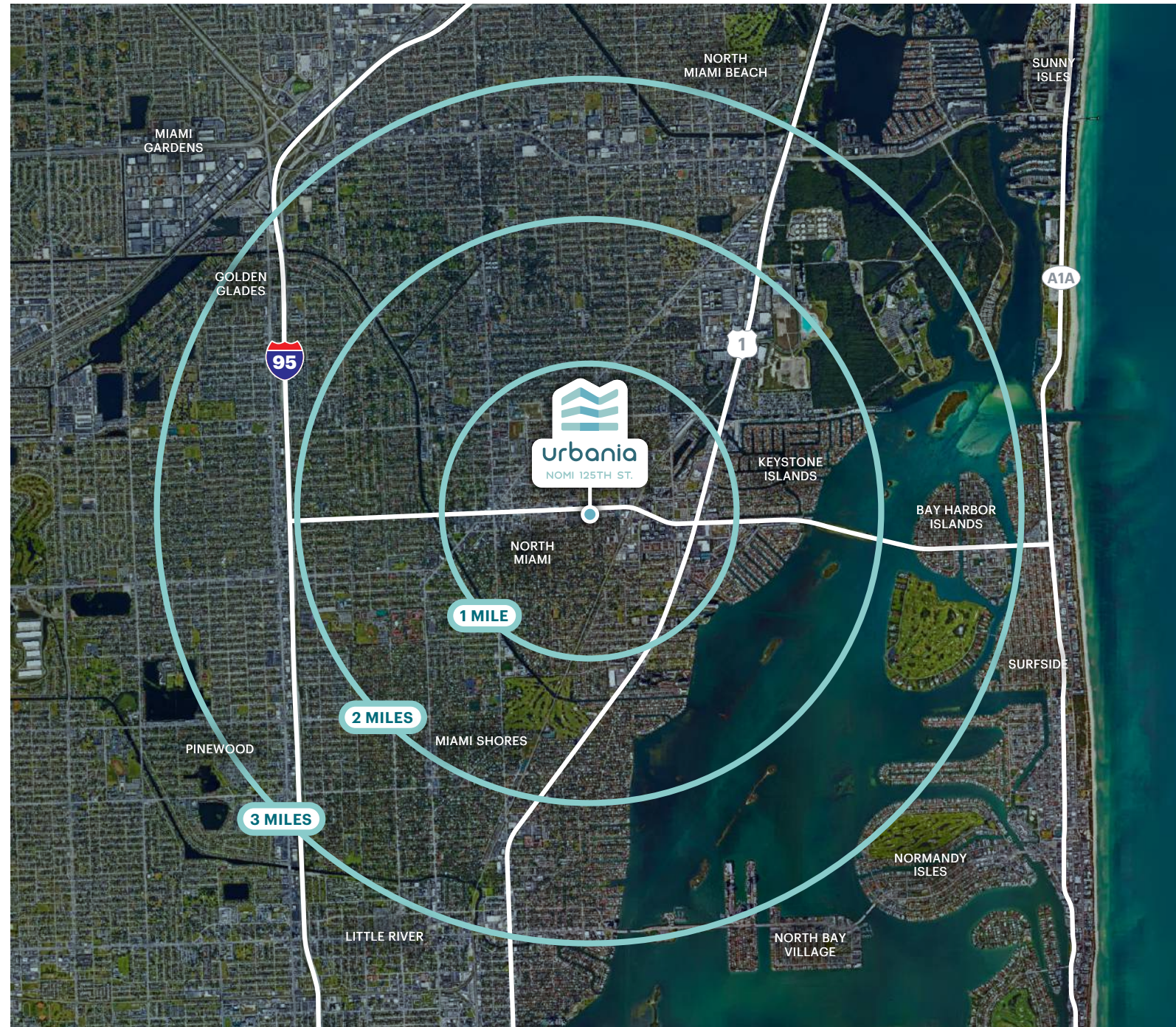
THE NORTH MIAMI WAVE

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*



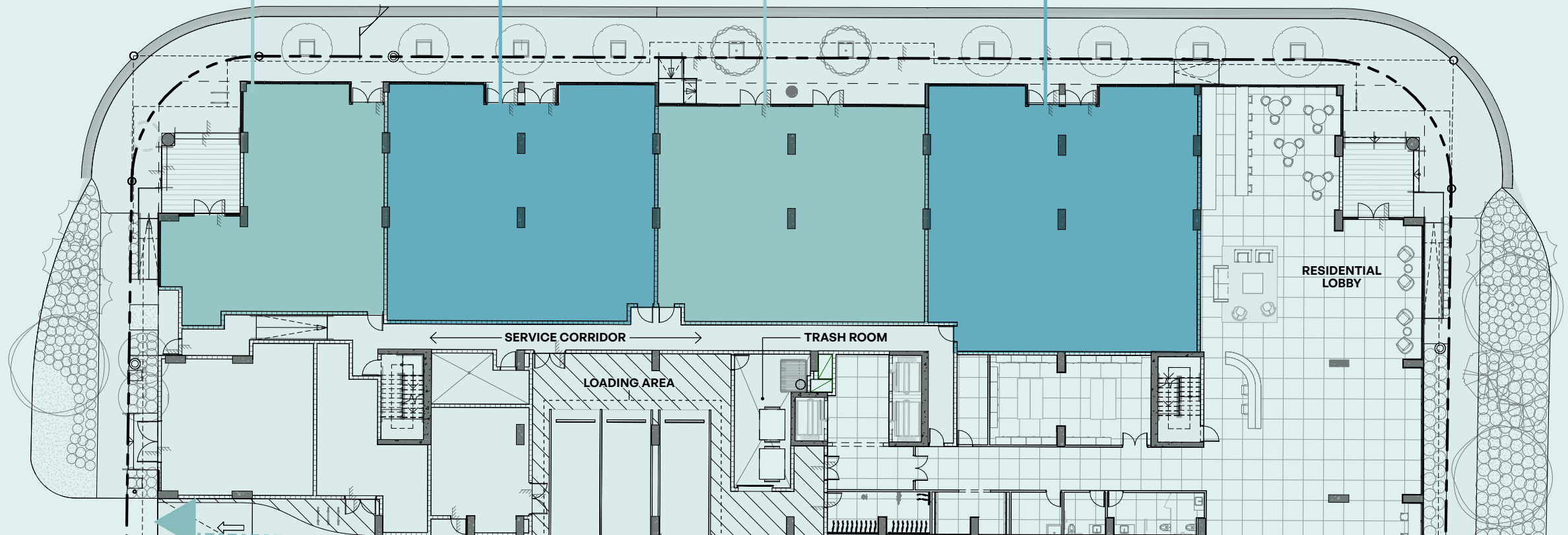
A 1,608 SF
Endcap
(can accommodate F&B)

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

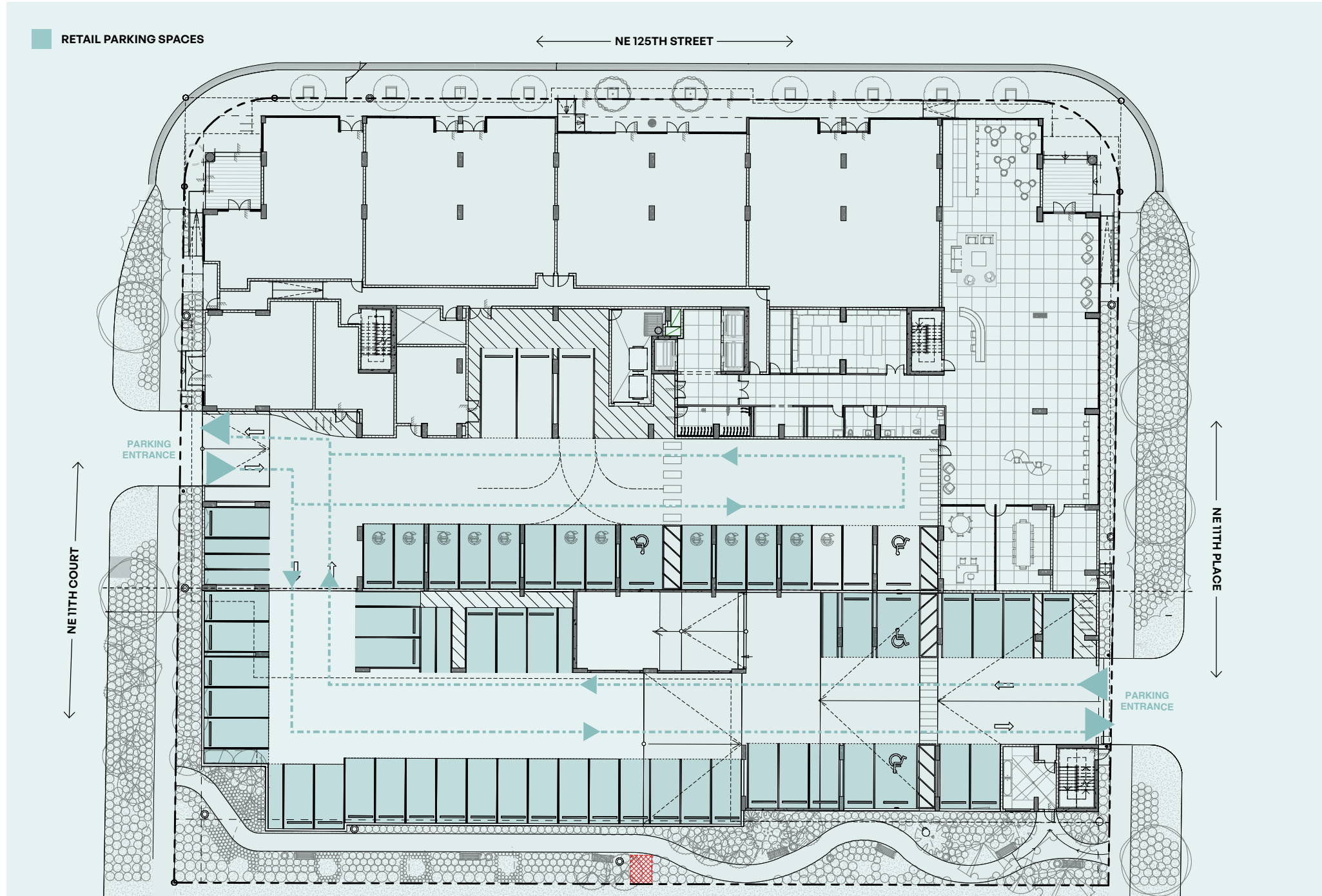
Electric

34

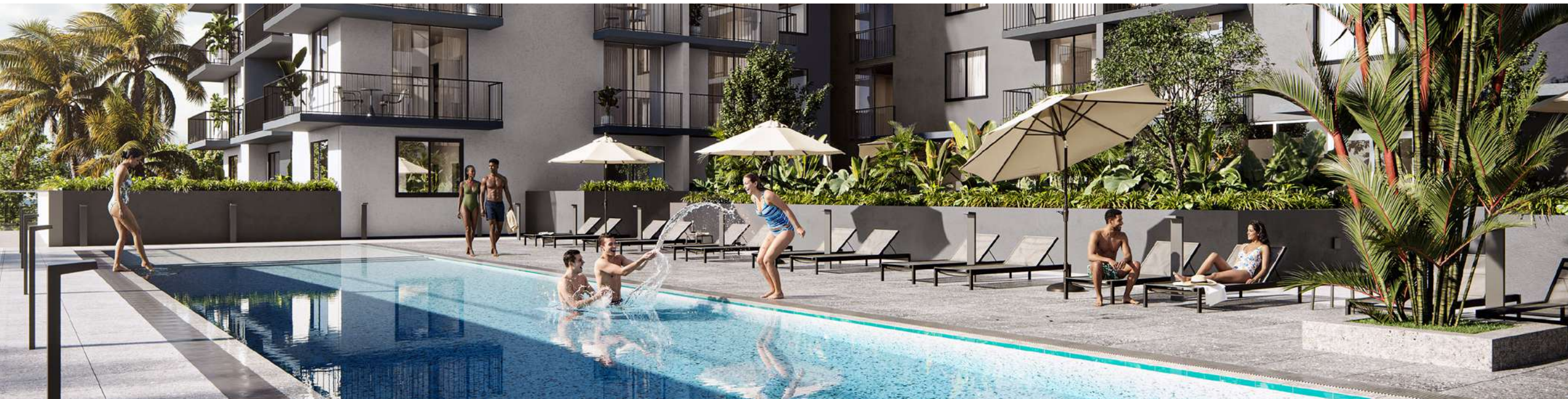
Hybrid

7

Accessible











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