



**13750 Biscayne Blvd.
with Drive-Through on the US-1**

13750 Biscayne Blvd, North Miami Beach, FL 33181



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13750 Biscayne Blvd. with Drive-Through on the US-1

\$69.00 /SF/YR

Premier retail opportunity on Biscayne Boulevard, offering exceptional visibility and high traffic counts in one of Miami's most desirable commercial corridors. This distinguished retail center presents a rare opportunity for sophisticated NNN tenants seeking a flagship...

- Prime Mixed-Use Retail Center with Drive-Through on Biscayne Blvd, Miami
- High-Visibility NNN Opportunity in a Growing Affluent Corridor-Space Ideal for Upscale Retail, Food & Beverage.
- 1,600 SF to 4,200 SF Flexible Space leasing options: Entire shopping center available (±4,200 SF) or Units may be leased separately
- Excellent street exposure, signage visibility, and accessibility / Strong surrounding retail synergy and daytime population
- Located Near Costco, FIU and New & Preconstruction Residential Developments (Aprox. 5,000 units)-Strong growing Customer base
- Easy access to I-95, Aventura, Miami Beach, and surrounding residential neighborhoods



Rental Rate:	\$69.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	3
Center Properties:	1
Gross Leasable Area:	4,781 SF
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	42 (Some Transit)
Rental Rate Mo:	\$5.75 /SF/MO

1st Floor Ste A /C

Space Available	2,600 SF
Rental Rate	\$69.00 /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	1 - 5 Years

Type: Premium Mixed-Use Retail Shopping Center
Available Space: 1,600 SF or 2,600 SF divisible for multiple tenants, or 4,200 SF for a single tenant seeking full-center occupancy
Drive-Through: Available for the 1,600 SF space or for a single tenant leasing the full 4,200 SF center
Lease Type: NNN – tenant responsible for property taxes, CAM, and insurance
Frontage: Biscayne Boulevard – exceptional visibility and high traffic exposure
Parking: Ample on-site parking for tenants and customers
Ideal Tenants: Upscale retailers, food & beverage concepts, quick-service and fast-casual restaurants, and professional/service-oriented users including medical, dental, urgent care, wellness, and fitness. The drive-through configurations (1,600 SF or full 4,200 SF) are particularly well-suited for banks or financial institutions, drive-through restaurants, and café concepts. Grocery and specialty food users are also encouraged.
Neighborhood: Located within a rapidly growing, affluent area surrounded by new and pre-construction residential developments, with more than 5,000 residential units expected in the near term.

1

1st Floor Ste B

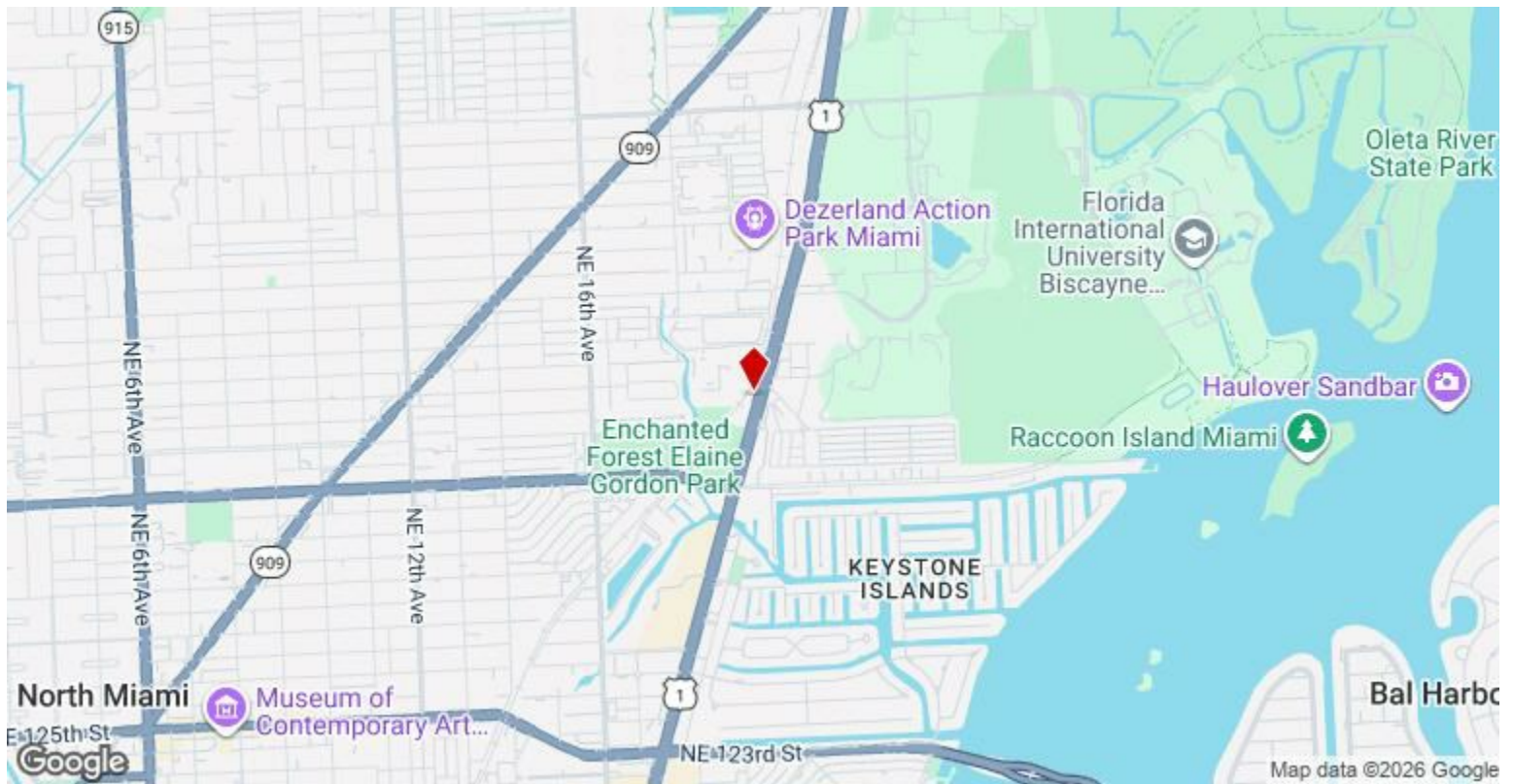
Space Available	1,600 SF
Rental Rate	\$69.00 /SF/YR
Contiguous Area	4,200 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
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2

Major Tenant Information

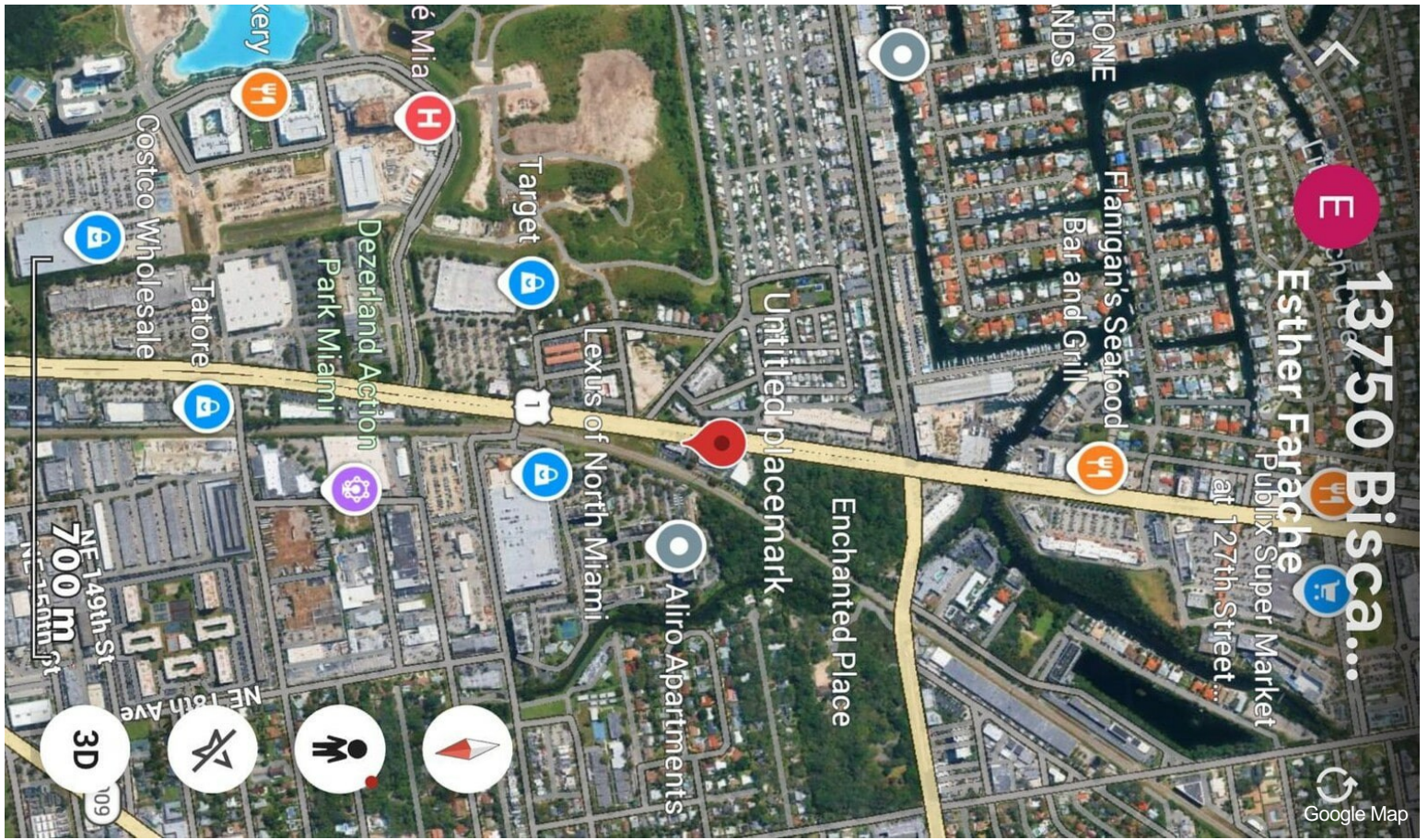
Tenant	SF Occupied	Lease Expired
NEXO	-	



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Premier retail opportunity on Biscayne Boulevard, offering exceptional visibility and high traffic counts in one of Miami's most desirable commercial corridors. This distinguished retail center presents a rare opportunity for sophisticated NNN tenants seeking a flagship presence in a premium location. The property offers flexible leasing configurations, including a 1,600 SF unit with drive-through, a 2,600 SF space, or a combined 4,200 SF opportunity for a single tenant seeking full-center occupancy. Strategically positioned within a rapidly growing, affluent neighborhood supported by approximately 5,000 existing and planned residential units, the center benefits from strong daytime and evening traffic, ensuring a consistent and expanding customer base. Within walking distance of major national retailers such as Target, Lexus, UHealth, and Costco Wholesale, the property enjoys exceptional co-tenancy synergy that drives continuous consumer activity and cross-shopping. This is an ideal opportunity for upscale retailers and service providers seeking a high-profile NNN location that offers visibility, prestige, and a refined environment for sustained business growth and brand elevation. Ideal tenant uses include medical, dental, and urgent care providers; pharmacies and financial institutions with drive-through capabilities; beauty, wellness, and fitness concepts; professional and service-oriented businesses; as well as quick-service, fast-casual restaurants, cafés, and specialty food operators.

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

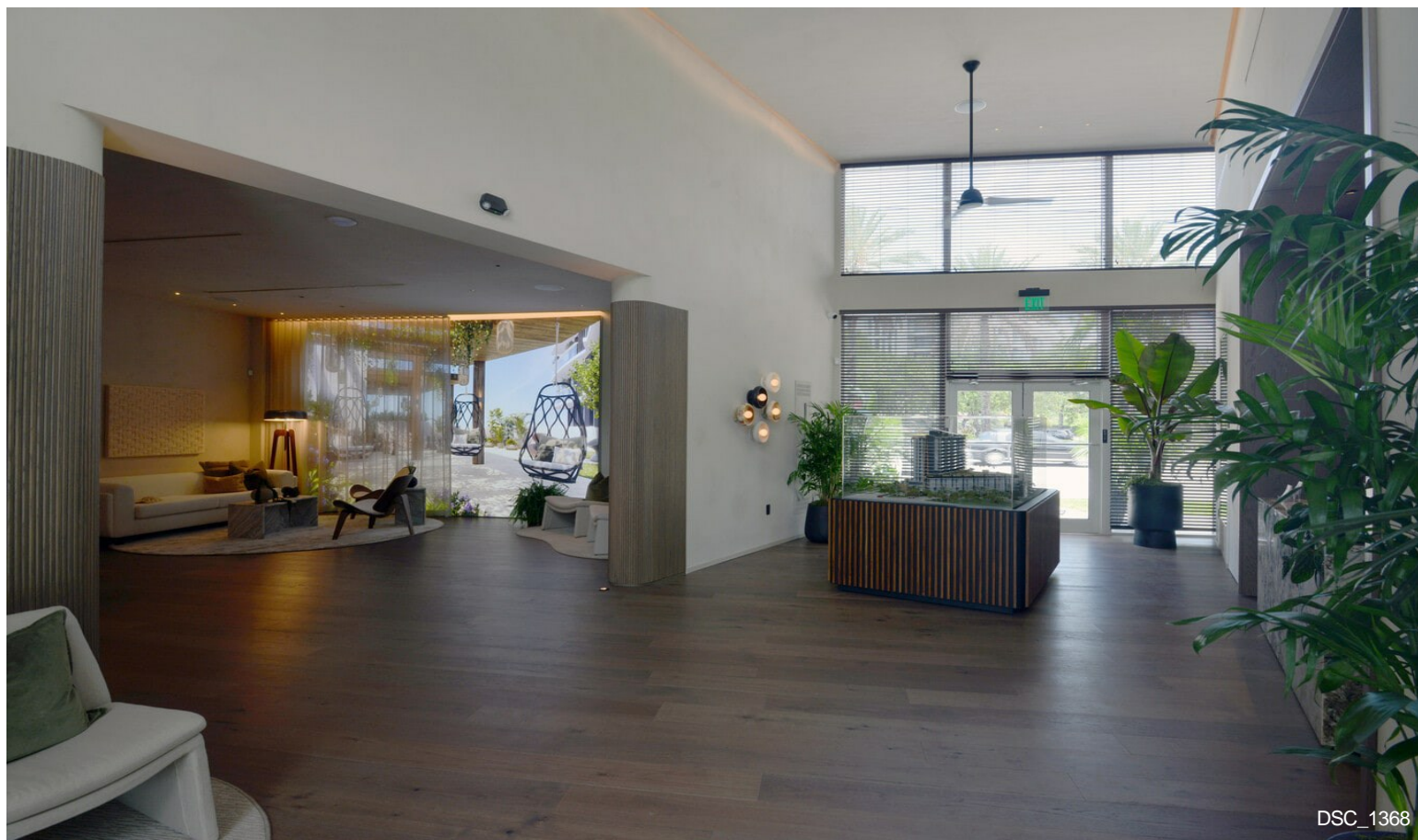


Building Photo

Property Photos



Building Photo



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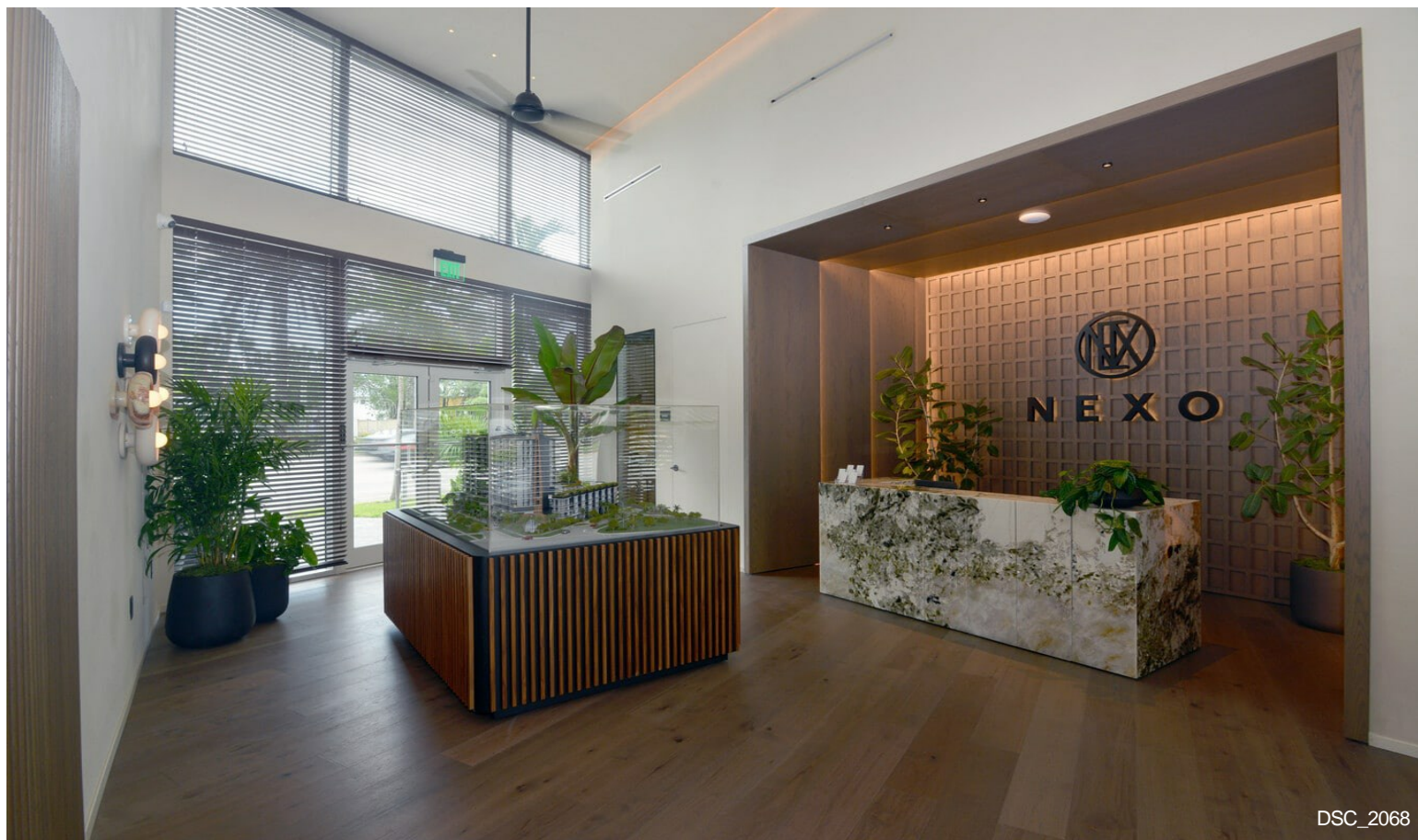
Property Photos



Property Photos



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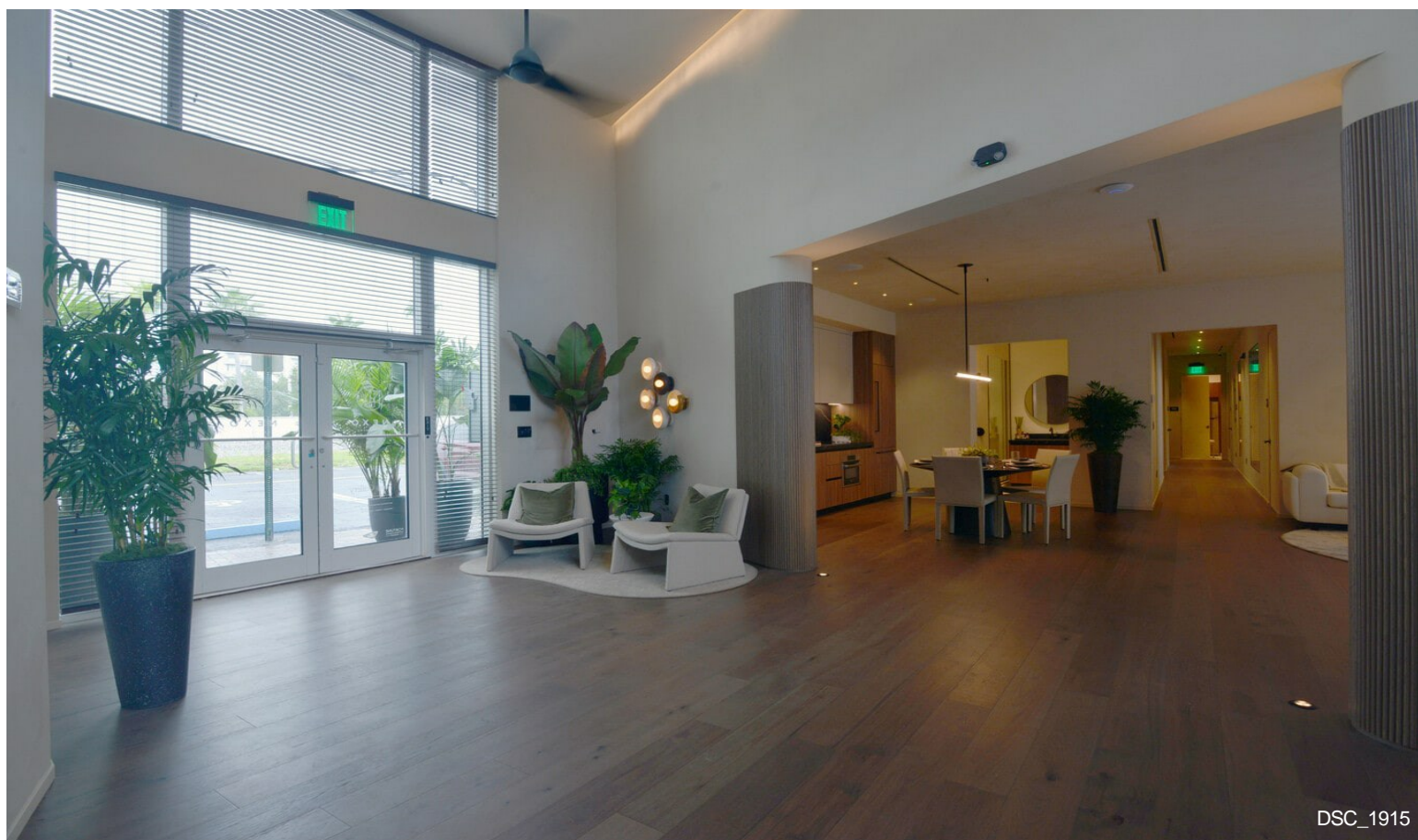
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