

DEMOGRAPHIC SUMMARY




13750 Biscayne Blvd | North Miami Beach, FL

Retail Trade Area & Key Drivers

Strategically positioned near major anchors and employment hubs:

- Costco Wholesale – regional traffic driver
- UHealth Jackson North Medical Center – major employment hub
- Aventura Mall – premier regional shopping destination
- Publix Super Market – daily-needs anchor
- FIU
- ✓ Strong synergy of retail + healthcare + commuter traffic

Demographics Overview 2026

	1 Mile	3 Miles	5 Miles
 Population	23,225	185,276	451,331
 Households	8,666	69,658	174,463
 Income Profile	\$45,317	\$54,309	\$55,466

- ✓ Stable middle-income base
- ✓ Close proximity to higher-income Aventura consumers

Employment & Daytime Population

- Up to **~400,000 daytime population (5-mile area)**
- Strong employment drivers:
 - Healthcare (UHealth / Jackson system)
 - Retail corridor (Biscayne Blvd)
 - Professional services
- ✓ Consistent daily traffic supports retail & food uses

Traffic & Accessibility

- **Approx. ~50,000–60,000+ vehicles per day (AADT)** is typical within the North Miami / Biscayne Blvd corridor around the 13750 area Direct connectivity to:
 - Miami Beach
 - North Miami
 - I-95 corridor

Why This Matters to Tenants

- **High exposure** on a primary north-south retail artery
- Consistent daily consumers passing the site
- Strong visibility from commuters and local residents