



## **16978-16990 NE 19th Ave**

16978-16990 NE 19th Ave, North Miami Beach, FL  
33162



**David Etzion**

USD Finance LLC

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(305) 753-7000



# 16978-16990 NE 19th Ave

\$39.50 /SF/YR

NMB 7 SHOPS is a unique Seven Shops Community Strip Mall in the center of North Miami Beach, Florida. Totalling 5,000 SF, the seven shops range from 450 SF to 1,100 SF.

Minutes to Aventura and Sunny Isles.

It is located at the SW corner of NE 19th Avenue and NE 170th Street, North Miami Beach.

The North Miami Beach Building Department is just across NE 170th Street to the North.

The North Miami Beach Auditorium and the City Hall are just across NE 19th Avenue to the East...

- Next door to the City of North Miami Beach Complex.
- Minutes from Aventura and Sunny Isles.
- Prime shopfront frontage.
- Strong daily exposure.



|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$39.50 /SF/YR           |
| Property Type:       | Retail                   |
| Property Subtype:    | Storefront Retail/Office |
| Gross Leasable Area: | 5,000 SF                 |
| Year Built:          | 1953                     |
| Walk Score ®:        | 80 (Very friendly)       |
| Transit Score ®:     | 30 (Somewhat friendly)   |
| Rental Rate Mo:      | \$3.29 /SF/MO            |

### 1st Floor Ste 16980

|                 |                 |
|-----------------|-----------------|
| Space Available | 700 SF          |
| Rental Rate     | \$39.50 /SF/YR  |
| Date Available  | Now             |
| Service Type    | Modified Gross  |
| Built Out As    | Standard Retail |
| Space Type      | Relet           |
| Space Use       | Office/Retail   |
| Lease Term      | Negotiable      |

700 SF retail space Minutes to Aventura and Sunny Isles. Shopfront to 19th Avenue, a main avenue in North Miami Beach. Across from City Hall and the Police Department. Has its own kitchenette. Own Air Conditioning Unit. Private restroom.

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### 1st Floor Ste 16988

|                 |                |
|-----------------|----------------|
| Space Available | 850 SF         |
| Rental Rate     | \$39.50 /SF/YR |
| Date Available  | July 01, 2026  |
| Service Type    | Modified Gross |
| Space Type      | Relet          |
| Space Use       | Office/Retail  |
| Lease Term      | Negotiable     |

Currently used as a Hair Salon. 850 SF retail space located on a high-visibility main avenue in North Miami Beach. Across from City Hall and the Police Department. Has its own kitchenette. Own Air Conditioning Unit. Private restroom. Minutes from Aventura and Sunny Isles.

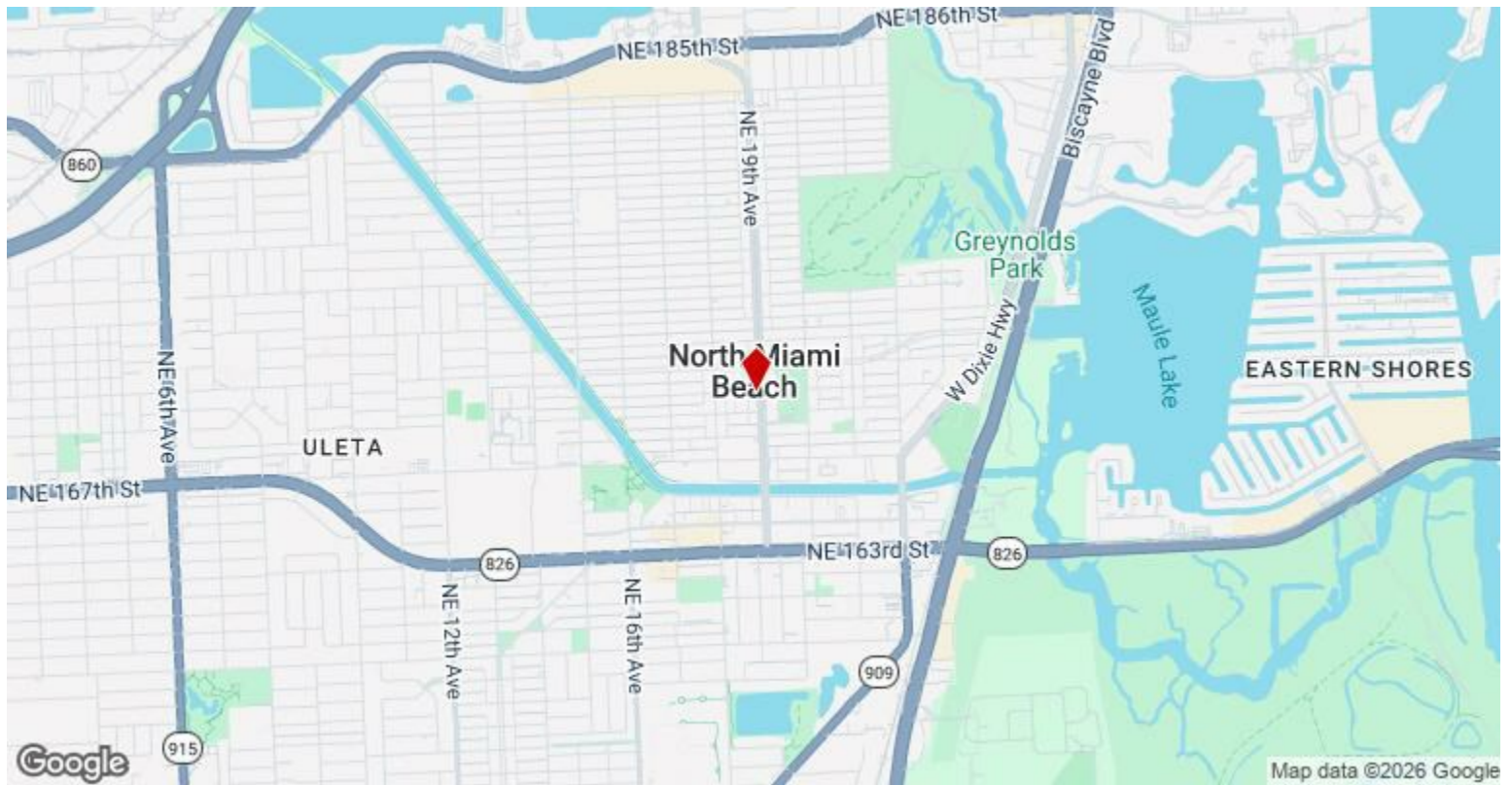
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## Major Tenant Information

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| <b>Tenant</b>            | <b>SF Occupied</b> | <b>Lease Expired</b> |
|--------------------------|--------------------|----------------------|
| Che Extension LLC        | -                  |                      |
| Debra Interior Design    | -                  |                      |
| EL Crudi LLC             | -                  |                      |
| Garden Smoke Shop        | -                  |                      |
| Glam Beauty Lounge & SPA | -                  |                      |
| Yolis Alterations        | -                  |                      |



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# Property Photos



Aerial 02-Photo 002



Front 16990 04-Photo 001

# Property Photos



Front 16990 08-Photo 005



Shop 16980 00

# Property Photos



# Property Photos



Shop 16980 03



Shop 16980 04

# Property Photos



Shop 16980 Kitchen



Shop 16980 Bathroom

# Property Photos



Back Parking 12-Photo 010



Back Parking 13-Photo 009