

PENDING SUBLEASE

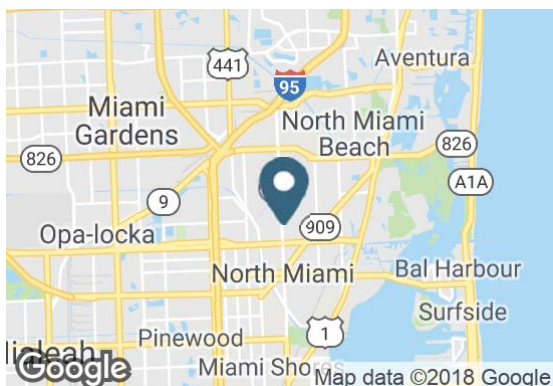
Former Walgreens - North Miami, FL

14901 NE 6th Ave | North Miami, FL



Overview

AVAILABLE	14,914 SF
LEASE END DATE	10/31/2021
RATE	Contact Broker



Description

- Freestanding former Walgreens building with drive-thru
- Ideally located in the heart of North Miami, just South of NE 163rd Street, a major East/West commercial corridor
- This immediate area is a very dense neighborhood location that caters to the local North Miami residents
- Numerous national tenants in the market including: Aldi, Toys R Us, Publix, CVS, Family Dollar, and many more

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	30,081	204,103	495,487
2021 Growth	0.74%	0.94%	1.05%
Median HH Income	\$39,595	\$40,309	\$42,674
Daytime Population	2,295	65,435	157,418

Year: 2017 | Source: ESRI

Contact

MICHAEL WEISS

954.703.3647 | michael.weiss@srsre.com

Traffic Counts

NE 6th Ave

25,476 VPD

Year: 2016 | Source: FDOT

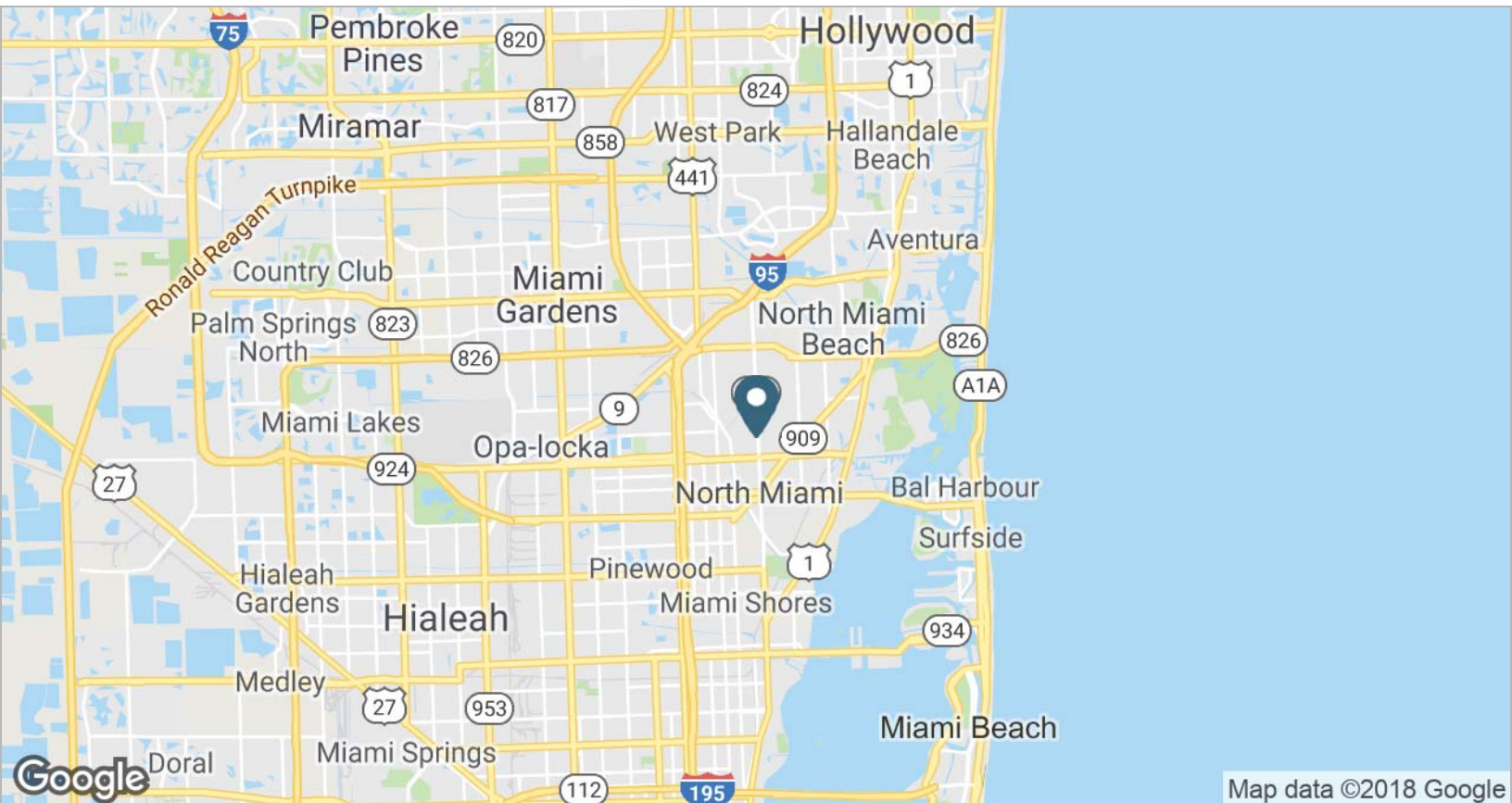
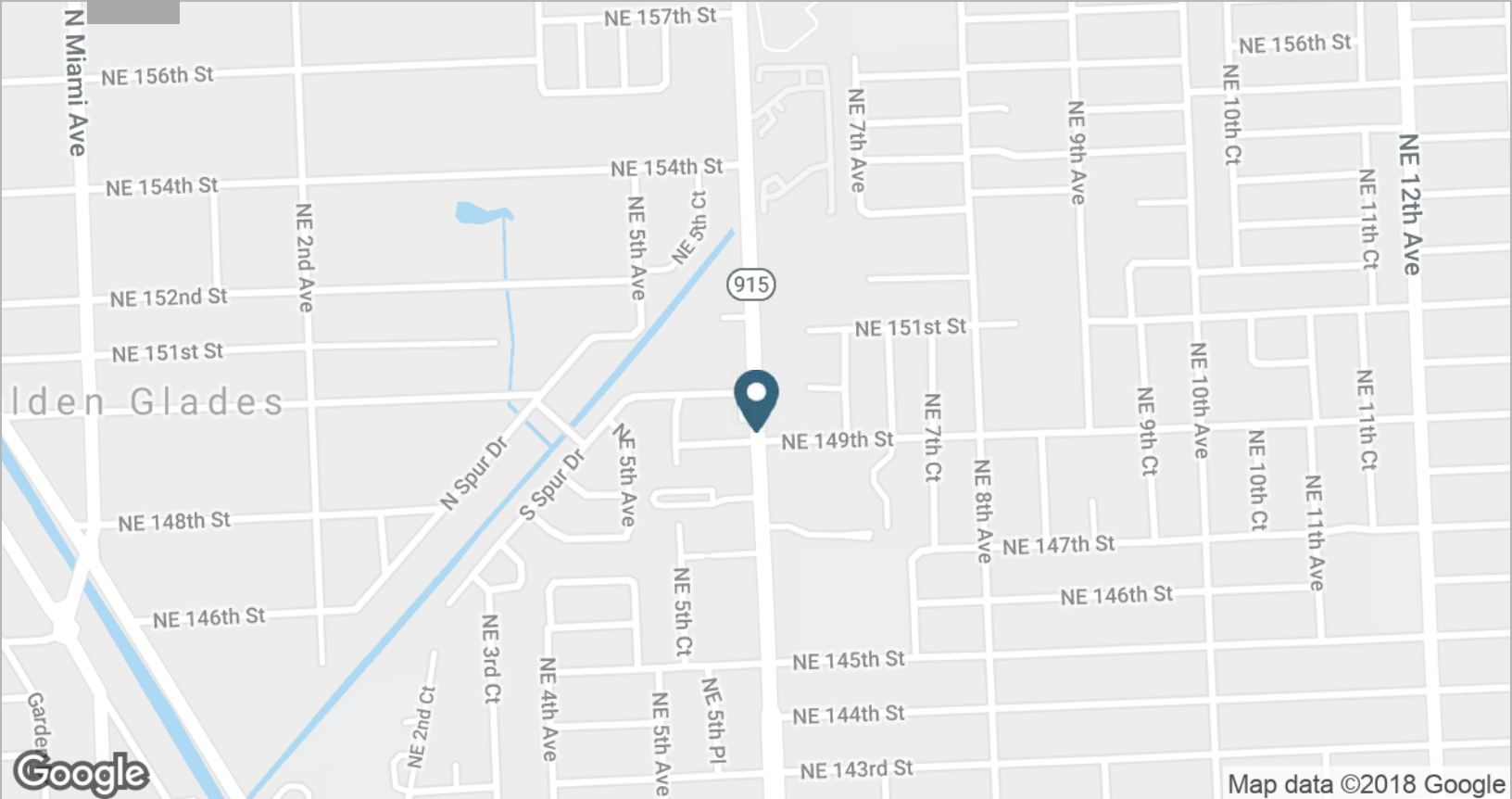
SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

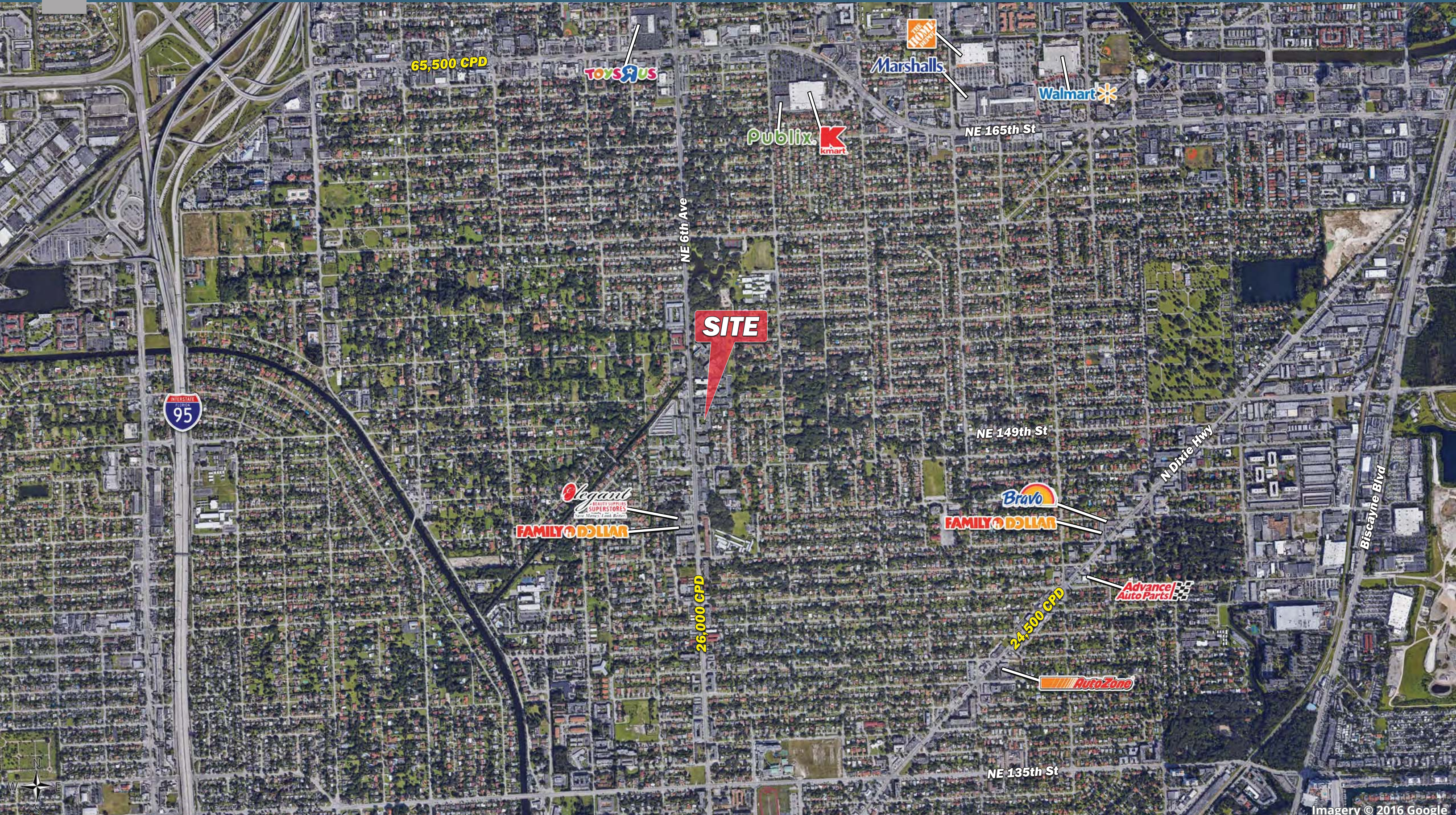
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

Former Walgreens - North Miami, FL

14901 NE 6th Ave | North Miami, FL





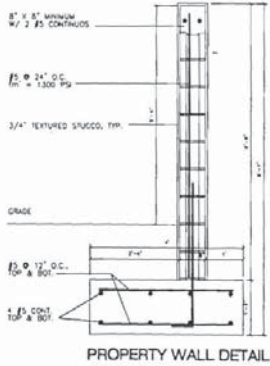
Imagery © 2016 Google



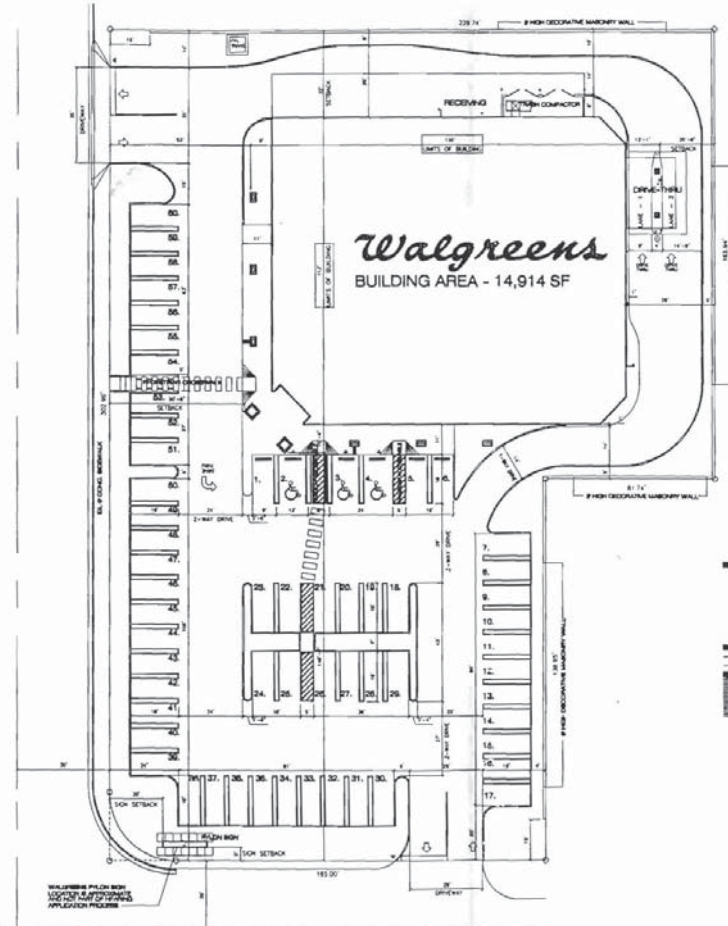
Imagery © 2016 Google

Former Walgreens - North Miami, FL

14901 NE 6th Ave | North Miami, FL



NORTHEAST 6th AVENUE - 70' R/W



NORTHEAST 149th STREET 50' R/W

SITE PLAN



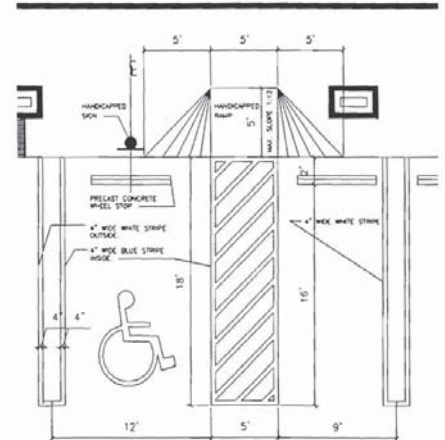
1" = 20'

1/20/2004

ZONING CRITERIA

ZONING:			
SITE AREA: GROSS	60,560 SF +/-	1.39 ACRES	
PROPOSED USE:	RETAIL / PHARMACY / HR PHOTO		
GROSS BUILDING AREA (ENCLOSED):	14,914 SF	FAR	24.80 %
CANOPIES:	2,242 SF		
LANDSCAPE AREA:	REQUIRED	PROVIDED	
	9,800 SF - 18%	10,374 SF - 17.10 %	
PARKING @ 10 SF/SPACE	600 SF	684 SF	
PAVEMENT AREA:	35,240 SF	11,068 SF	58.20 %

REQUIRED 14,914 SF / 250 SF = 59.65 SPACES	
PROVIDED	60 SPACES
HANDICAPPED REQUIRED 50-75 SPACES 3 SPACES	
HANDICAPPED PROVIDED	3 SPACES
SETBACKS	REQUIRED/ALLOWED
FRONT	20' / 148.52'
REAR	20' / 32.00'
SIDE STREET	15' / 50.67'
INTERIOR	15' / 20.67'
HEIGHT:	45' / 38.00'



HANDICAP-TYPICAL STALL PARKING DETAIL
SCALE = 1/4" = 1' - 0"

Former Walgreens - North Miami, FL

14901 NE 6th Ave | North Miami, FL



	1 mile	3 miles	5 miles
Population			
2017 Population	30,081	204,103	495,487
2000 Population	28,712	191,666	435,240
2010 Population	29,030	193,382	461,727
2022 Population	31,217	213,858	522,102
2000-2010 Annual Rate	0.11%	0.09%	0.59%
2010-2016 Annual Rate	0.49%	0.75%	0.98%
2016-2021 Annual Rate	0.74%	0.94%	1.05%
2017 Median Age	34.9	36.2	38.1
Households			
2000 Households	8,201	64,077	155,861
2010 Households	8,164	63,731	164,883
2017 Total Households	8,366	66,834	175,791
2022 Total Households	8,645	69,940	184,814
2000-2010 Annual Rate	-0.05%	-0.05%	0.56%
2010-2016 Annual Rate	0.34%	0.66%	0.89%
2016-2021 Annual Rate	0.66%	0.91%	1.01%
2017 Average Household Size	3.54	3.00	2.79
Housing Units			
2017 Total Housing Units	9,149	75,232	212,925
2017 Owner Occupied Housing Units	4,185	34,476	91,760
2017 Renter Occupied Housing Units	4,181	32,358	84,031
2017 Vacant Housing Units	783	8,398	37,134
Race and Ethnicity			
2017 White Alone	19.1%	34.7%	43.3%
2017 Black Alone	72.0%	55.4%	48.1%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	2.1%	2.2%	1.8%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	19.8%	30.2%	33.5%
Income			
2017 Median Household Income	\$39,595	\$40,309	\$42,674
2017 Average Household Income	\$51,958	\$56,500	\$64,734
Per Capita Income	\$15,190	\$19,059	\$23,392
2017 Population 25+ by Educational Attainment			
Total	19,543	135,944	339,004
High School Graduate	28.0%	26.6%	25.8%
GED/Alternative Credential	2.3%	2.9%	2.8%
Some College, No Degree	17.7%	19.9%	19.5%
Associate Degree	8.5%	9.3%	9.1%
Bachelor's Degree	10.2%	13.7%	15.9%
Graduate/Professional Degree	3.8%	6.7%	9.7%
Data for all businesses in area			
Total Businesses:	276	7,528	17,116
Total Employees:	2,295	65,435	157,418
Total Residential Population:	30,081	204,103	495,487
Employee/Residential Population Ratio:	0.08:1	0.32:1	0.32:1
2017 Total Daytime Population	20,068	187,563	450,245
Workers	2,311	71,773	169,801
Residents	17,757	115,790	280,444

Source: Esri, Esri and Infogroup, U.S. Census

SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM