

RETAIL SPACE FOR LEASE

# GAMESTOP – MALL AT 163<sup>RD</sup> STREET

1205 NE 163rd Street, Suite B1, North Miami Beach, FL 33162

GAMESTOP SPACE  
AVAILABLE ±2,150 SF



EXISTING OUTPARCEL SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**Robert Nucherenno**

DIRECTOR

robertnucherenno@katzretail.com

(716) 867-5222

**Daniel Solomon, CCIM**

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181

**Jon Cashion**

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071

# Property Overview

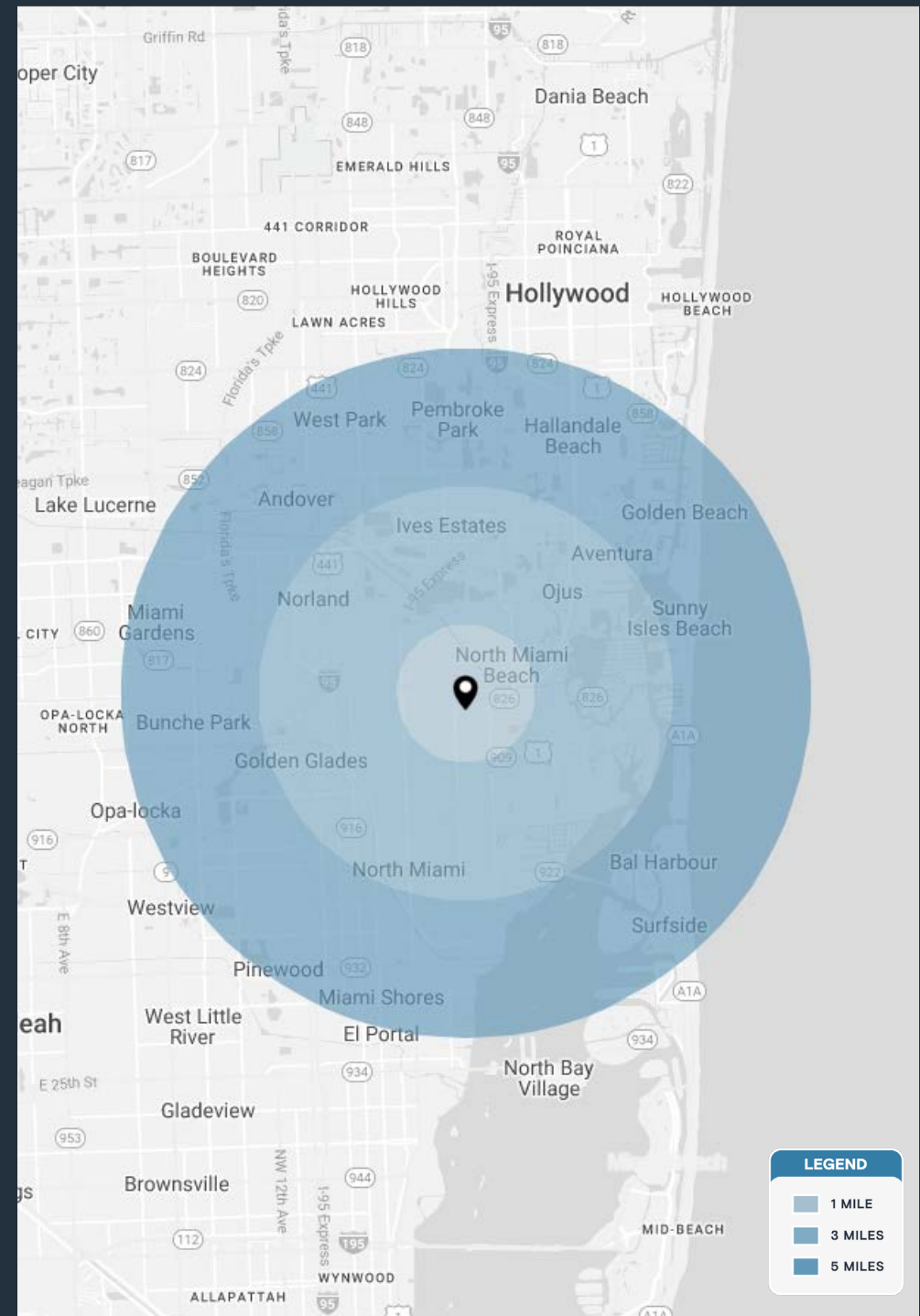
## HIGHLIGHTS

- Please do not disturb current tenant
- Coming available April 1st - ±2,150 SF space available
- NE 163rd Street has 61,500 AADT
- Highly visible endcap
- Part of the Mall at 163rd redevelopment
- Located in a high population density
- 1.9 miles from Golden Glades Interchange
- Anchor tenants include: **Walmart** **ROSS** **THE HOME DEPOT**

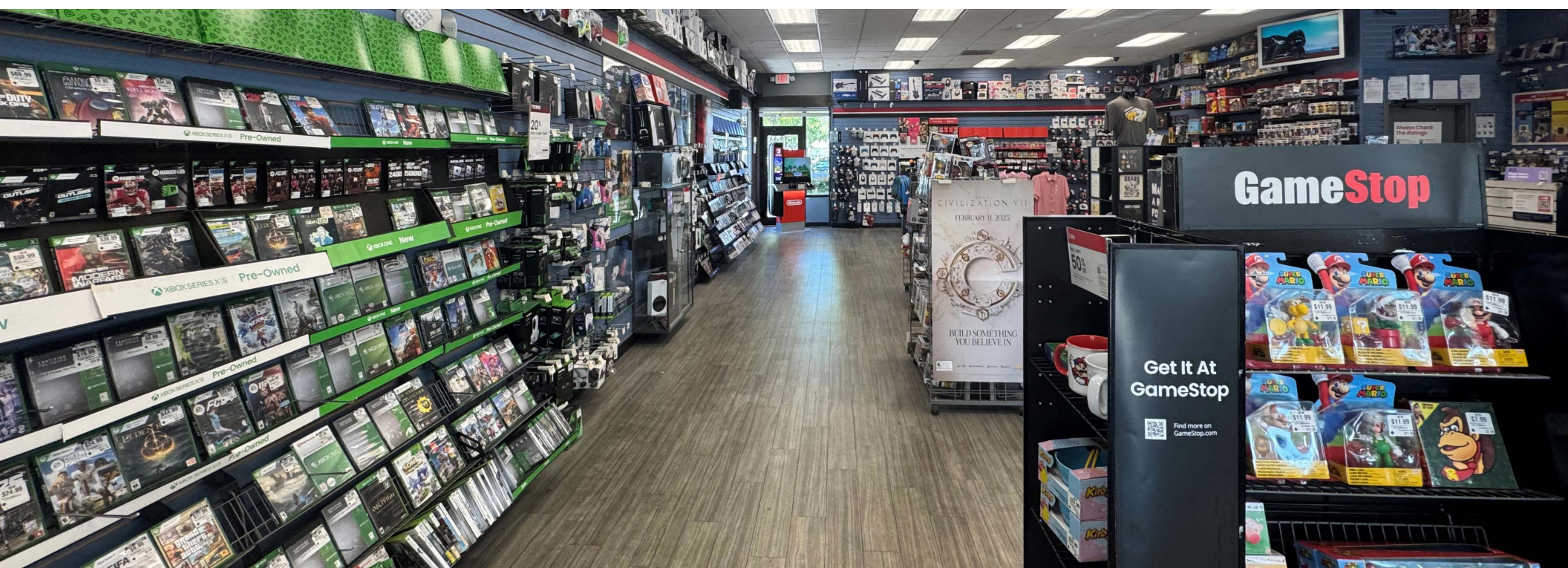
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	27,285	198,805	463,882
HOUSEHOLDS	8,673	72,698	168,867
EMPLOYEES	22,169	163,801	380,959
AVERAGE HH INCOME	\$78,916	\$86,105	\$96,250

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	76,171	281,418	579,819
HOUSEHOLDS	25,783	103,386	209,399
EMPLOYEES	62,367	232,345	470,216
AVERAGE HH INCOME	\$74,965	\$94,693	\$92,612













  
NORTH MIAMI BEACH  
HIGH SCHOOL  
1,143 STUDENTS

NE 167TH AVENUE - 7,500 AADT

NE 15TH AVENUE - 13,600 AADT

NE 12TH AVE

CHASE  
PYLON SIGN

T-Mobile  
PYLON SIGN

NE 163RD STREET - 61,500 AADT

THE HOME  
DEPOT

ROSS  
DRESS FOR LESS

Walmart

SITE

SUITE B1  
GAMESTOP  
±2,150 SF  
AVAILABLE

AMSCOT  
The Money Superstore

TRUIST

Foot Locker

PYLON SIGN

AMERICAN EXPRESS  
GREEN SERVICE