

RETAIL SPACE FOR LEASE

# FORMER GAMESTOP SPACE

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

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

FORMER GAMESTOP SPACE  
AVAILABLE ±2,150 SF



EXISTING OUTPARCEL SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**Robert Nuchereneno**

DIRECTOR

robertnuchereneno@katzretail.com

(716) 867-5222

**Daniel Solomon, CCIM**

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181

**Jon Cashion**

PRINCIPAL

joncashion@katzretail.com

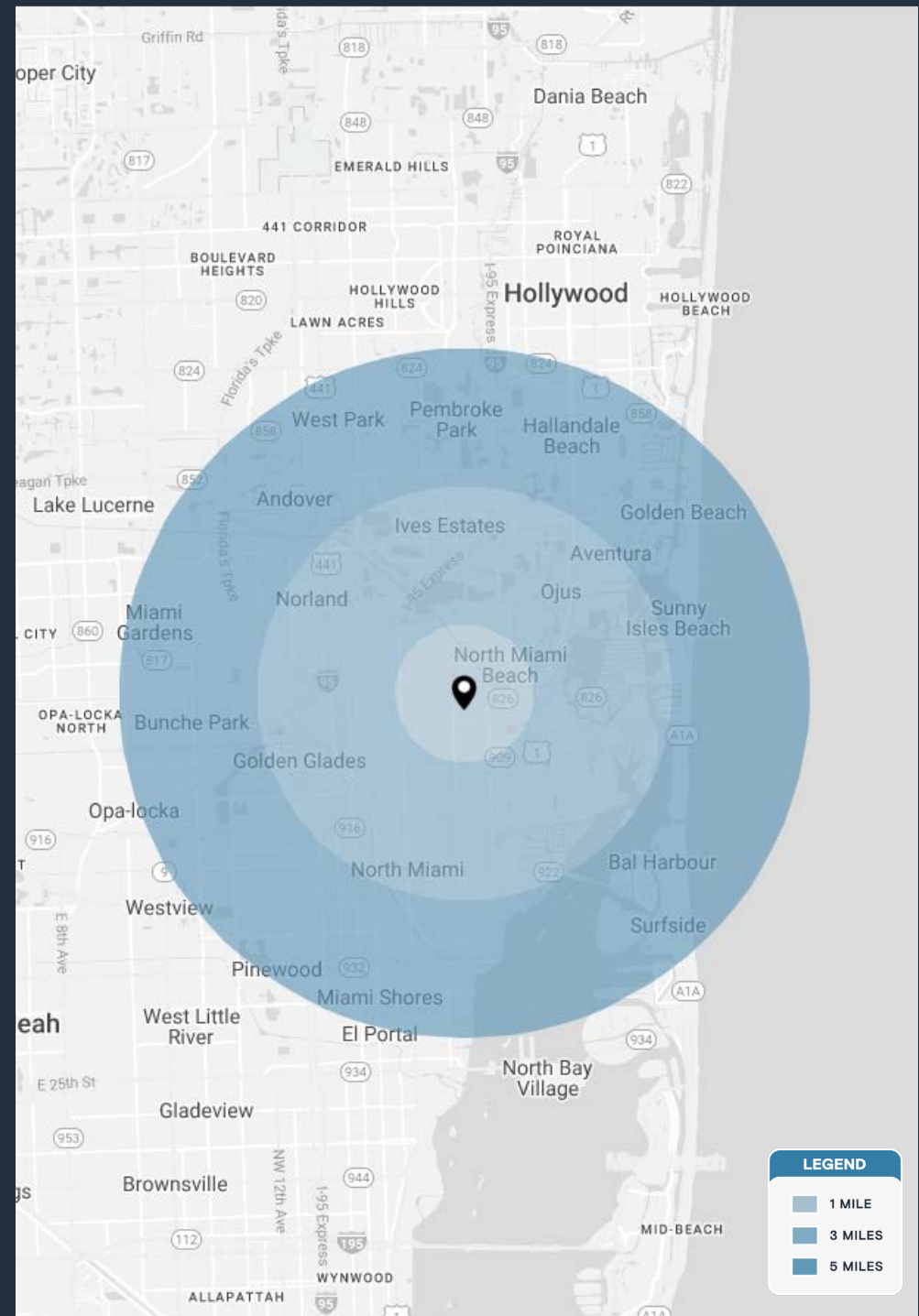
(561) 302-7071

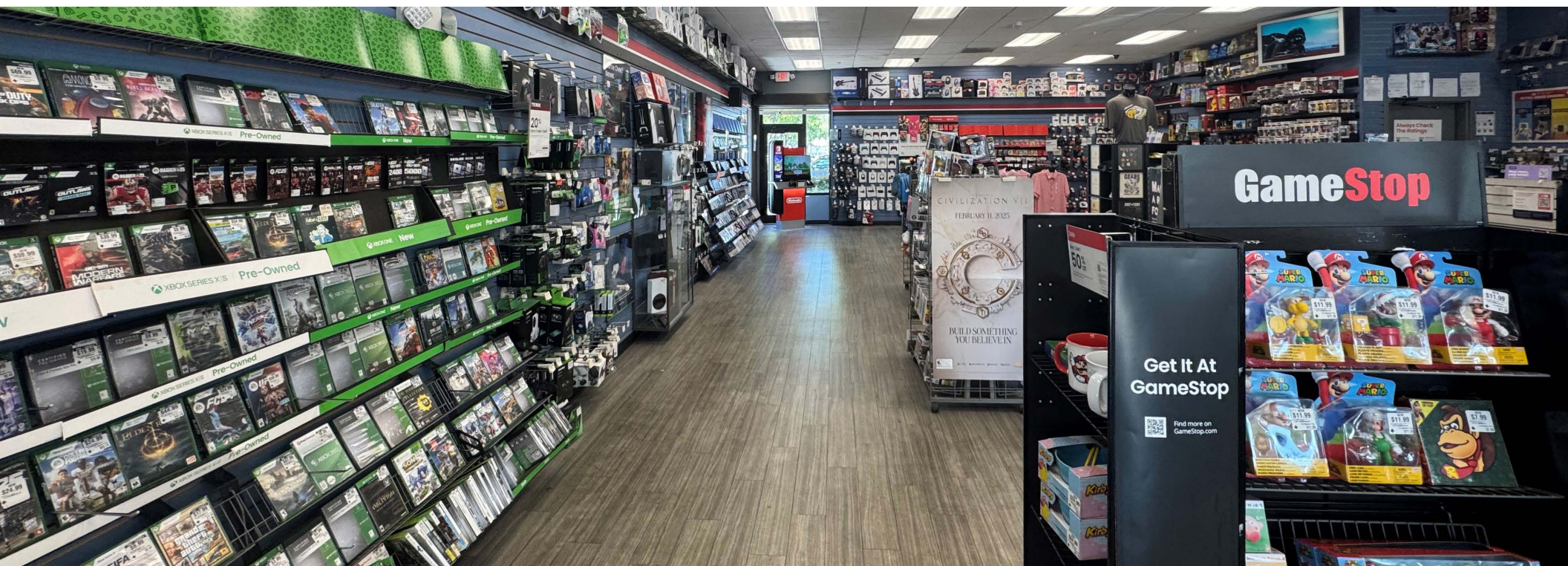
# Property Overview

## HIGHLIGHTS

- 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** **HOME DEPOT**

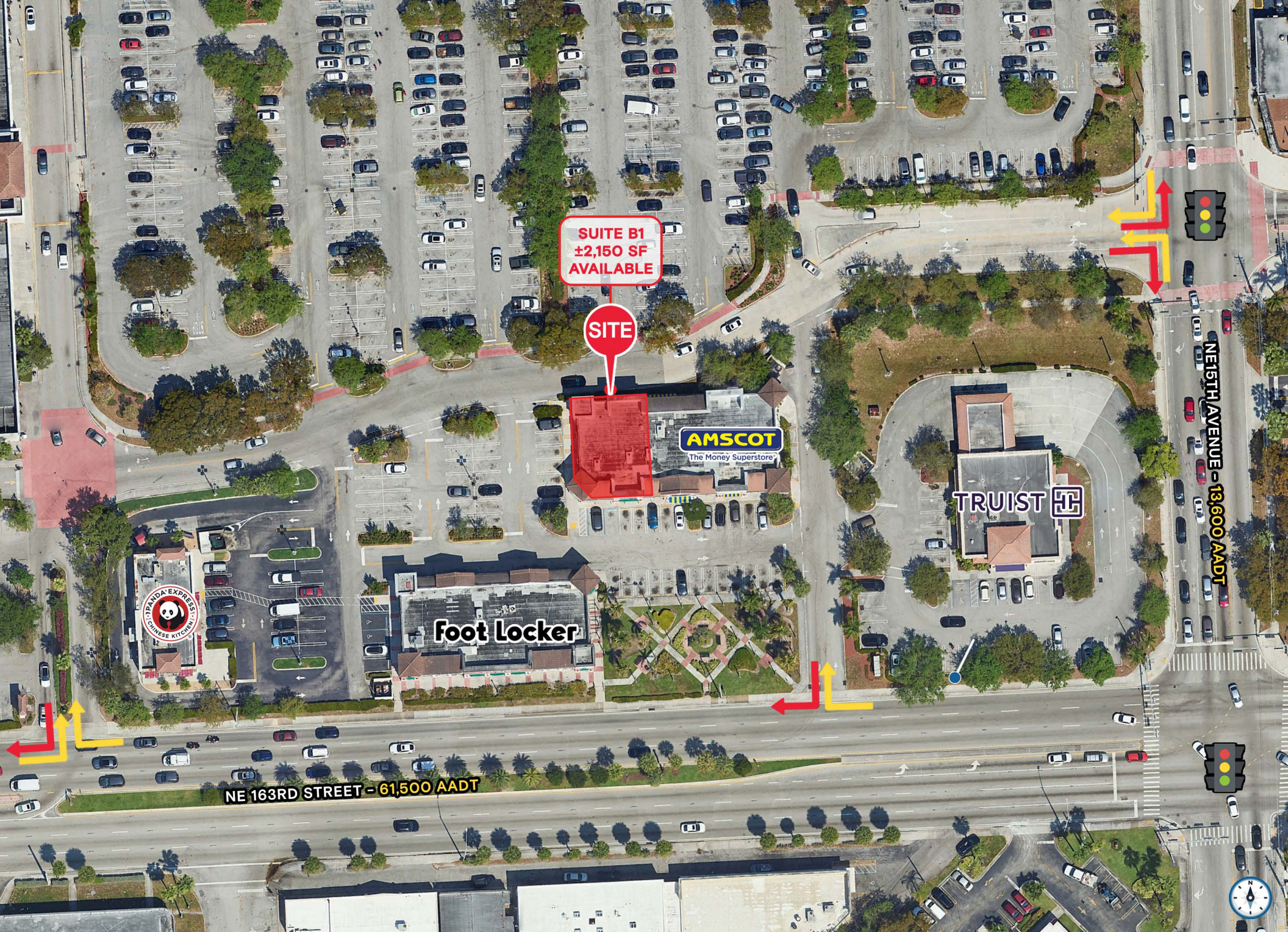
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	27,285	198,805	463,882
HOUSEHOLDS	8,673	72,698	168,867
EMPLOYEES	22,169	163,801	380,959
AVERAGE HH INCOME	\$78,916	\$86,105	\$96,250
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	76,171	281,418	579,819
HOUSEHOLDS	25,783	103,386	209,399
EMPLOYEES	62,367	232,345	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

NE 163RD STREET - 61,500 AADT

THE HOME  
DEPOT

Walmart

ROSS  
DRESS FOR LESS

SITE

SUITE B1  
±2,150 SF  
AVAILABLE

AMSCOT  
The Money Superstore

TRUIST

CHASE

PYLON SIGN

PYLON SIGN

T-Mobile

PYLON SIGN

AMERICAN EXPRESS  
LOBBY SERVICE

Foot Locker



# FORMER GAMESTOP | INTERSECTION AERIAL

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.02.25