

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 ±2,180 SF



EXISTING OUTPARCEL SPACE AVAILABLE

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EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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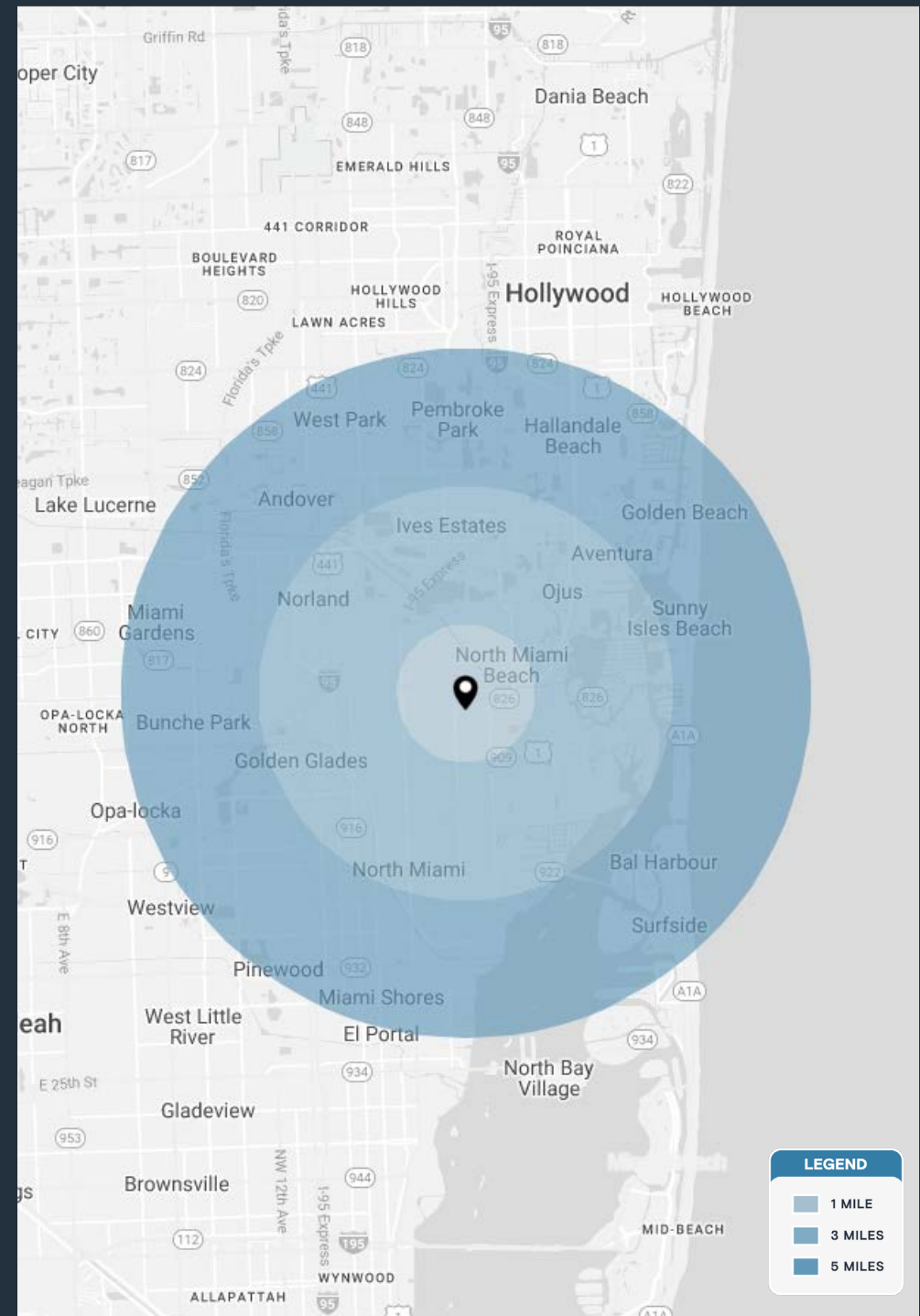
joncashion@katzretail.com  
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# Property Overview

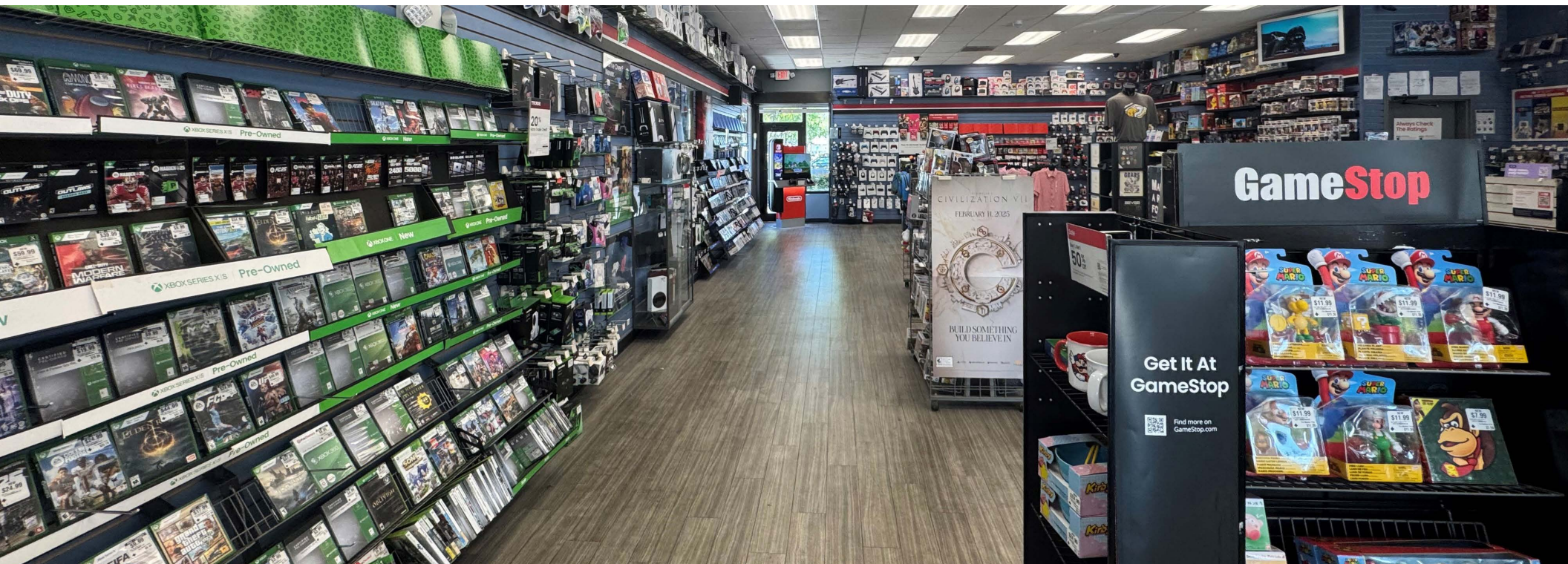
## HIGHLIGHTS

- 2,180 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** **101**

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





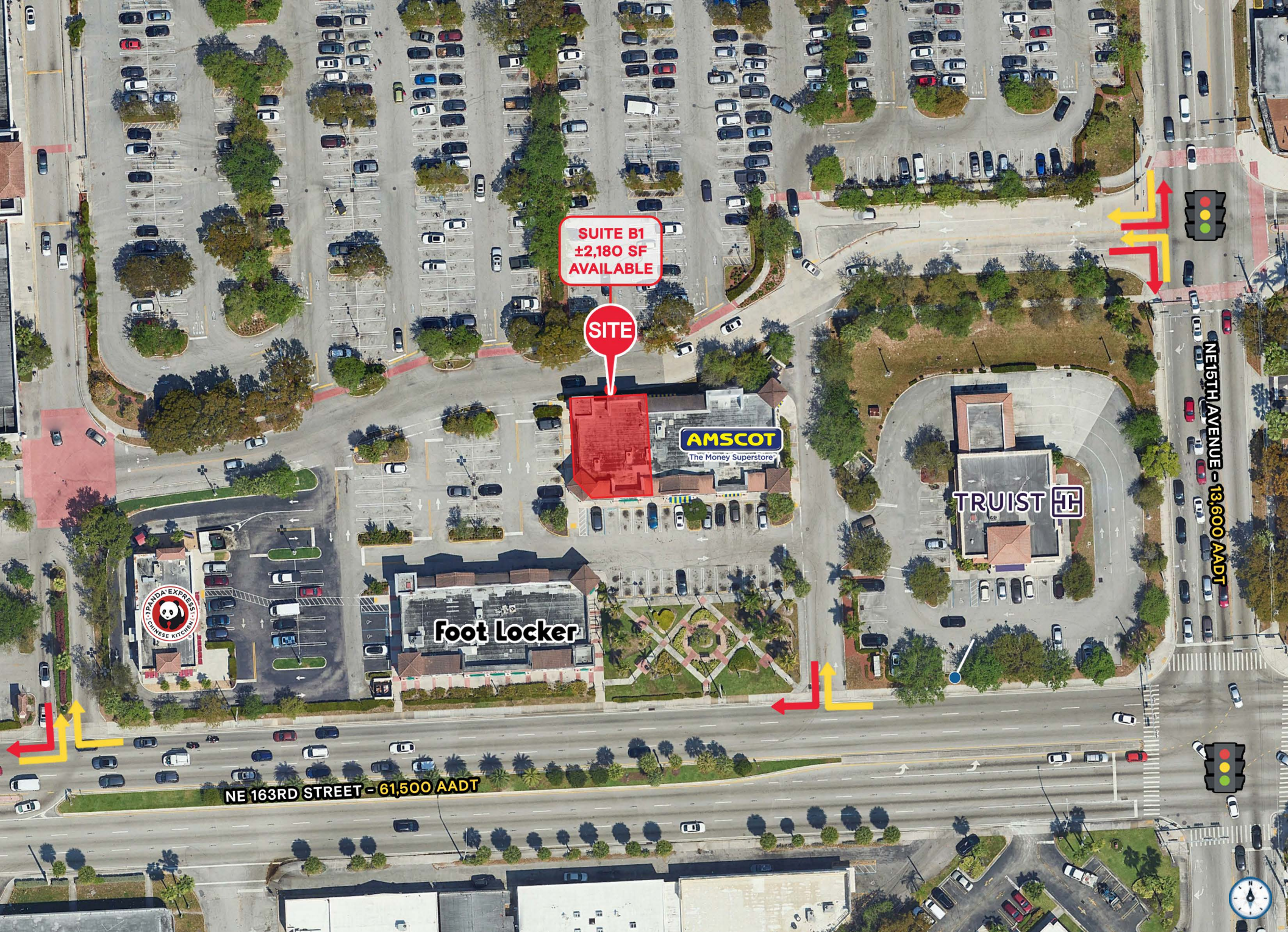














  
NORTH MIAMI BEACH  
HIGH SCHOOL  
1,143 STUDENTS

NE 167TH AVENUE - 7,500 AADT

NE 15TH AVENUE - 13,600 AADT

NE 12TH AVE

CHASE

PYLON SIGN

T-Mobile

PYLON SIGN

NE 163RD STREET - 61,500 AADT

ROSS  
DRESS FOR LESS

Walmart

SITE

SUITE B1  
±2,180 SF  
AVAILABLE

AMSCOT  
The Money Superstore

TRUIST

PYLON SIGN

AMERICAN EXPRESS  
GREEN SERVICE

Foot Locker