



## *Retail Building in North Miami*

12208 NW 7th Avenue  
North Miami, FL 33168

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Prime Location in a thriving neighborhood. This versatile retail space is located in a bustling North Miami neighborhood, offering excellent visibility and high foot traffic. Ideal for a variety of businesses, including:

- Restaurants
- Cafés
- Retail Shops
- Service Businesses
- Urgent Care Clinic



**Base Rent: \$35.00 PSF**

**NNN: \$7.08 PSF**

**Year Built: 1969**

**Building Size: 7,440 SF**

**Lot Size: 18,682 SF**

**Type of Property: Retail, One-story building**

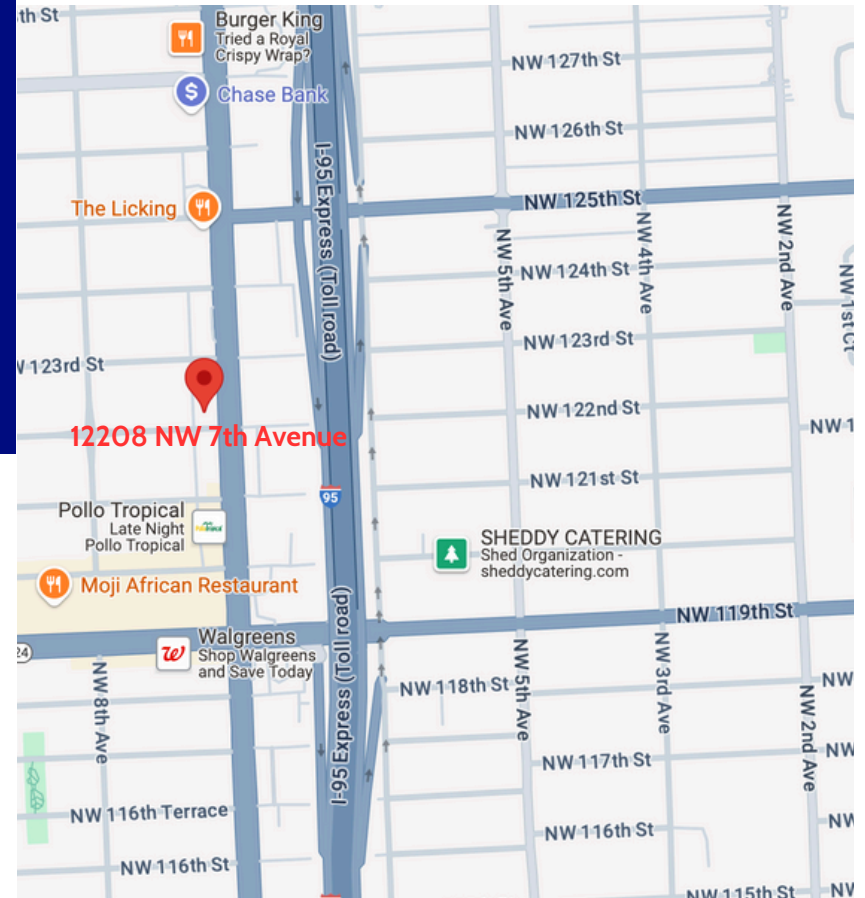
## HIGHLIGHTS

- Spacious interior with flexible layout options
- Large storefront
- Convenient parking for customers
- High-traffic location near major thoroughfares
- Affordable lease terms
- 29 Parking Spaces

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	81,391	452,426	1,801,968
2024 Households	24,721	153,304	688,234
Average Household Income	\$66,354	\$64,083	\$78,697

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Dresses

Fashion Blouses

Special FASHION!

EXIT

NO

Small FASHION 60000











# Zoning

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## Permitted, subject to review

Business, Sales, Professional  
Call Center  
Medical, Clinic  
Medical, No Clinic  
Animal Grooming, Pet Sitting  
Bar/Lounge  
Brew/Pub  
Convenience Store  
Copy/Printing Service  
Cosmetic Surgery/Beauty Clinic  
Day Spa  
Diagnostic Lab  
Drug Store/Pharmacy  
Dry Cleaning Establishment—Incl. Drop Off Center  
Equipment/Tool Rental  
Financial Institution  
Food Specialty Store  
Grocery Store  
Parking Garage/Lot  
Studios—Photographic & Instructional (Fine Arts)

## Permitted, subject to review

Studios—Recording, TV/Radio  
Special Exception  
Auto Service Station  
Nightclub/Cabaret  
Tattoo Parlor/Body Piercing  
Permitted, site plan required  
Animal Hospital, Veterinarian Clinic  
Banquet Hall  
Health/Fitness Club  
Museum  
Recreation, Indoor  
Religious Institutions  
Retail—Home Improvement  
Retail—Wholesale, Department  
Secondhand Store/Consignment Store  
Theater, Movie/Performing Arts  
Vehicle Rental  
Restaurants—Sports, Coffee, Cafeteria, Café  
Retail—General, Single Use  
Mail Service/Package Shipping

## Permitted, prohibited in Chinatown

Animal Kennel, Boarding  
Vehicle - Parts, New  
Vehicle Service, Major  
Vehicle Service, Minor  
Special Exception, prohibited in Chinatown  
Car Wash, Mechanical  
Funeral Homes  
Vehicle Sales / Displays, Major - New  
Vehicle Sales / Displays, Minor - New  
Permitted, except in C-1 abutting R1 and R2  
Laundromat, Self-Service



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# Basic Zoning

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Zone: C-1

Existing Building Use:

Store: Retail Outlet

Existing Land Use: Commercial

Municipal Future Land Use: FLU-Commercial/Office

Allowed Use(s):

[View Detailed Uses](#)

Overlays

Chinatown (Commercial)

Citywide parking

Additional Regulations

FLU\_Commercial/Office

See Article 5, Division 1 for accessory structures modified setbacks

Building Intensity

Maximum Lot Coverage: 80%

Residential Density: N/A

Maximum Building Height: 55 ft

Maximum Height - Stories: 5

Floor Area Ratio: N/A

Maximum Built Area Allowed: 55,053 ft<sup>2</sup>

Maximum Building Footprint: 11,010 ft<sup>2</sup>

Minimum Open Space: N/A

Maximum Residential Area Allowed: 55,053 ft<sup>2</sup>

Maximum Lodging Area Allowed: 55,053 ft<sup>2</sup>

Maximum Lodging Rooms Allowed: 92

Maximum Commercial Area Allowed: 55,053 ft<sup>2</sup>

Maximum Office Area Allowed: 55,053 ft<sup>2</sup>

Setbacks At Ground Level

Minimum Primary Frontage Setback: 15.00 ft

Minimum Secondary Frontage Setback: 15.00 ft

Minimum Side Setback: 10.00 ft

Minimum Rear Setback: N/A

Minimum Water Setback: N/A

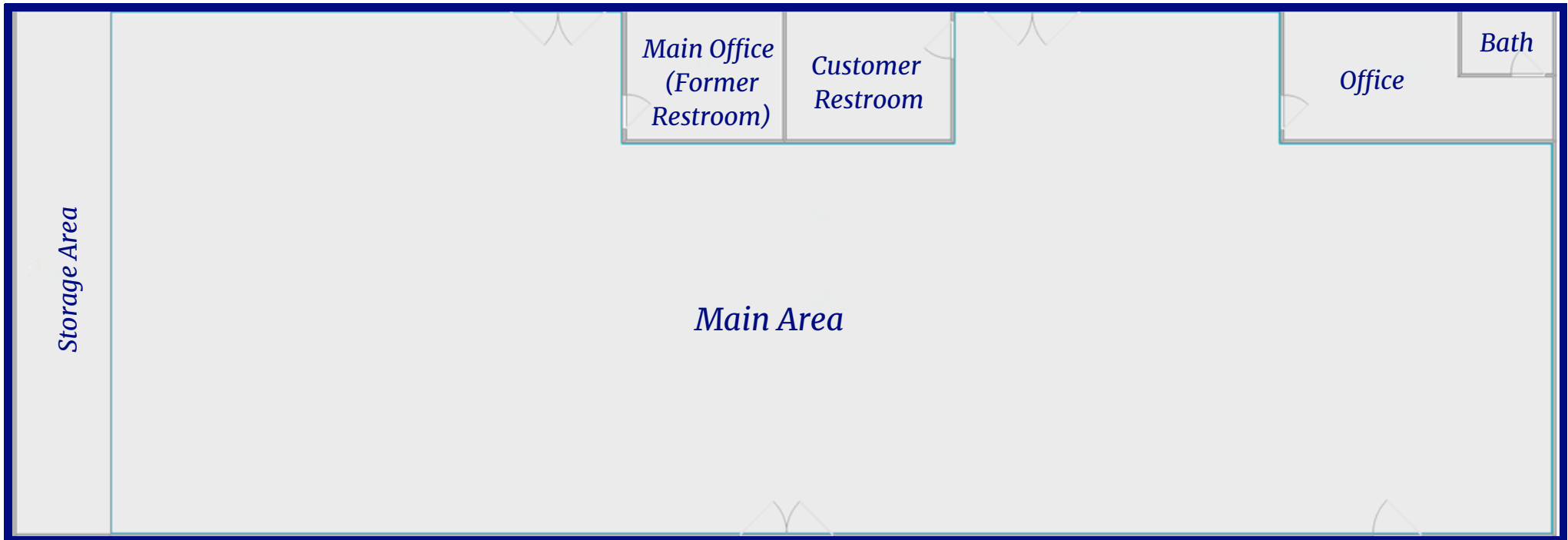


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*(Rear of the Building)*



*Floor Plan*

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## *Aerial View*

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