Ives Dairy Crossing

North Miami Beach, FL

Miami-Fort Lauderdale-Pompano Beach (FL)

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North Miami Beach, FL

www.kimcorealty.com/103400

AERIAL

GROSS LEASABLE AREA (GLA)	108,795 SF
PARKING SPACES	743
PARKING RATIO	6.83 per 1,000 SF

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DENSITY AERIAL

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Available Curbside Pick-up

	TENANT	SQ FT
1	Dollar Tree	4,000
2	Agile Lashes & Brows	780
3	Little Caesars	1,125
4	Sandra Scott	1,295
5	AT&T	1,500
6	GNC	1,560
7	Rainbow Shops	5,520
8	7-Eleven	3,886
9	JPMorgan Chase Bank	4,879
10	McDonald's	4,000
11	Pollo Tropical	3,900
12	G-Nails Spa	1,500
13	H&R Block	1,500
14	Bloomers Coin Laundry	3,000
15	Available (Former Restaurant)	3,000
16	Walgreens	15,930
17	Publix	51,420

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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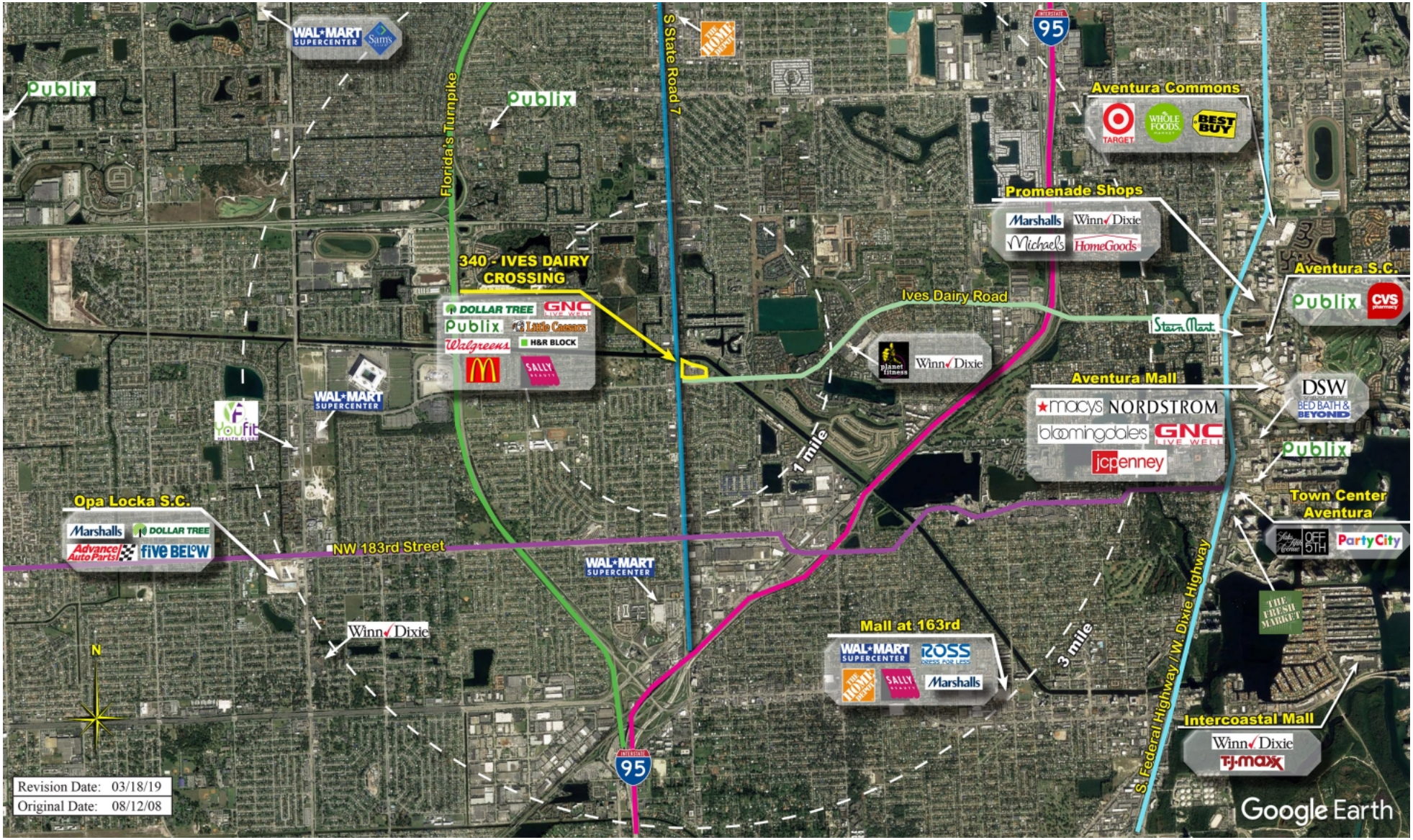

COMPETITION MAP

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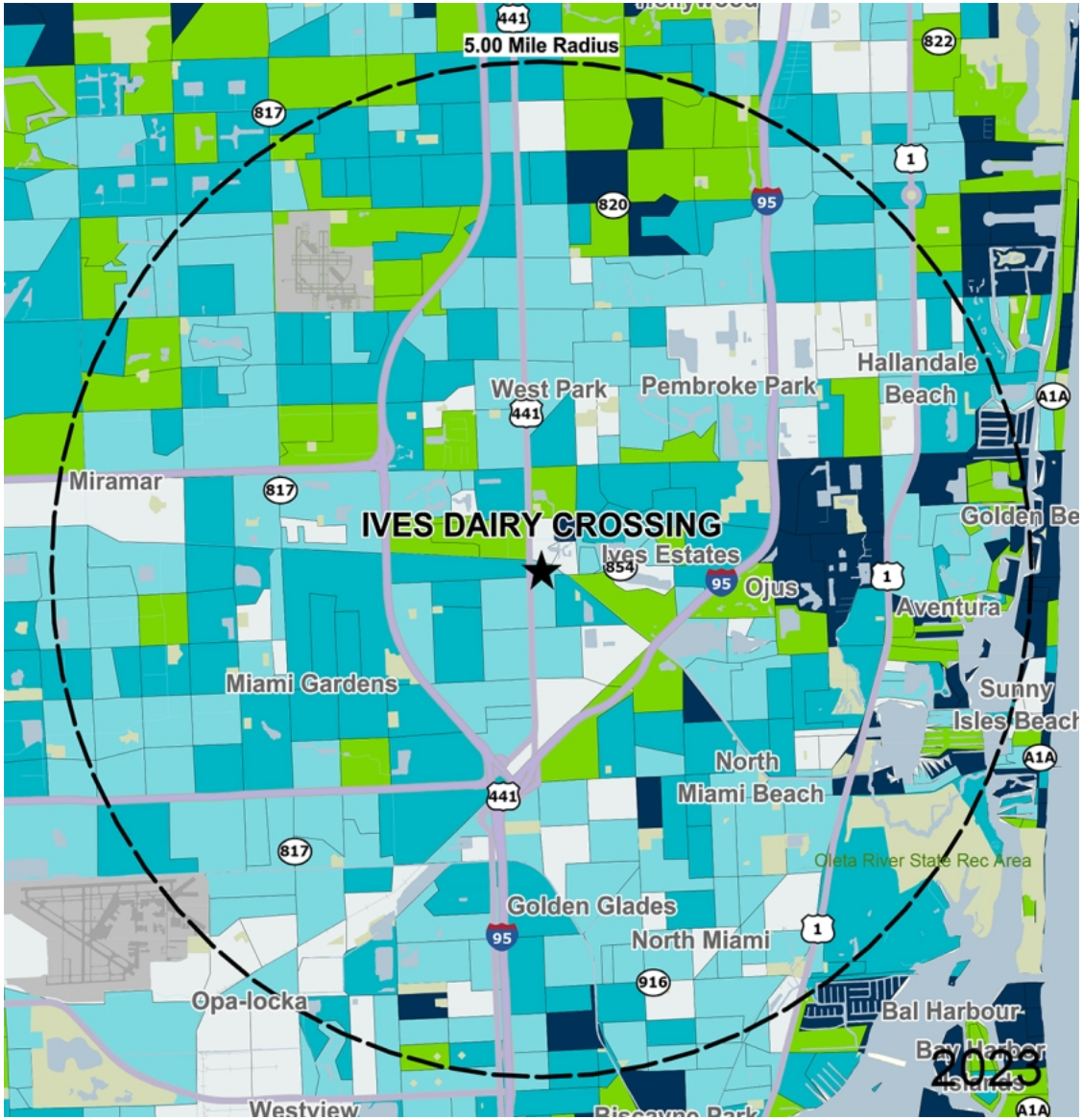

by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	24,585	190,940	538,541
Daytime Pop	18,507	154,509	480,577
Households	8,860	64,136	189,852
Average HH Income	$75,340	$78,311	$81,221
Median HH Income	$60,304	$60,907	$59,739
Per Capita Income	$27,380	$26,396	$28,850

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- $150K and up
- $100K - $150K
- $75K - $100K
- $50K - $75K
- $0K - $50K

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Hwy. 441 (NW 2nd Ave.) &NW 199th St., North Miami Beach, FL

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