



**greenCAPITAL**  
**Realty Advisors**

Commercial Real Estate  
and Construction Services

# FOR SALE

**14686 W. Dixie Highway**  
**North Miami, FL 33161**

For more information  
please contact:

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**Green Capital Realty**  
**Advisors, LLC**

Licensed Real Estate Broker  
Certified Building Contractor

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www.greencapitalrealty.com



## Net Leased Retail Building

\$925,000

Building 3,515 SF

Lot size 12,898 SF

Located inside urban development boundary

- ❖ Zoning BU-IA
- ❖ NOI \$ 62,000.00
- ❖ 5% Yearly Increases

**Asking Price**

**Building  
Description**

**Features**

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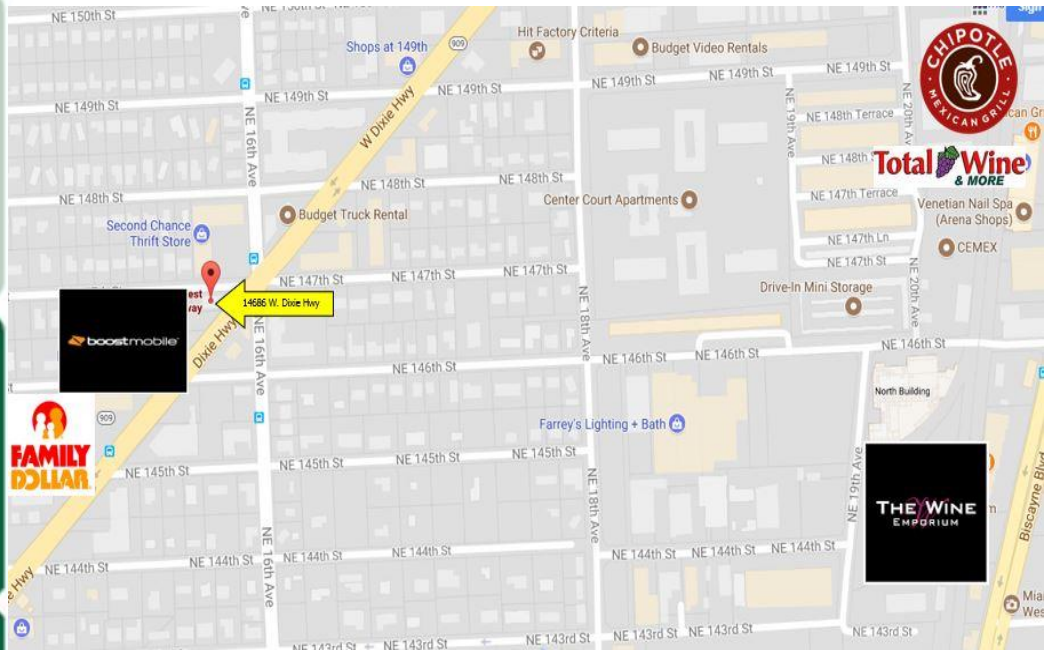
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### Aerial Map



### Demographics

2015	1 mile	3 mile	5 mile
Population	30,518	182,342	461,187
Median Age	34	39	39
Average Income	\$48,872	\$60,721	\$62,880

### FDOT Daily Traffic Count

#### Daily Traffic Count

W. Dixie Hwy -24,000

NE 16<sup>th</sup> Avenue- 7,400

### Photos



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