

FOR LEASE **GATOR GOTHAM**

1561-1595 NE 163RD STREET | N MIAMI BEACH | FL 33162



PROPERTY HIGHLIGHTS

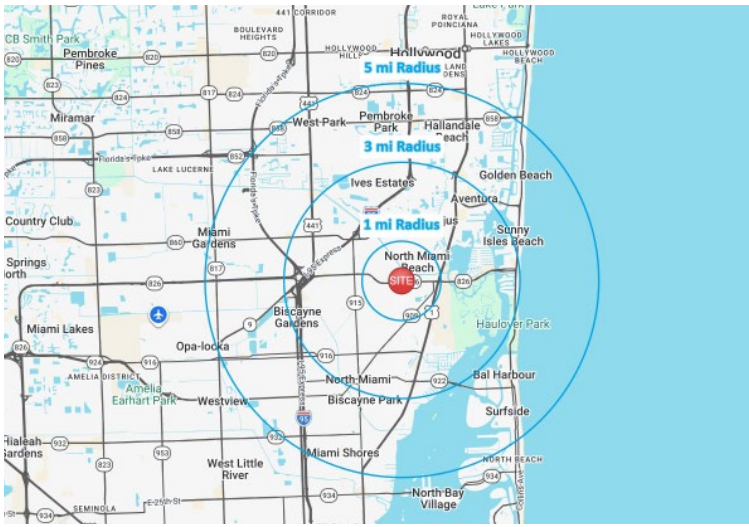
- Anchored by Tint World & Phoenix Auto
- Direct Frontage to NE 163rd Street
- GLA of +/-18,250 SF
- Located just west of Biscayne Boulevard
- Intersection: NE 163rd Street & 16th Avenue
- Miami-Dade County
- Traffic Count: 56,000 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	27,884	228,205	508,543
	\$75,799	\$98,538	\$108,121
AGE	38	40	40



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James A. Goldsmith, Lic. Real Estate Broker