



# Town Center

13700 NE 11th Ave, North Miami, FL 33161

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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## OFFERING SUMMARY



Listing Price  
**\$4,500,000**



Cap Rate  
**7.55%**



# of Suites  
**20**

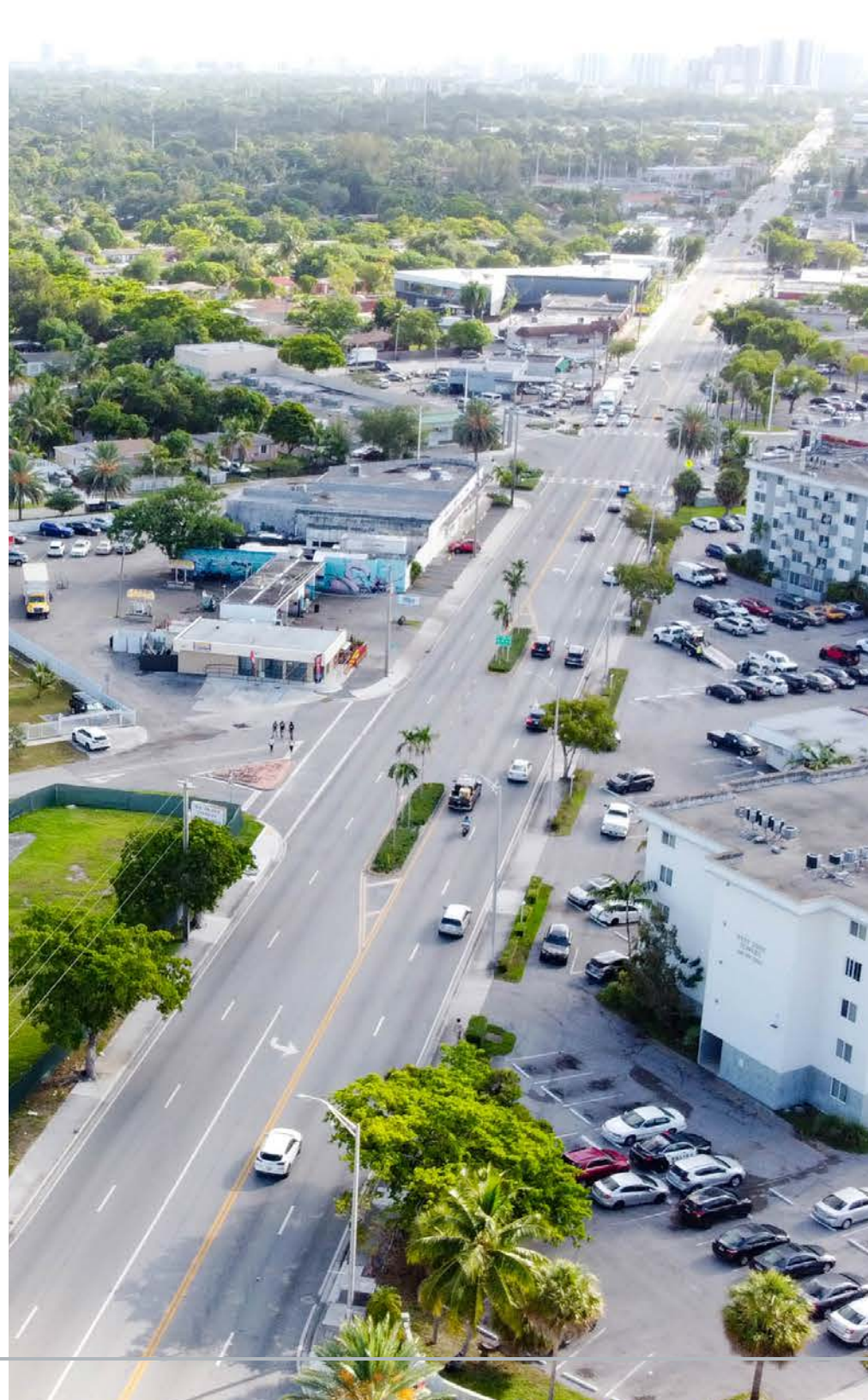
### FINANCIAL

Listing Price	\$4,500,000
NOI	\$339,771
Cap Rate	7.55%
Price/SF	\$273.59

### OPERATIONAL

Rentable SF	16,448 SF
# of Suites	20
Lot Size	0.58 Acres (25,264 SF)
Occupancy	100%
Year Built	1988

\* Property comprises of 20 units, of which four have been combined to create two larger units.



# TOWN CENTER

13700 NE 11th Ave, North Miami, FL 33161

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## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale Town Center, a fully leased retail property located at 13700 NE 11th Avenue in North Miami, Florida. This 16,448-square-foot center comprises 20 suites, several of which have been combined to create larger tenant spaces, and is situated on a 0.58-acre parcel with 49 parking spaces. Built in 1988, the property features durable concrete block construction and offers a favorable parking ratio of 3:1,000 SF, making it highly functional for retail tenants.

The investment is anchored by a stable income stream, with all leases structured as triple net (NNN), allowing for minimal landlord responsibilities and predictable cash flow. The property's current occupancy is 100%, and existing leases include scheduled rent escalations, supporting consistent income growth over the hold period.

North Miami's retail market fundamentals enhance the long-term appeal of this asset. Miami-Dade County continues to post one of the lowest retail vacancy rates in the nation, hovering around 2.7% in 2025, with asking rents approaching \$49 per square foot—up nearly 60% since 2019, according to CoStar and Real Capital Analytics data.

The property benefits from strong surrounding demographics, with over 475,000 residents within a five-mile radius and median household incomes projected to grow 14% over the next five years.

Town Center's prime location near major corridors like West Dixie Highway positions it to capture both local and commuter traffic, while the diverse tenant mix aligns with evolving retail trends in North Miami. For investors seeking a stable, management-light asset in a high-growth market, Town Center represents an exceptional opportunity to secure reliable income and long-term appreciation potential in one of South Florida's most dynamic retail corridors.

SECTION 2

# Property Information

PROPERTY DETAILS

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REGIONAL MAP

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PROPERTY PHOTOS

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## Town Center // PROPERTY DETAILS

### SITE DESCRIPTION

Assessors Parcel Number	06-2219-007-0910
Zoning	C-1 Commercial District
Floors	2
Year Built	1988
Rentable SF	16,448 SF
Ownership	Fee Simple
Lot Size	0.58 Acres
Parking	Asphalt
Parking Ratio	3:1,000 SF
Topography	Elevated
Parking Spaces	49
Access Points	W Dixie/NE 11th Ave

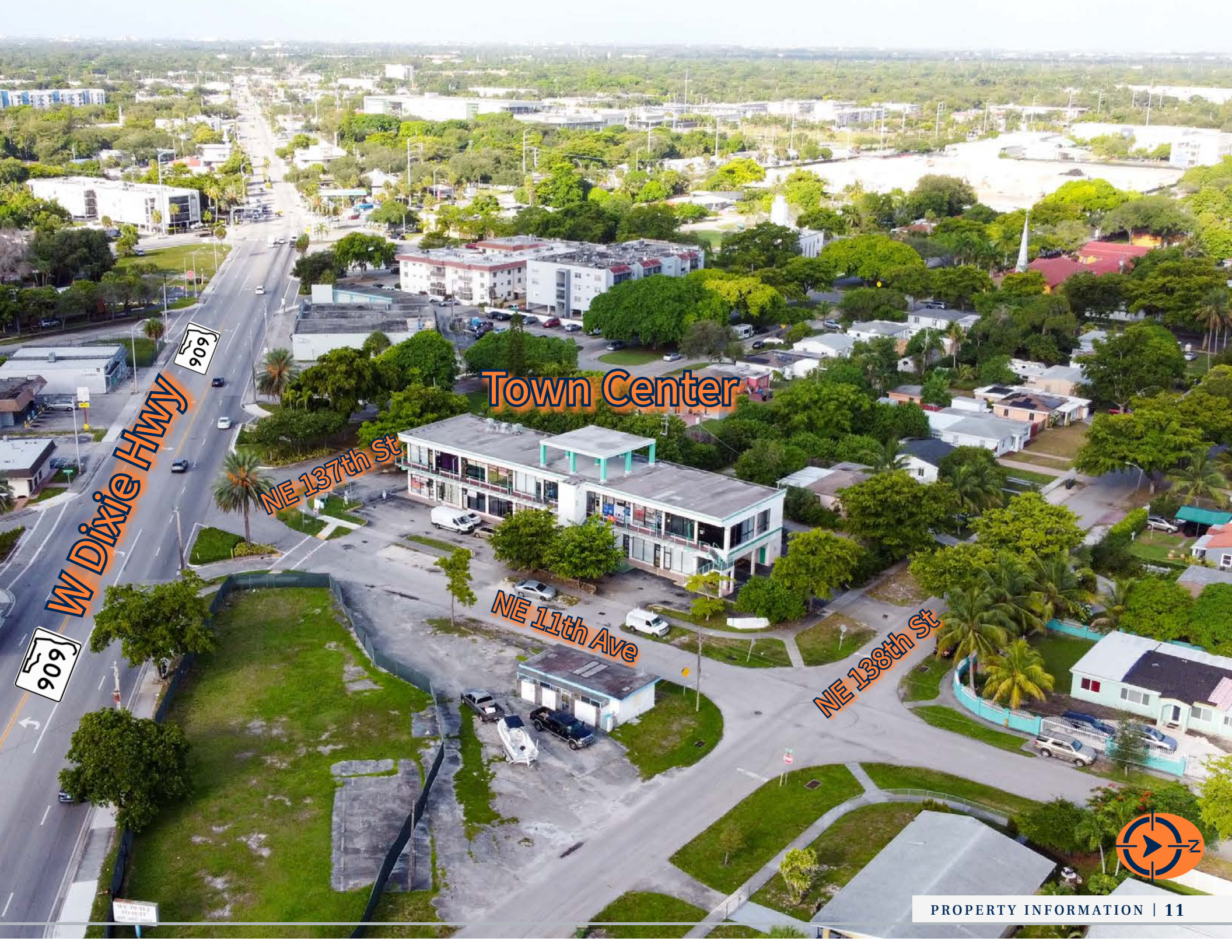
### CONSTRUCTION

Exterior	Concrete Block
Roof	Prestress Concrete





**13700 NE 11th Ave**



# Town Center

W Dixie Hwy

909

NE 137th St

NE 11th Ave

NE 138th St





# Town Center

W Dixie Hwy

NE 11th Ave

NE 138th St

NE 11th Ave

NE 137th St

NE 137th St





# Town Center

NE 137th St

NE 138th St

NE 11th Ave

W Dixie Hwy

909

909

NE 137th St





NE 137th St

NE 138th St

# Town Center

NE 11th Ave

W Dixie Hwy  
909





SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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## Town Center // FINANCIAL DETAILS

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Year - 1 Rent	Lease Type
Rene Grocery LLC	13700	822	5.0%	-	6/30/28	\$21.16	\$1,450	\$17,400	\$19,140	NNN
Lalanne Hypnotherapy	13706	822	5.0%	-	3/31/26	\$22.62	\$1,550	\$18,600	\$20,460	NNN
Caribbean Multiservices	13710	822	5.0%	-	6/30/26	\$20.87	\$1,430	\$17,160	\$18,876	NNN
Nana Juicer Bar	13716	822	5.0%	-	8/31/26	\$24.08	\$1,650	\$19,800	\$21,780	NNN
Bethany Cleaners	13720	822	5.0%	-	6/30/28	\$21.45	\$1,470	\$17,640	\$19,404	NNN
Bethany Cleaners	13726	822	5.0%	-	6/30/28	\$21.45	\$1,470	\$17,640	\$19,404	NNN
G & R Nursing	13730	822	5.0%	-	6/30/28	\$20.43	\$1,400	\$16,800	\$18,480	NNN
Dr. Steven Berman	13736	822	5.0%	-	4/1/28	\$30.64	\$2,100	\$25,200	\$27,720	NNN
Dr. Steven Berman	13740	822	5.0%	-	4/1/28	\$30.64	\$2,100	\$25,200	\$27,720	NNN
Office of Noelle	13750	822	5.0%	-	12/31/26	\$20.43	\$1,400	\$16,800	\$18,480	NNN
Frankie Bistro	13756	822	5.0%	-	9/30/26	\$19.26	\$1,320	\$15,840	\$17,424	NNN
Thoby David	13760	822	5.0%	-	12/31/26	\$20.43	\$1,400	\$16,800	\$18,480	NNN
Office of Irma	13766	822	5.0%	-	10/11/26	\$18.97	\$1,300	\$15,600	\$17,160	NNN
Steeve's Media	13770	822	5.0%	-	1/31/26	\$18.97	\$1,300	\$15,600	\$17,160	NNN
Office of Anastal	13776	822	5.0%	-	8/31/26	\$18.24	\$1,250	\$15,000	\$16,500	NNN
Magda	13780	822	5.0%	-	6/30/26	\$20.87	\$1,430	\$17,160	\$18,876	NNN
High Tech	13786	822	5.0%	-	12/31/26	\$18.97	\$1,300	\$15,600	\$17,160	NNN
Side Security	13790	822	5.0%	-	7/31/26	\$20.87	\$1,430	\$17,160	\$18,876	NNN
Office Kenny	13796	822	5.0%	-	12/31/26	\$18.97	\$1,300	\$15,600	\$17,160	NNN
Mainse Herbs	13798	822	5.0%	-	7/31/26	\$20.87	\$1,430	\$17,160	\$18,876	NNN
<b>Total</b>		<b>16,448</b>				<b>\$21.51</b>	<b>\$29,480</b>	<b>\$353,760</b>	<b>\$389,136</b>	
<b>Occupied Tenants: 20</b>			<b>Unoccupied Tenants: 0</b>			<b>Occupied GLA: 100.00%</b>			<b>Unoccupied GLA: 0.00%</b>	
<b>Total Current Rents: \$29,480</b>						<b>Occupied Current Rents: \$29,480</b>			<b>Unoccupied Current Rents: \$0</b>	

**Notes:**

- Year - 1 rent equals tenant annual increases at 10%
- Taxes are based on list price
- Suites sizes are assumed

## FINANCIAL DETAILS // **Town Center**

Income	Current		Per SF	Year - 1		Per SF
Scheduled Base Rental Income	353,760		21.51	389,136		23.66
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	112,540		6.84	113,600		6.91
Total Reimbursement Income	\$112,540	100.0%	\$6.84	\$113,600	100.0%	\$6.91
Potential Gross Revenue	466,300		28.35	502,736		30.57
General Vacancy	(13,989)	3.0%	(0.85)	(15,082)	3.0%	(0.92)
Effective Gross Revenue	\$452,311		\$27.50	\$487,654		\$29.65

Operating Expenses	Current		Per SF	Year - 1		Per SF
Maintenance	2,400		0.15	2,400		0.15
Landscape	1,200		0.07	1,200		0.07
Water	7,000		0.43	7,000		0.43
FPL	6,000		0.36	6,000		0.36
Insurance	2,600		0.16	2,600		0.16
Real Estate Taxes	79,771		4.85	79,771		4.85
Management Fee	13,569	3.0%	0.82	14,630	3.0%	0.89
Total Expenses	\$112,540		\$6.84	\$113,600		\$6.91
Expenses as % of EGR	24.9%			23.3%		
Net Operating Income	\$339,771		\$20.66	\$374,054		\$22.74

Notes:

- Year - 1 rent equals tenant annual increases at 10%
- Taxes are based on list price
- Suites sizes are assumed

## Town Center // FINANCIAL DETAILS

### Summary

Price	\$4,500,000
Number of Suites	20
Price Per SqFt	\$273.59
Rentable Built Area (RBA)	16,448 SF
Lot Size	0.58 Acres
Year Built/Renovated	1988
Occupancy	100.00%

Returns	Current	Year - 1
CAP Rate	7.55%	8.31%

Notes:

- Year - 1 rent equals tenant annual increases at 10%
- Taxes are based on list price
- Suites sizes are assumed

### Operating Data

Income	Current	Year - 1
Scheduled Base Rental Income	\$353,760	\$389,136
Total Reimbursement Income	\$112,540	\$113,600
Potential Gross Revenue	\$466,300	\$502,736
General Vacancy	3.0% (\$13,989)	3.0% (\$15,082)
Effective Gross Revenue	\$452,311	\$487,654
Less: Operating Expenses	(\$112,540)	(\$113,600)
Net Operating Income	\$339,771	\$374,054

Operating Expenses	Current	Year - 1
CAM	\$16,600	\$16,600
Insurance	\$2,600	\$2,600
Real Estate Taxes	\$79,771	\$79,771
Management Fee	\$13,569	\$14,630
Total Expenses	\$112,540	\$113,600
Expenses/SF	\$6.84	\$6.91

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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PRICE PER SF CHART

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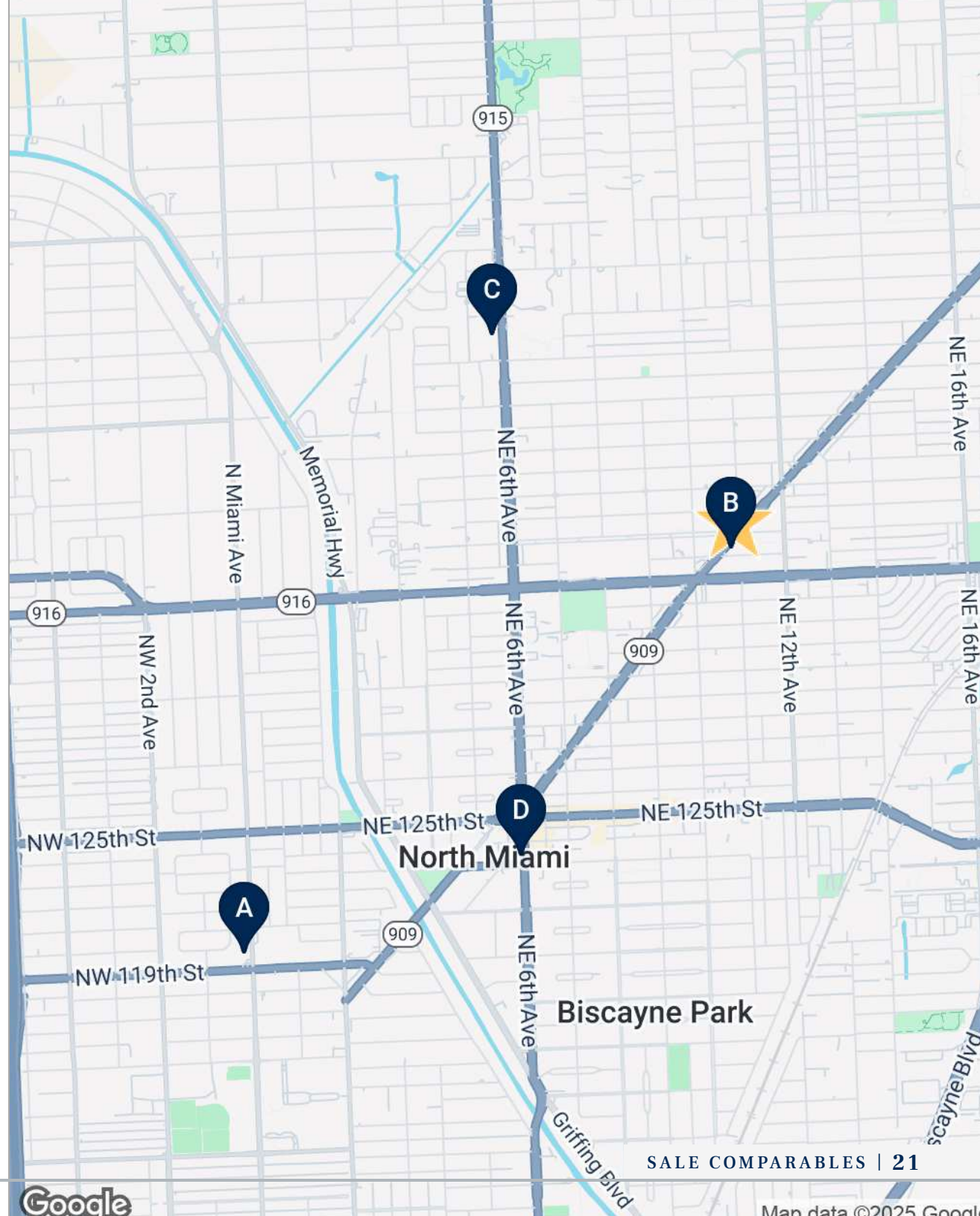
SALE COMPS

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# SALE COMPS MAP

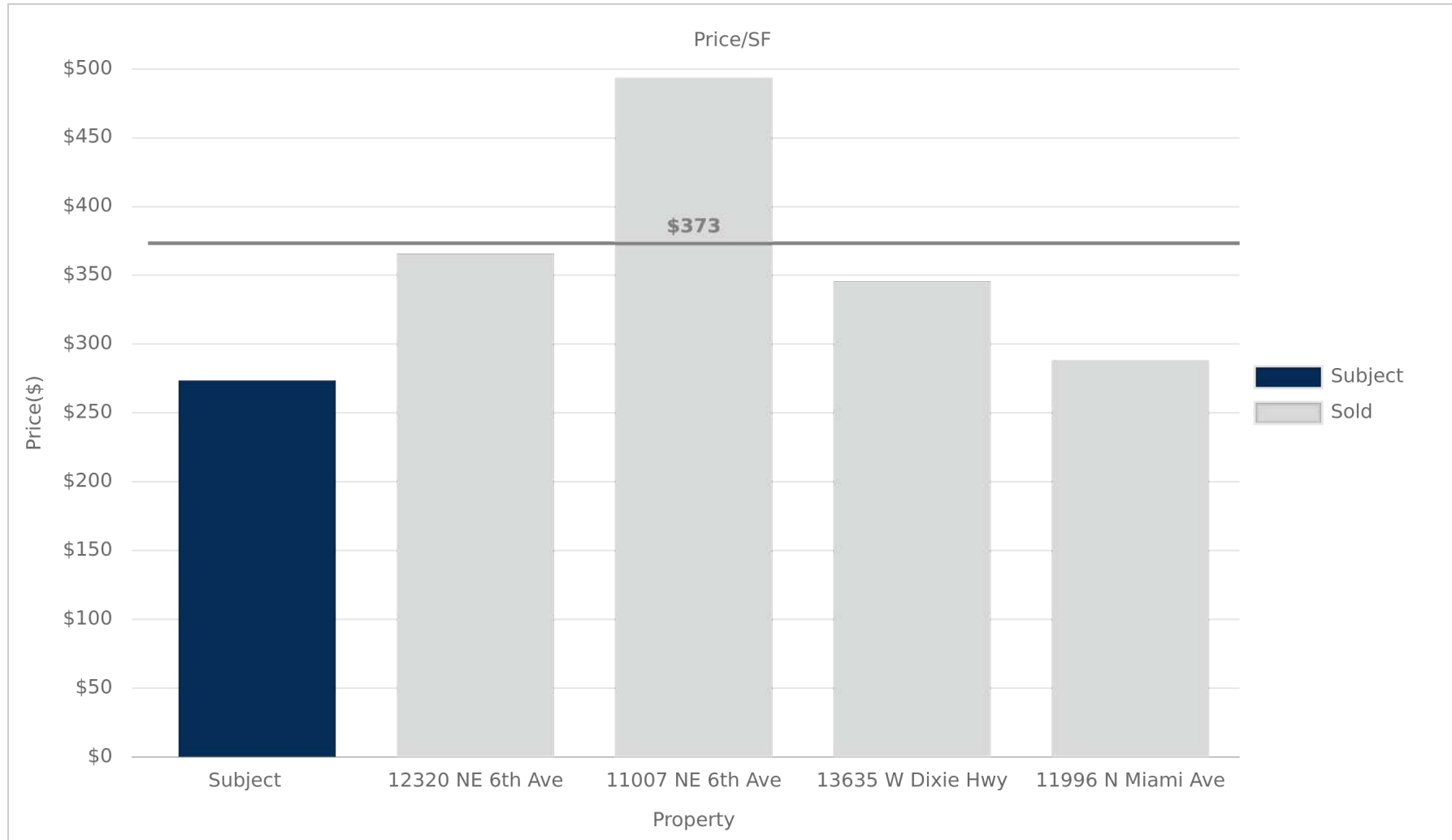
- ★ Town Center
- A 11996 N Miami Ave
- B 13635 W Dixie Hwy
- C 11007 NE 6th Ave
- D 12320 NE 6th Ave



## SALE COMPS SUMMARY // **Town Center**

	SUBJECT PROPERTY	PRICE	RENTABLE SF	PRICE/SF	CLOSE
	<b>Town Center</b> 13700 NE 11th Ave North Miami, FL 33161	\$4,500,000	16,448 SF	\$273.59	On Market
	SALE COMPARABLES	PRICE	RENTABLE SF	PRICE/SF	CLOSE
	<b>11996 N Miami Ave</b> Miami, FL 33168	\$4,000,000	13,863 SF	\$288.54	03/19/2025
	<b>13635 W Dixie Hwy</b> North Miami, FL 33161	\$1,410,000	4,080 SF	\$345.59	03/04/2025
	<b>11007 NE 6th Ave</b> North Miami, FL 33161	\$2,200,000	4,458 SF	\$493.49	05/31/2023
	<b>12320 NE 6th Ave</b> North Miami, FL 33161	\$1,300,000	3,555 SF	\$365.68	07/29/2022

## Town Center // PRICE PER SF CHART



## SALE COMPS // **Town Center**



### **Town Center**

13700 NE 11th Ave, North Miami, FL 33161

Listing Price:	\$4,500,000	Rentable SF:	16,448 SF
Price/SF:	\$273.59	Property Type:	Retail
Occupancy:	100%	Year Built:	1988
Lot Size:	0.58 Acres	COE:	On Market
Cap Rate:	7.55%		



### **11996 N Miami Ave**

Miami, FL 33168

Sale Price:	\$4,000,000	Rentable SF:	13,863 SF
Price/SF:	\$288.54	Property Type:	Retail
Year Built:	1955	Lot Size:	1 Acres
COE:	03/19/2025		

Town Center // SALE COMPS



**B** 13635 W Dixie Hwy  
North Miami, FL 33161

Sale Price:	\$1,410,000	Rentable SF:	4,080 SF
Price/SF:	\$345.59	Property Type:	Retail
Year Built:	1954	Lot Size:	0.32 Acres
COE:	03/04/2025		



**C** 11007 NE 6th Ave  
North Miami, FL 33161

Sale Price:	\$2,200,000	Rentable SF:	4,458 SF
Price/SF:	\$493.49	Property Type:	Retail
Year Built:	1958	Lot Size:	0.26 Acres
COE:	05/31/2023		

## SALE COMPS // **Town Center**



**D** **12320 NE 6th Ave**  
North Miami, FL 33161

Sale Price:	\$1,300,000	Rentable SF:	3,555 SF
Price/SF:	\$365.68	Property Type:	Retail
Year Built:	1951	Lot Size:	0.21 Acres
COE:	07/29/2022		

SECTION 5

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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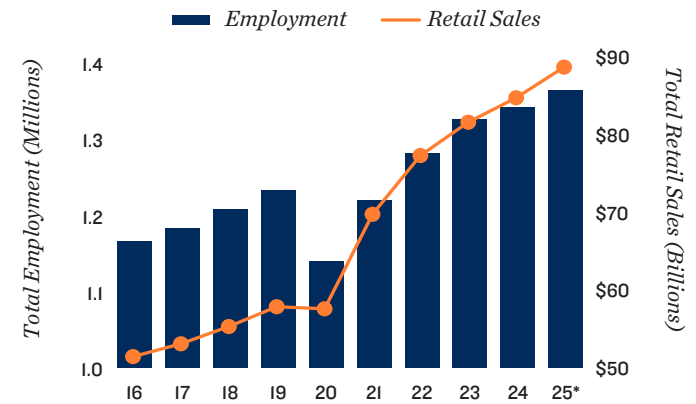
## MIAMI-DADE

### Shifting Tenant Composition Bolsters City Centers Amid Sustained Suburban Tightness

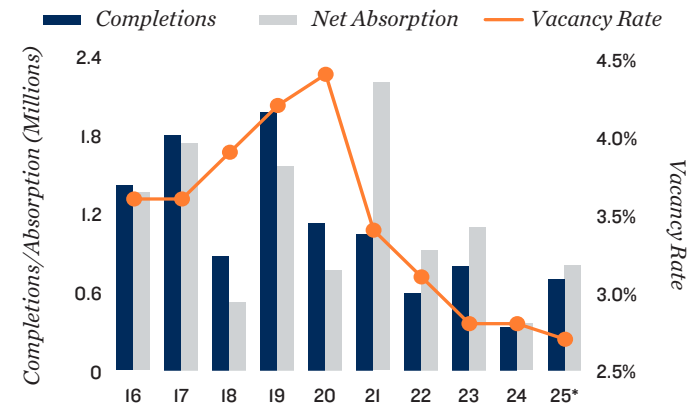
**Evolving retail mix reshapes the urban landscape.** Miami-Dade’s expanding economy is set to maintain one of the nation’s fastest income growth rates in 2025, supporting consumer spending across the metro. Submarkets that were slower to recover post-pandemic are gaining traction, driven by a shift toward experience- and cost-oriented businesses. New retail developments in Downtown reflect this trend; Sawyer’s Block will be anchored by discount stores, while a bowling alley and health club will occupy the largest spaces in Miami Worldcenter. Dining and high-end fashion brands are also expected to maintain steady demand for smaller footprints in the urban core, building on the vacancy compression seen in 2024. In the metro’s northern consumer hubs, traditional retailers are also giving way to experiential concepts, exemplified by Aventura Mall adding a new gym and upscale culinary destination. Elsewhere, record-low vacancy below 2 percent in central and southern areas like Hialeah and Kendall may constrain leasing activity while still supporting above-average rent growth.

**Wynwood expands as suburbs stay competitive.** Wynwood saw heightened investment activity last year, fueled by strong population growth and a deepening employer base. Historically elevated multifamily absorption, along with Amazon signing the largest-ever office lease in the area, underscore its rising appeal, sustaining investor interest in high-traffic retail within mixed-use developments. Meanwhile, persistently low suburban vacancy should reinforce buyer demand in areas like Coral Gables and Doral, particularly for those pursuing larger shopping centers. Investors seeking net-leased assets may focus on convenience stores or auto repair shops, while strong fast-food and restaurant leasing in 2024 may drive demand for these tenants’ spaces.

### Economic Trends



### Supply and Demand



\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

## 2025 MARKET FORECAST

+1.6% 

**EMPLOYMENT:** Hiring is set to improve modestly in 2025, with a net gain of 22,000 roles. This will rank Miami-Dade’s job growth rate among the top 10 fastest major U.S. markets.

700,000   
sq. ft.

**CONSTRUCTION:** Deliveries will rise slightly from last year, but remain historically subdued. Most of 2025’s completions will be concentrated in the Greater Downtown Miami area.

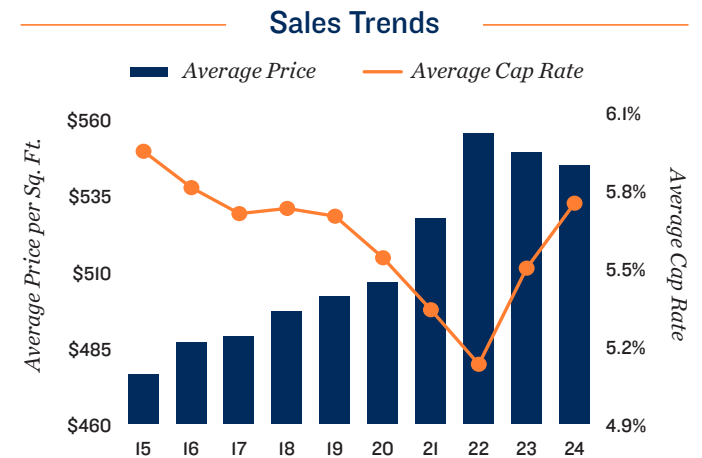
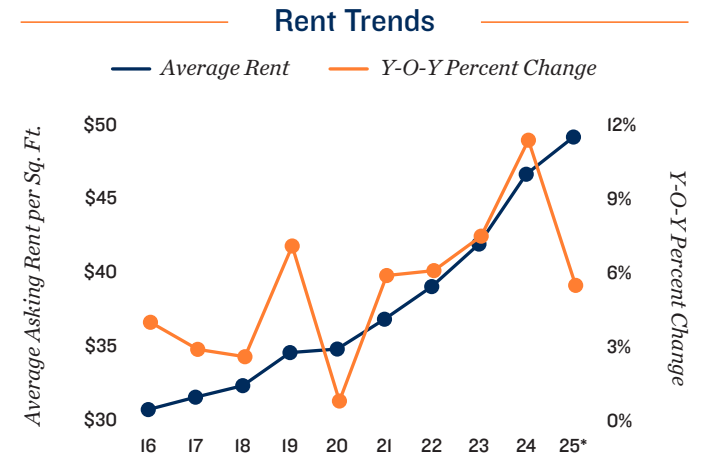
-10 bps 

**VACANCY:** Well pre-leased new supply and steady economic growth are expected to drive tighter vacancy. At 2.7 percent, Miami will have the fourth-lowest rate of major metros.

+5.4% 

**RENT:** Tight vacancy enables Miami to join Tampa as the only major market with five straight years of rent growth above 5 percent, with the metro’s mean asking rate reaching \$49.00 per square foot.

**INVESTMENT:** *South Dade should see steady investor demand, as asking rents have risen nearly 60 percent since 2019 – the fifth-fastest pace nationwide among sub-markets with over 9 million square feet of inventory.*



\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

# DEMOGRAPHICS // Town Center

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	34,128	177,824	482,425
<b>2024 Estimate</b>			
Total Population	34,177	176,082	475,129
<b>2020 Census</b>			
Total Population	33,793	173,511	467,130
<b>2010 Census</b>			
Total Population	33,499	168,295	444,657
<b>Daytime Population</b>			
2024 Estimate	24,605	140,838	376,616
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	11,605	61,098	181,998
<b>2024 Estimate</b>			
Total Households	11,537	60,291	179,005
Average (Mean) Household Size	2.8	2.9	2.7
<b>2010 Census</b>			
Total Households	11,443	59,182	174,883
<b>2010 Census</b>			
Total Households	10,147	55,061	163,524
<b>Occupied Units</b>			
2029 Projection	12,444	66,734	215,573
2024 Estimate	12,369	65,810	211,941
<b>HOUSEHOLDS BY INCOME</b>			
<b>2024 Estimate</b>			
\$150,000 or More	4.9%	11.5%	13.2%
\$100,000-\$149,999	9.7%	13.6%	12.9%
\$75,000-\$99,999	13.4%	14.6%	14.0%
\$50,000-\$74,999	20.4%	19.1%	17.3%
\$35,000-\$49,999	15.7%	12.5%	11.7%
Under \$35,000	35.9%	28.6%	30.9%
Average Household Income	\$61,626	\$83,382	\$84,511
Median Household Income	\$50,427	\$67,512	\$66,660
Per Capita Income	\$21,343	\$28,770	\$31,991

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$154,873	\$180,815	\$177,767
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$19,723	\$22,562	\$22,305
Transportation	\$10,627	\$11,985	\$11,638
Food	\$6,887	\$7,792	\$7,630
Personal Insurance and Pensions	\$5,946	\$7,354	\$7,158
Entertainment	\$2,624	\$3,403	\$3,355
Cash Contributions	\$1,783	\$2,444	\$2,530
Apparel	\$1,366	\$1,491	\$1,443
Personal Care Products and Services	\$644	\$745	\$732
Education	\$594	\$771	\$755
Alcoholic Beverages	\$448	\$543	\$534
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	34,177	176,082	475,129
Under 20	24.5%	24.1%	22.8%
20 to 34 Years	22.1%	20.6%	19.3%
35 to 39 Years	7.2%	6.9%	7.1%
40 to 49 Years	12.3%	12.7%	13.1%
50 to 64 Years	19.1%	20.1%	20.3%
Age 65+	14.9%	15.6%	17.4%
Median Age	37.0	38.0	40.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	23,296	121,373	338,312
Elementary (0-8)	12.8%	9.6%	7.8%
Some High School (9-11)	8.0%	7.1%	6.7%
High School Graduate (12)	39.5%	32.3%	29.1%
Some College (13-15)	14.8%	15.1%	15.9%
Associate Degree Only	10.0%	9.3%	9.6%
Bachelor's Degree Only	10.5%	16.4%	18.8%
Graduate Degree	4.4%	10.3%	12.0%



### POPULATION

In 2024, the population in your selected geography is 475,129. The population has changed by 6.85 percent since 2010. It is estimated that the population in your area will be 482,425 five years from now, which represents a change of 1.5 percent from the current year. The current population is 51.5 percent male and 48.5 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 6,059 people per square mile.



### HOUSEHOLDS

There are currently 179,005 households in your selected geography. The number of households has changed by 9.47 percent since 2010. It is estimated that the number of households in your area will be 181,998 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.7 people.



### INCOME

In 2024, the median household income for your selected geography is \$66,660, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 72.84 percent since 2010. It is estimated that the median household income in your area will be \$76,101 five years from now, which represents a change of 14.2 percent from the current year.

The current year per capita income in your area is \$31,991, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$84,511, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 233,708 people in your selected area were employed. The 2010 Census revealed that 53.9 percent of employees are in white-collar occupations in this geography, and 19.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



### HOUSING

The median housing value in your area was \$438,026 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 88,755.00 owner-occupied housing units and 74,764.00 renter-occupied housing units in your area.



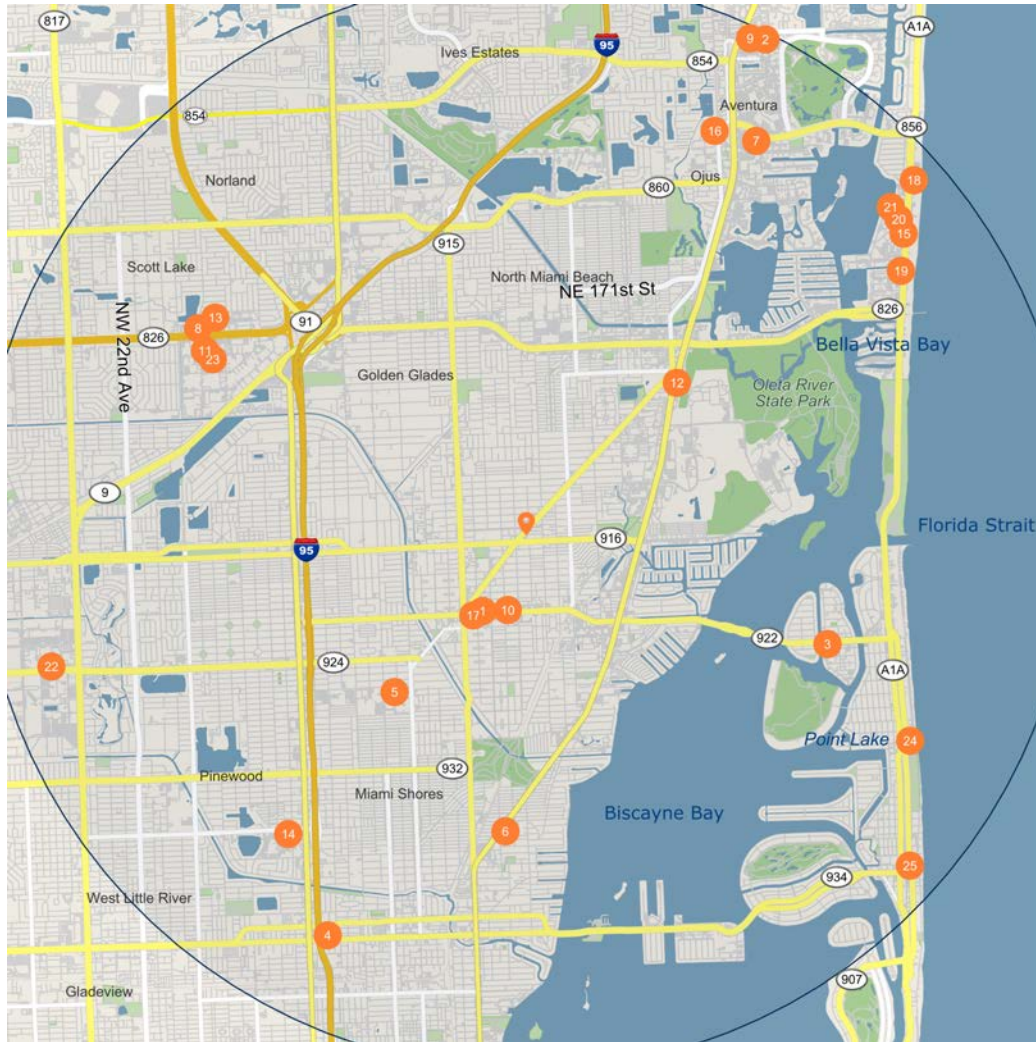
### EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

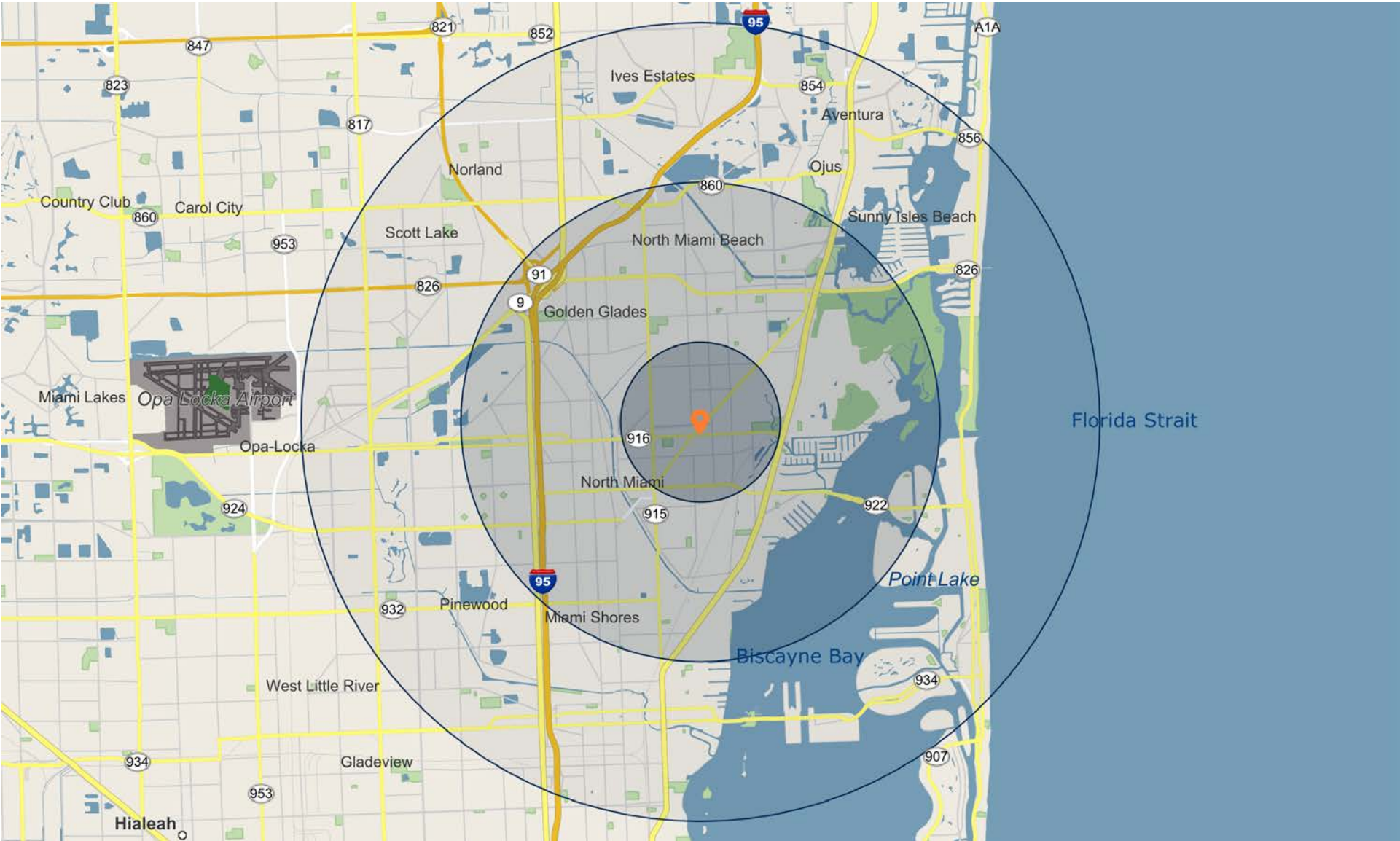
The number of area residents with an associate degree was higher than the nation's at 11.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.1 percent in the selected area compared with the 19.7 percent in the U.S.

# DEMOGRAPHICS // Town Center



Major Employers		Employees
1	Payless Shsource Worldwide LLC-Collective Brands	19,000
2	BanESCO USA-BanESCO USA 10	5,025
3	Transform Holdco LLC	5,018
4	Leon Flagler Holdings LLC-Leon Medical Center	1,833
5	Barry University Inc-Institute For Prof Grdnship EI	1,210
6	Archdiocese of Miami Inc-St Marys Properties	1,152
7	Commemorative Brands Inc-Artcarved	1,136
8	Chenmed LLC-Chen Medical Centers	1,130
9	Icon International Holdings	1,000
10	US Security Associates Inc	995
11	Compass Group Usa Inc	986
12	N-lx USA Inc	950
13	United Group Underwriters LLC-United Automobile Insurance Co	897
14	Tandem Health Care Miami Inc-Franco Nrsing Rhbilitation Ctr	746
15	Trans-Resources LLC	736
16	Grand Realty America Corp-Grand Realty	700
17	Caremark Phc LLC	650
18	Tb Isle Resort LP-Turnberry Ocean Club	635
19	City of Sunny Isles Beach-Skate Park	612
20	City of Sunny Isles Beach-Sunny Isles Beach Police Dept	612
21	City of Sunny Isles Beach-Susan Smpson Cltral Cmmnity S	612
22	Gordon Food Service Inc-GFS Florida Division	550
23	Perko Inc	525
24	Bluegreen Vacations Corp-Bluegreen Vacations	520
25	Miami Subs Corporation-Miami Subs & Grill	474



# DEMOGRAPHICS // Town Center

## DEMOGRAPHIC SUMMARY

13700 Ne 11Th Ave, North Miami, Florida, 33161

Ring of 1 mile

### KEY FACTS

31,436

Population



10,633

Households

38.7

Median Age

\$44,590

Median Disposable Income

### EDUCATION

20.4%

No High School Diploma



40.7%

High School Graduate



22.9%

Some College/  
Associate's Degree



15.9%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$52,820

Median Household Income



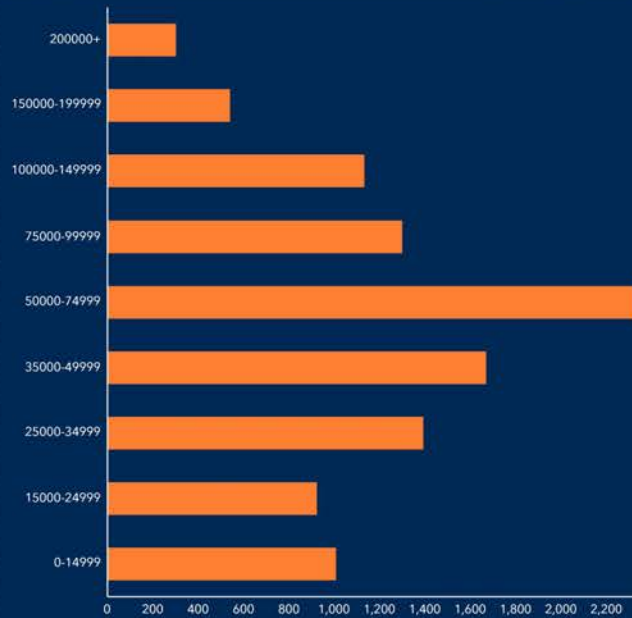
\$23,933

Per Capita Income

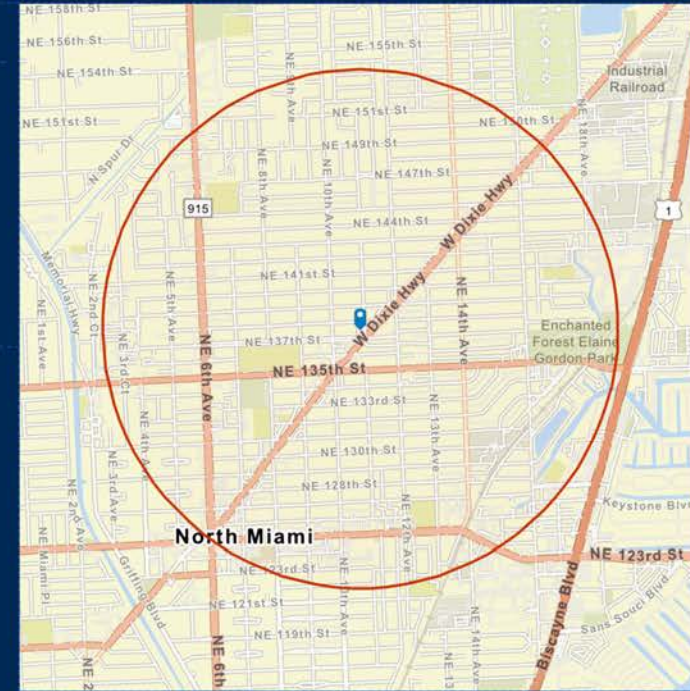


\$49,080

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

47.1%

White Collar

23.3%

Blue Collar

37.1%

Services

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

# DEMOGRAPHIC SUMMARY

13700 Ne 11Th Ave, North Miami, Florida, 33161

Ring of 3 miles

## KEY FACTS

171,018

Population

39.5

Median Age



60,117

Households

\$55,262

Median Disposable Income

## EDUCATION

14.4%

No High School Diploma



33.0%

High School Graduate



23.3%

Some College/ Associate's Degree



29.3%

Bachelor's/Grad/ Prof Degree

## INCOME



\$65,546

Median Household Income



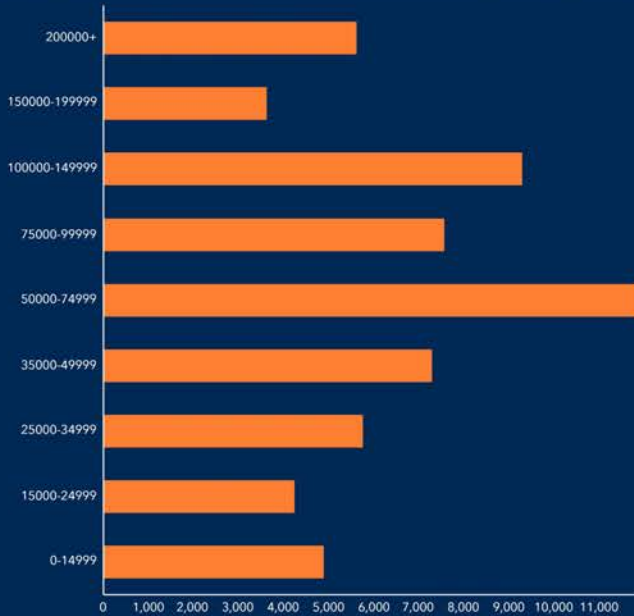
\$34,141

Per Capita Income

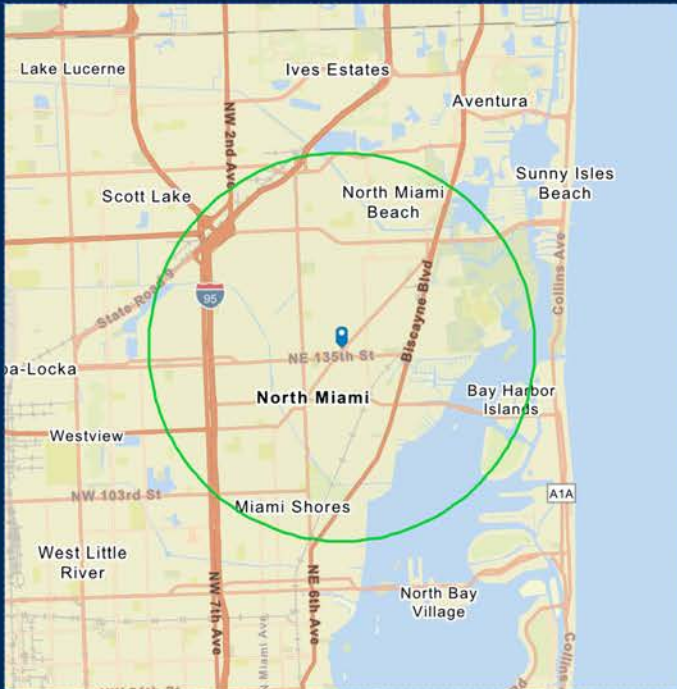


\$116,533

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



56.3%

White Collar



20.0%

Blue Collar



28.5%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

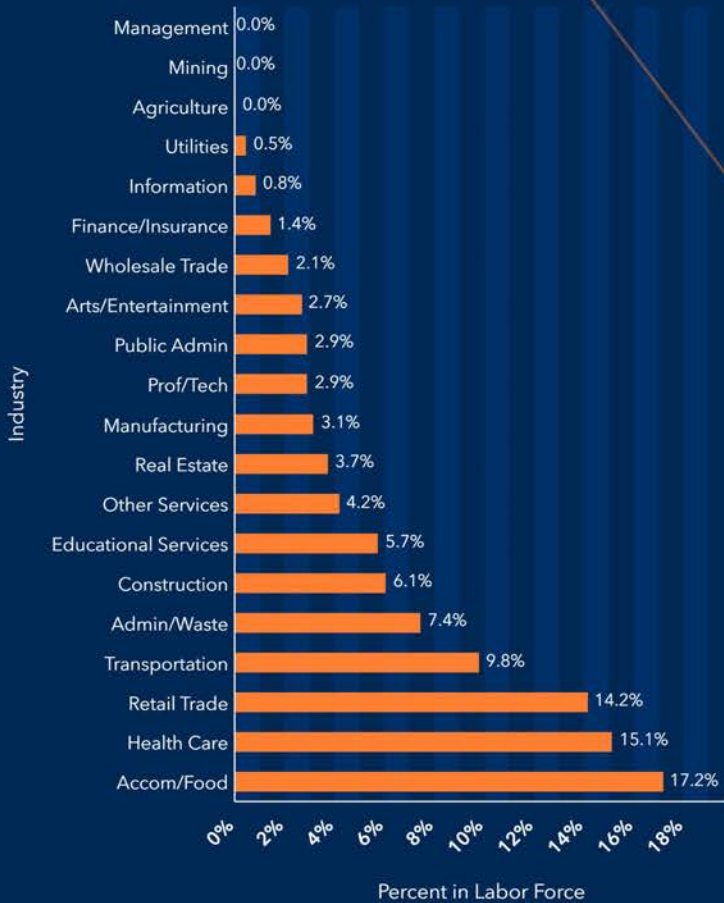
# Economic Development Profile

13700 Ne 11Th Ave, North Miami, Florida, 33161

Ring of 1 mile

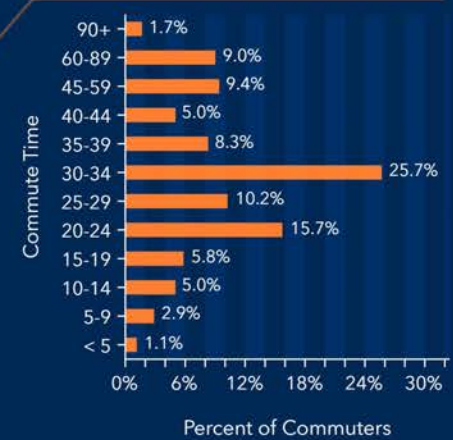


## Labor Force by Industry



## Employment

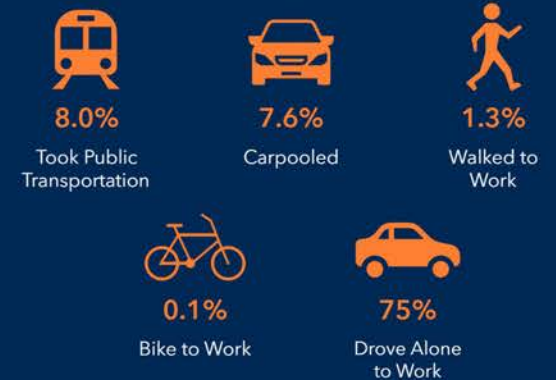
## Commute Time: Minutes



## Transportation to Work

# Workforce Overview

## Businesses



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

Home Ownership



Home Value



Household Income



Community Overview

Educational Attainment



Key Facts

<b>11,560</b> Total Housing Units	<b>45</b> Housing Affordability Index	<b>2,001</b> Households Below the Poverty Level
<b>38.7</b> Median Age	<b>\$44,590</b> Median Disposable Income	<b>31,436</b> Total Population
<b>41</b> Wealth Index	<b>76</b> Diversity Index	<b>163</b> Total Crime Index

No segments found

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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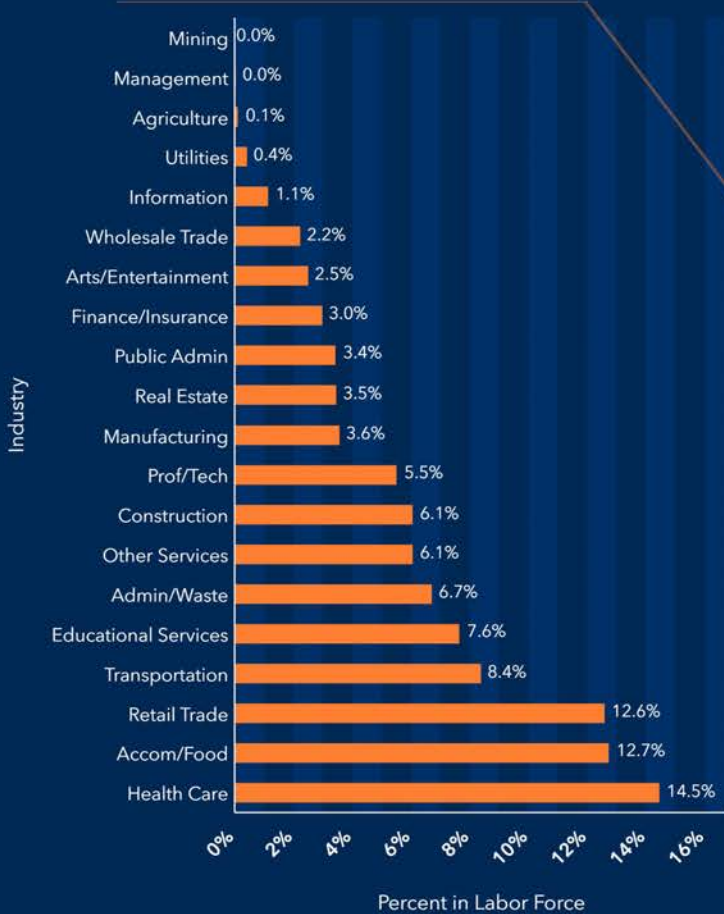
# Economic Development Profile

13700 Ne 11Th Ave, North Miami, Florida, 33161

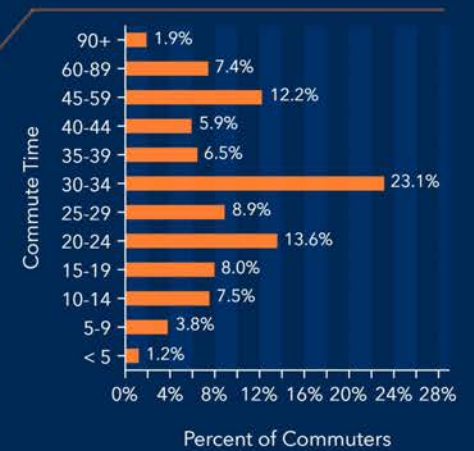
Ring of 3 miles



## Labor Force by Industry



## Commute Time: Minutes



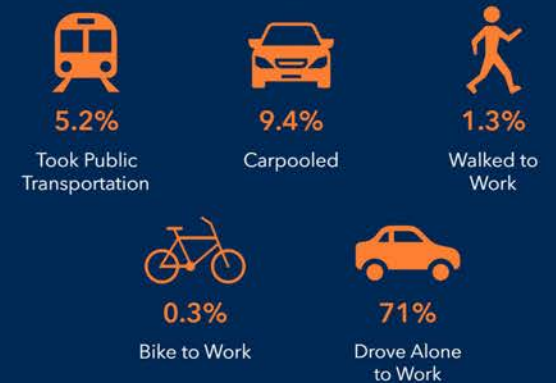
# Workforce Overview

## Employment

## Businesses



## Transportation to Work

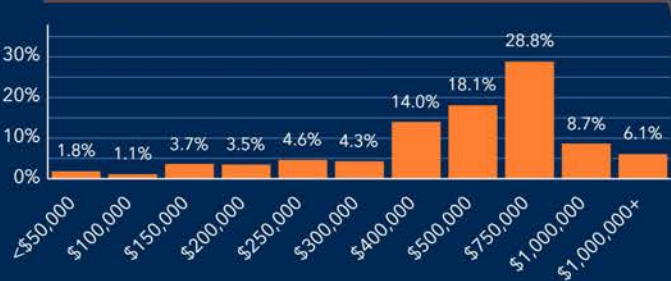


Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

Home Ownership



Home Value



Household Income



Community Overview

Educational Attainment



Key Facts

<b>65,890</b> Total Housing Units	<b>47</b> Housing Affordability Index	<b>9,144</b> Households Below the Poverty Level
<b>39.5</b> Median Age	<b>\$55,262</b> Median Disposable Income	<b>171,018</b> Total Population
<b>75</b> Wealth Index	<b>84</b> Diversity Index	<b>149</b> Total Crime Index

No segments found

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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