

NoMi

12005 NW 7TH AVE

FOR LEASE

PRIME RETAIL SPACE



SIGNAGE

FOR LEASE
1,000 SF +/-
chariff REALTY GROUP
Agent: Alejandro 954-995-8555
305-576-7474

Window Mart

FREE SMOKE
VAPE & SMOKE SHOP

FREE SMOKE
VAPE & SMOKE SHOP

OPEN
12001

KRATOM

THC

FREE SMOKE
VAPE & SMOKE SHOP



PROPERTY OVERVIEW

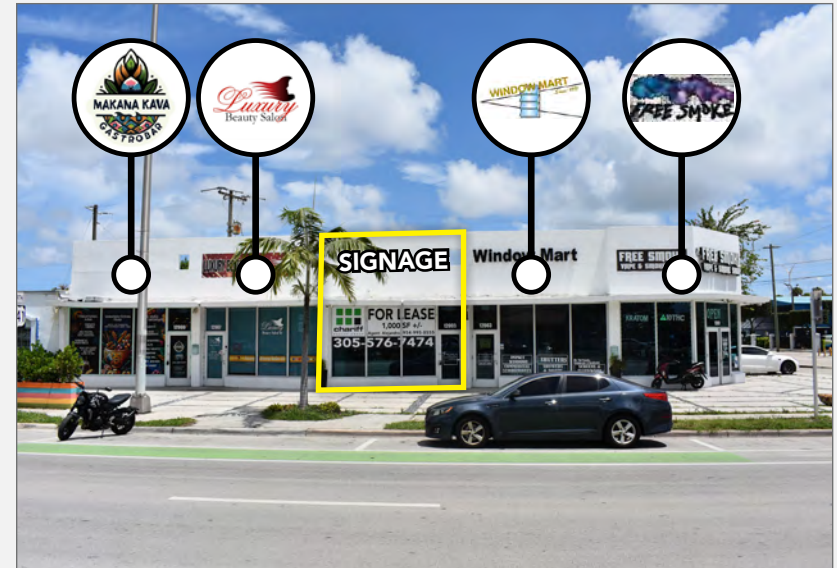
Chariff Realty Group is proud to present for lease a prime retail space at 12001 NW 7th Ave in North Miami, Florida.

This exceptional unit features expansive storefront windows for outstanding street visibility, outdoor seating, and prominent signage opportunities.

With a high traffic count of 32,500 AADT, direct access off I-95, and 20 parking spaces, this turn-key property is available for immediate use. Located just minutes from Aventura, Broward County, and Downtown Miami, this space is the perfect location to elevate your business.

Area Highlights

- High traffic: 32,500 AADT on NW 7th Ave
- Prime location minutes from Aventura, Miami Beach, and Downtown Miami
- Easy access off I-95 exit 9
- Ample parking with 20 spaces in front and rear
- Established neighbors include Window Mart, Luxury Beauty Salon, and more





EXECUTIVE SUMMARY

	AVAILABLE SPACE:	1,000 SF ±
	LEASING RATE:	\$5,000/Month
	PARKING:	20 On-site
	AADT:	32,500 ±



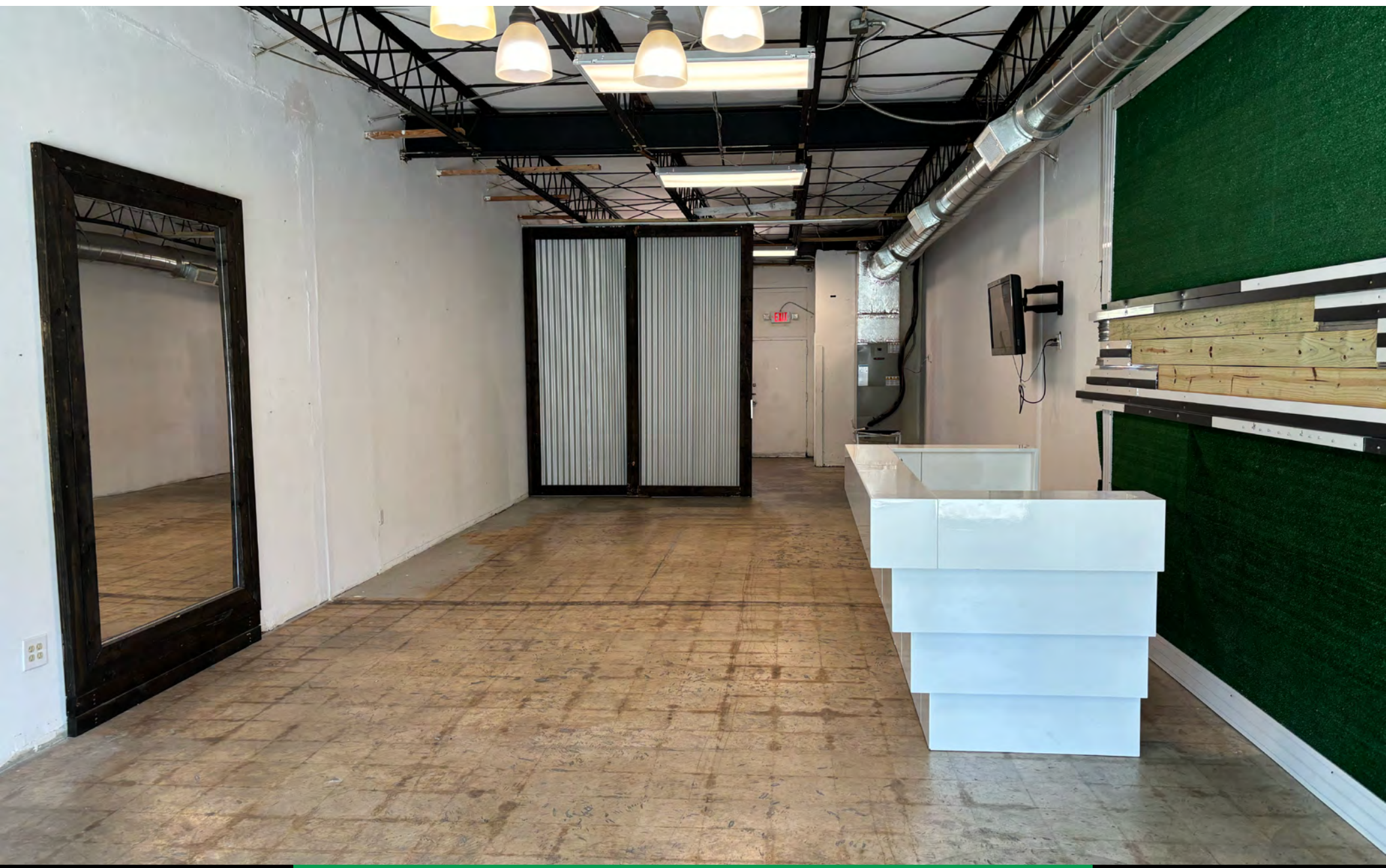
Property Highlights

- Fully built out & move-in ready
- Excellent storefront windows for street visibility
- Outdoor seating area available
- Prominent signage opportunities above the front façade
- 20 parking spaces, located in front and rear of the building
- Convenient location with direct access off I-95





INTERIOR VIEW





FRONT FACADE



SIGNAGE

LUXURY BEAUTY SALON

Window

12007

Luxury
Beauty Salon 43

luxury Beauty Salon 43

Hours
Mon - Sat 10 AM - 6 PM
Sun - 12 PM - 5 PM
Make Us Welcome

f i y t

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chariff
REALTY GROUP

12005

Store Hours
- Wed - Thurs
10 AM - 6:00 PM
- Fri. & Sat.

12003

WINDOW MART

Store Hours
Call for Appointment Only
305-687-0808

**IMPACT WINDOWS
COMMERCIAL STOREFRONTS**



AERIAL VIEW (Top Down View)



NW 7TH AVE

APPROX. 32,500+ DTC

NW 120TH ST

PARKING

PARKING
ON-SITE
(20 SPOTS)



AERIAL VIEW (South To North View)



11 Miles to BROWARD COUNTY

11.4 Miles to SUNNY ISLES BEACH

Main Artery NW 125th St

Main Artery NW 125th St

NW 122nd St

NW 121st St

Main Artery NW 7th Ave

I-95 Expressway





AERIAL VIEW (North To South View)

8.4 Miles to MIAMI BEACH

6 Miles to MIAMI DESIGN DISTRICT

6.5 Miles to WYNWOOD

7.8 Miles to ALLAPATTAH

13 Miles to CORAL GABLES



I-95 Expressway

Main Artery NW 119th St

NW 120th St

Main Artery NW 7th Ave



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