

NORTH MIAMI

13639 West Dixie Highway, North Miami, Florida 33161

TURN-KEY
SMOKE SHOP

FOR LEASE





AVAILABLE SPACE:

1,100 SF ±



RENT:

\$3,200/Month MG



ZONING:

C-2



SMOKE SHOP

- Previously operated as a **smoke shop**, making it a turnkey opportunity for similar businesses
- Comes with existing **inventory and displays** available for purchase at \$15,000 (separate from lease terms)
- Situated in a **high-traffic area** with excellent visibility and customer access
- Zoned and ready for immediate operation



KEY FEATURES

- Well-maintained space designed for retail
- Prime location with significant foot and vehicle traffic
- Surrounded by thriving businesses, ensuring steady customer flow



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