Publix #1236 - 127th Shopping Center

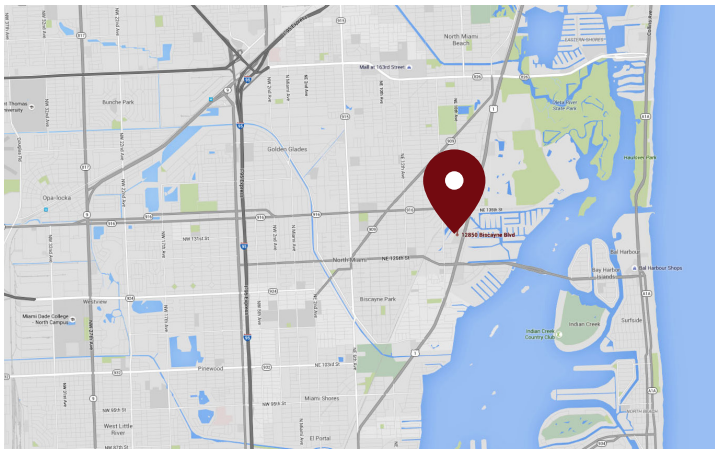
12850 Biscayne Boulevard
North Miami, FL 33181
Lat 25.894, Long -80.162

FOR LEASE

960 - 1,920 SF & ±1.28 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Miami-Dade County Market
- Rapidly Growing Keystone Islands Neighborhood, with Many High-End Condos and New Developments
- Located on Central US1 Corridor with Excellent Visibility
- High-End Market with High Population Density
- Just off the Bridge to Luxurious Bal Harbour
- Brand New, 49,000 SF Publix Opened December 2017



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	28,974	158,513	416,135
Daytime Population	32,550	148,646	393,202
Total Households	12,036	58,691	162,961
Avg. HH Income	$90,251	$105,881	$105,101

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Meredith Vogel

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Crossman & Company
www.crossmanco.com

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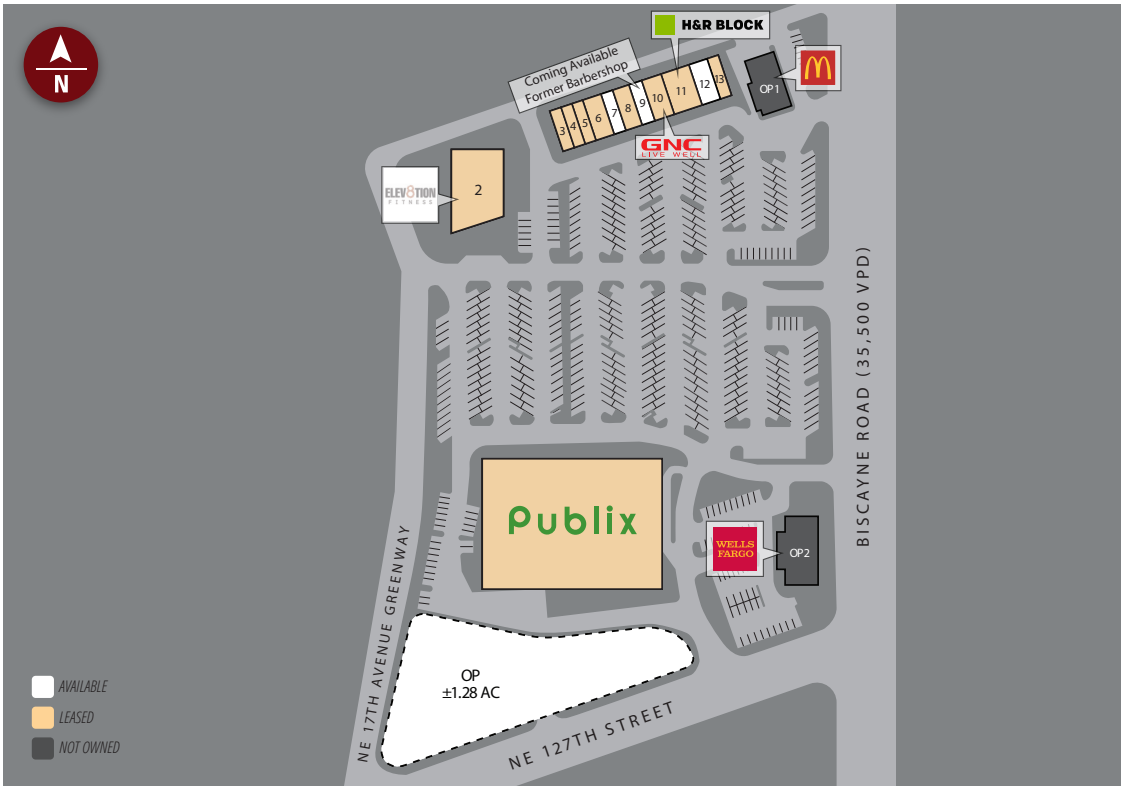

SITE PLAN

Suite	Tenant	Size
ANC	Publix	49,098
2	Elev8tion Fitness	8,032
3	NailSpa of America	960
4	Miami Postal Pack & Ship	960
5	Ivanov Orthodontic Services	965
6	Gopet Hospital	1,920
7	AVAILABLE	960
8	Manley's Jewelry	1,075
9	**Coming Available** (Former Barbershop)	1,245
10	GNC	1,530
11	H&R Block	2,873
12	AVAILABLE	1,920
13	Poke & More	960
OP	AVAILABLE	±1.28 AC
OP1	McDonald's (Not Owned)	
OP2	Wells Fargo (Not Owned)	

TOTAL 72,498

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
277,300

EST. # OF VISITS ANNUALLY
2.4 Million

AVG. VISITS / CUSTOMER
8.61

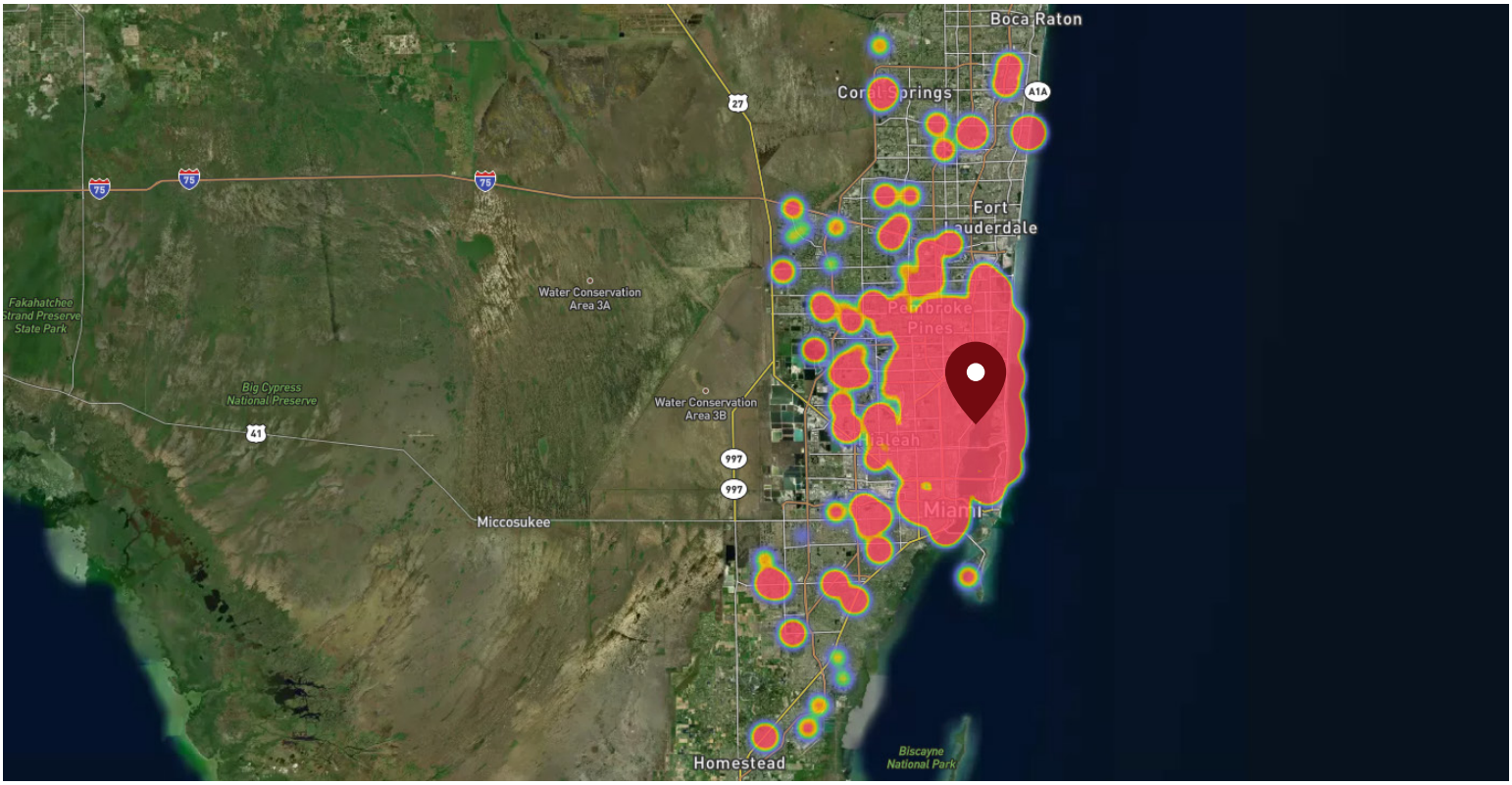
AVG. LENGTH-OF-STAY / VISIT
23 Min

TOP 3 DAYS	# OF VISITS
Wednesday	366,248
Friday	362,474
Saturday	346,625

TOP 3 HOURS	# OF VISITS
2-3 PM	307,561
3-4 PM	287,359
4-5 PM	259,257

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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