

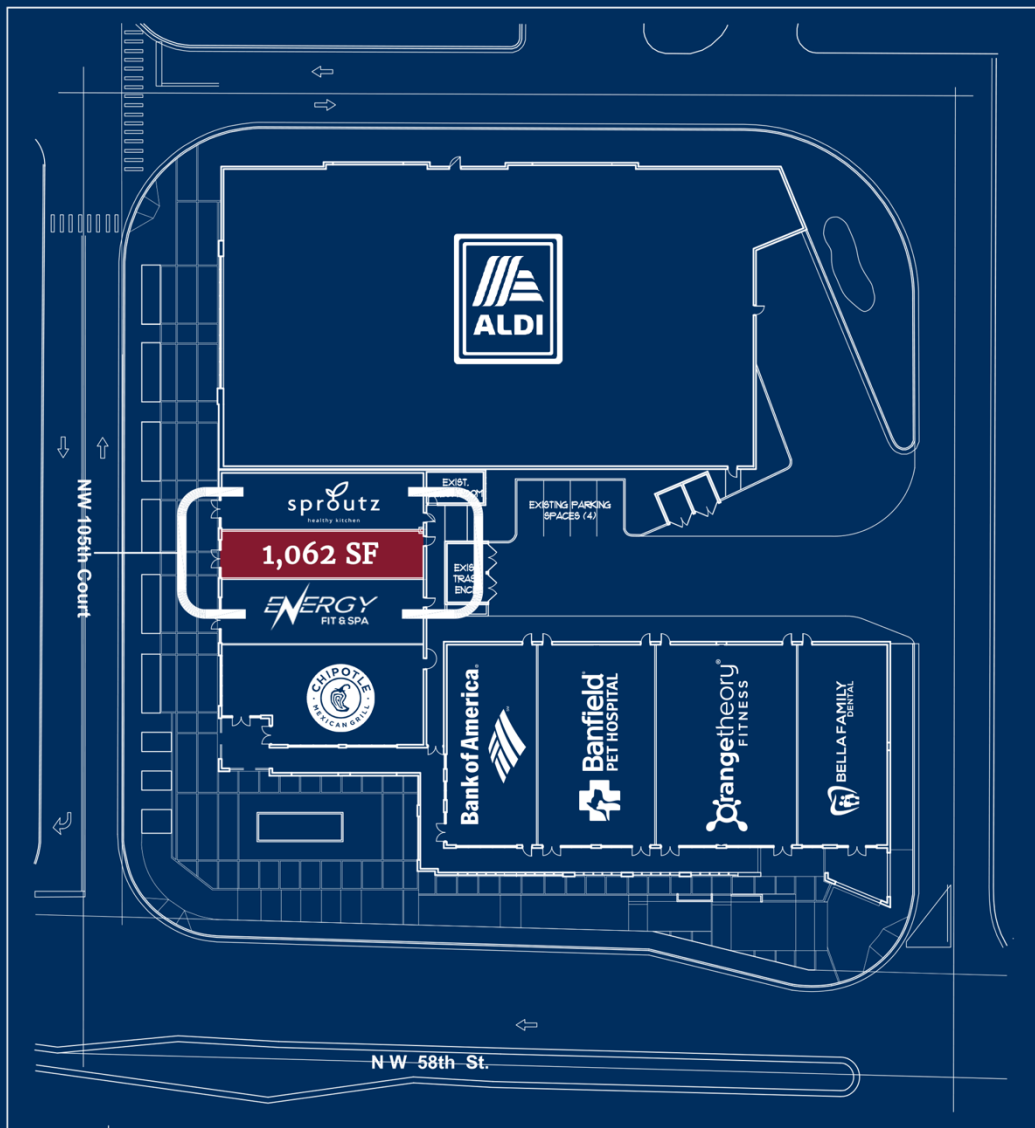
# THE SHOPS AT LANDMARK

5875 NW 105<sup>th</sup> Court • Doral, FL 33178



## Property Highlights:

- 1,062 SF Second Generation Restaurant; Former Juan Valdez Café
- 38,118 SF shopping center built in 2020, featuring a diverse tenant mix
- Located by the intersection of NW 58th Street (26,500 VPD) and NW 107th Avenue (31,000 VPD) just off the Florida Turnpike
- Surrounded by residential communities and apartments, including Landmark South Apartments (631 units) completed in 2021
- 216 Surface Parking spaces on site




## 3 MILE DEMOGRAPHICS

**83,977**   
Population

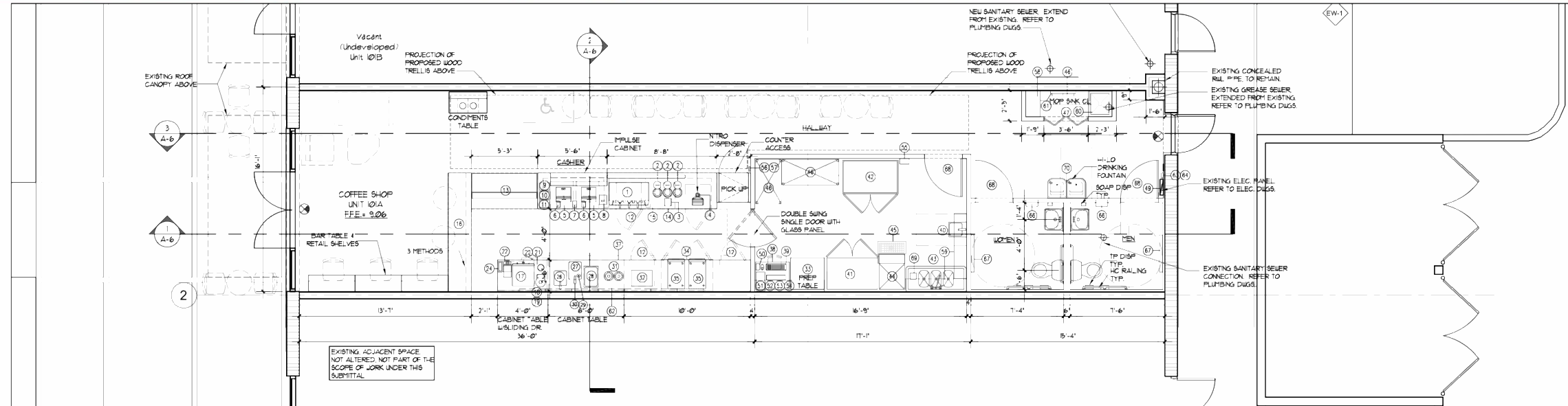
**104,963**   
Daytime Population

**\$125,195**   
Average HHI

**28,267**   
Estimated  
Households

**37**   
Median Age





<b>Premises:</b>	Space 101A on the Ground Level, consisting of approximately 1,062 useable square feet	<b>Tenant Improvement Allowance:</b>	None
<b>Lease Term:</b>	Ten (10) years from the Rent Commencement Date	<b>Rent Commencement Date:</b>	The earliest of (i) the date Tenant opens for business to the public in the Premises; or (ii) Ninety (90) days from Delivery Date
<b>Expense Reimbursements:</b>	\$20.53 per useable square foot in 2024	<b>Guarantor:</b>	[Please provide]. Guaranty is required.
<b>Base Rent:</b>	\$55.00 PSF		



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