

'24 MIAMI
COMMERCIAL
CONFERENCE

OCTOBER 11, 2024
JUNGLE ISLAND



DORAL, FL

DOWNTOWN DORAL

NW 53RD ST & NW 87TH AVE

±1,118 SF – 14,000 SF AVAILABLE FOR LEASE; GLA: ±230,000 SF

PHASE III EXPANSION TOTALING ±25,634 SF



Downtown Doral

JOIN



Publix
NEGRONI



Baptist
Health

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM



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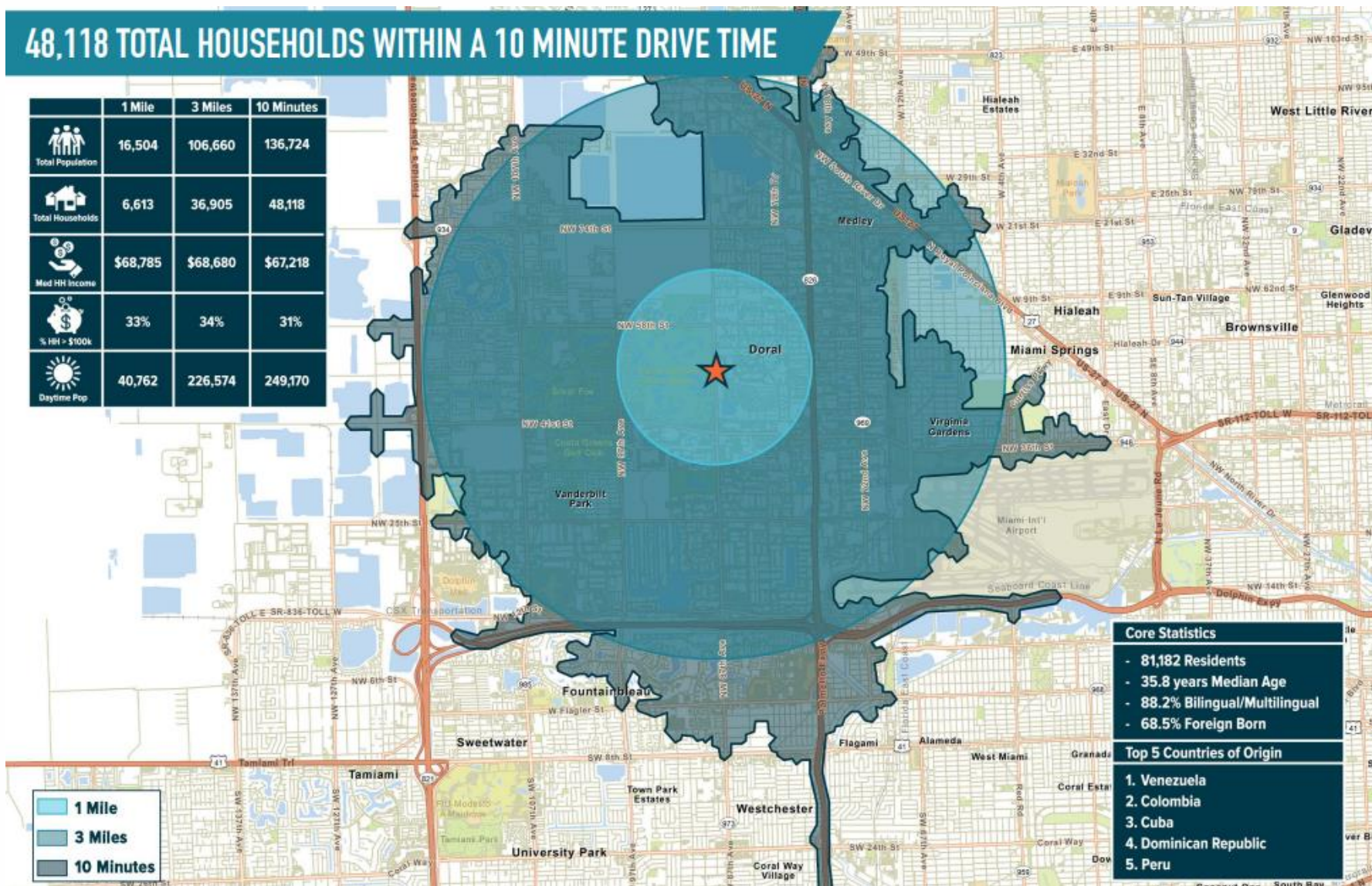
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MIAMI
COMMERCIAL
REALTORS



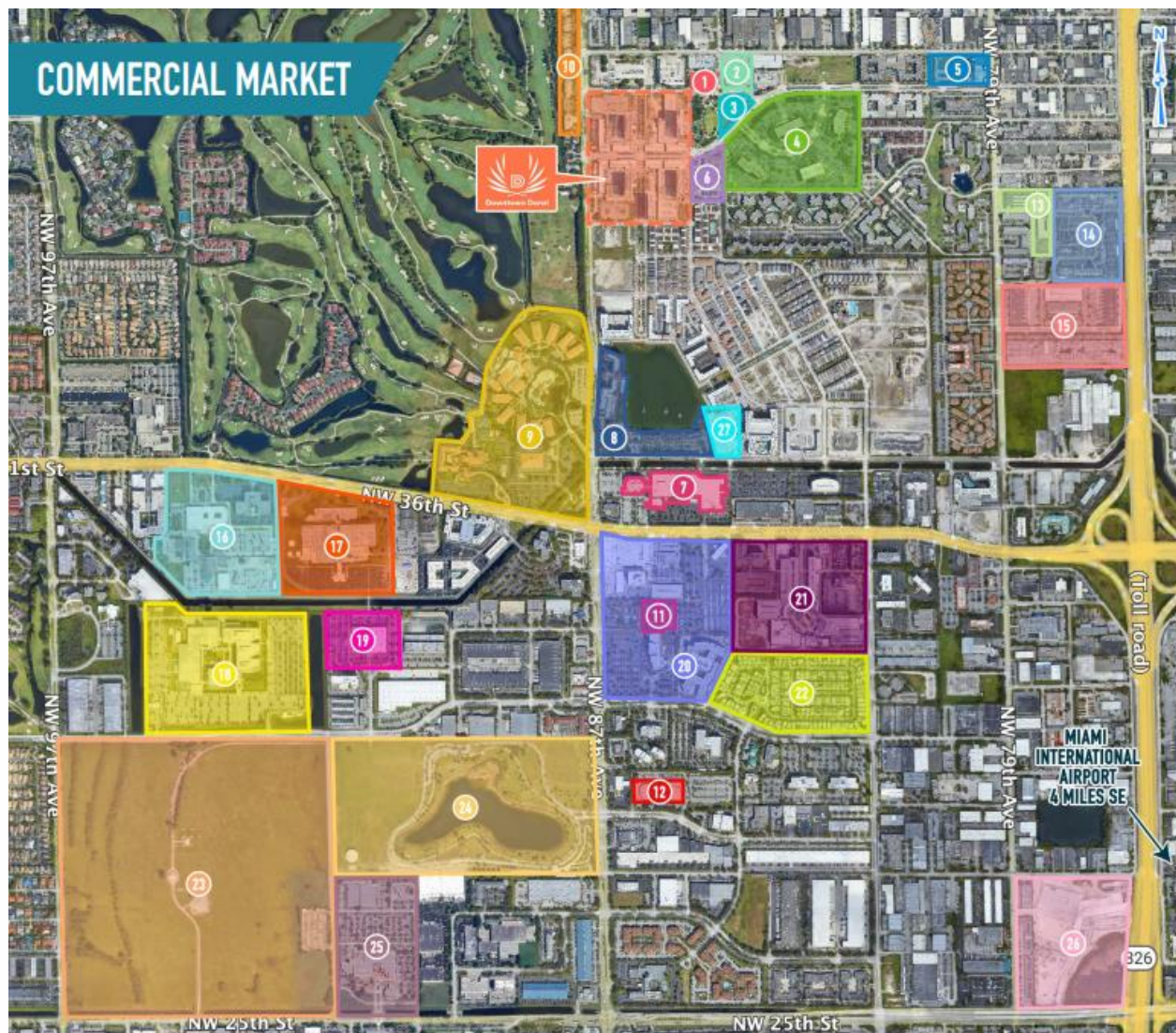
48,118 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME

	1 Mile	3 Miles	10 Minutes
 Total Population	16,504	106,660	136,724
 Total Households	6,613	36,905	48,118
 Med HH Income	\$68,785	\$68,680	\$67,218
 % HH > \$100k	33%	34%	31%
 Daytime Pop	40,762	226,574	249,170



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- 1 CITY HALL
- 2 UHEALTH DORAL MEDICAL CENTER
- 3 DORAL CULTURAL ARTS CENTER
- 4 OFFICE PARK (FUTURE RESIDENTIAL)
- 5 CHARTER UPPER SCHOOL
- 6 CHARTER ELEMENTARY SCHOOL
- 7 LEON HEALTH HQ
- 8 MARRIOTT VILLAS
- 9 TRUMP NATIONAL DORAL RESORT
- 10 PROVIDENT DORAL
- 11 CARNIVAL CRUISE HEADQUARTERS
- 12 UNIVISION DORAL
- 13 EXTRA SPACE STORAGE
- 14 CORPORATE PARK
- 15 PALMETTO WEST PARK II
- 16 MIAMI-DADE FIRE DEPARTMENT
- 17 FEDERAL RESERVE BANK OF AMERICA - MIAMI BRANCH
- 18 U.S. SOUTHERN COMMAND
- 19 MIAMI HERALD MEDIA
- 20 DORAL SQUARE
- 21 CITYPLACE DORAL
- 22 OASIS CONDOS
- 23 DOLPHIN VOR-DHP MIAMI INTL AIRPORT RADIO TOWER
- 24 DORAL CENTRAL PARK
- 25 MIAMI-DADE POLICE DEPARTMENT
- 26 JACKSON WEST MEDICAL CENTER
- 27 WHITE COURSE PARK

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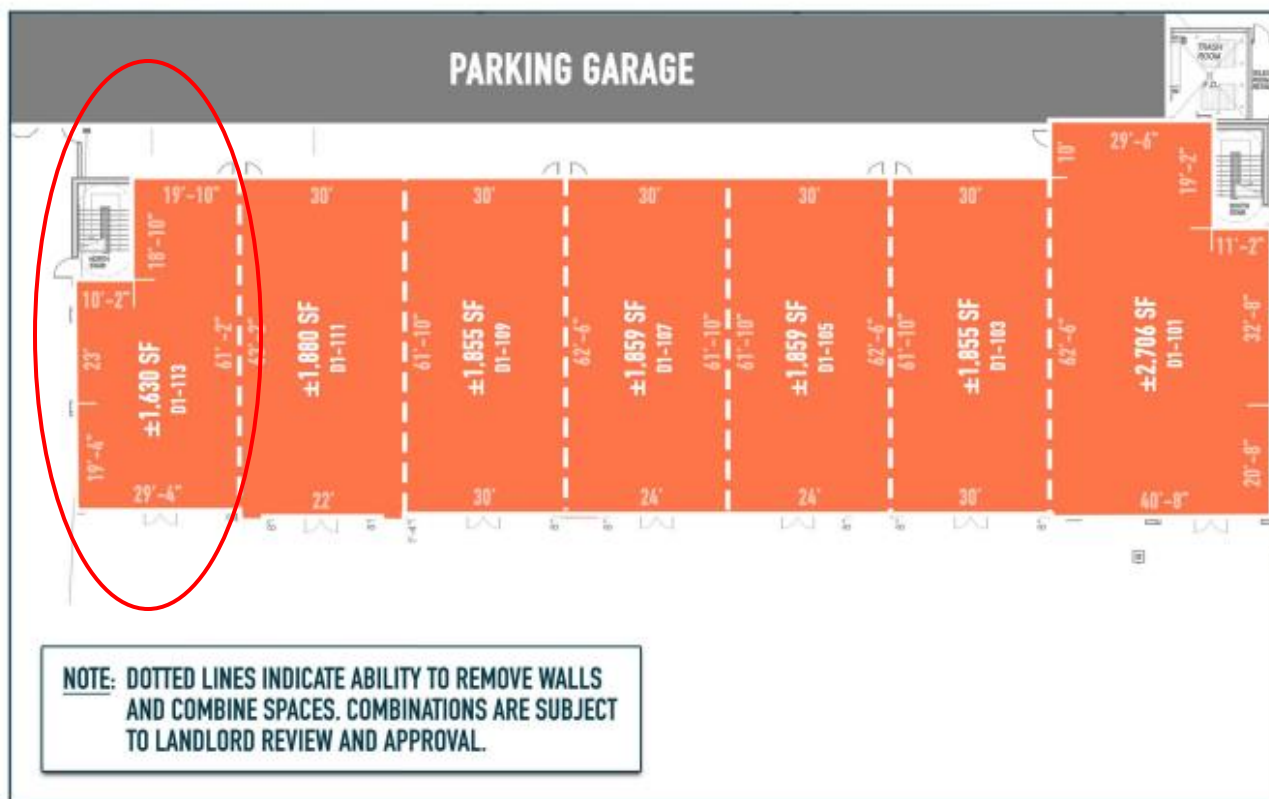
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PHASE III EXPANSION



FUTURE RETAIL - FIRST LEVEL



Space: D1-113
 Size: 1,630sf
 Base Rent: \$70 psf+NNN
 TI: \$50
 Guaranty: Full
 Term: 10 years

PHASE III EXPANSION TOTALING $\pm 25,634$ SF ACROSS TWO LEVELS

PROJECTED DELIVERY Q3 2025

SOUTH:



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