

RETAIL
SPACE
FOR
LEASE

IVES PLAZA REDEVELOPMENT

19900-19904 NW 2ND AVENUE | MIAMI GARDENS, FL 33169
NEW RETAIL/RESTAURANT OUTPARCELS FOR LEASE



KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

PROPOSED RENDERING - SUBJECT TO CHANGE
EXCLUSIVE RETAIL LISTING

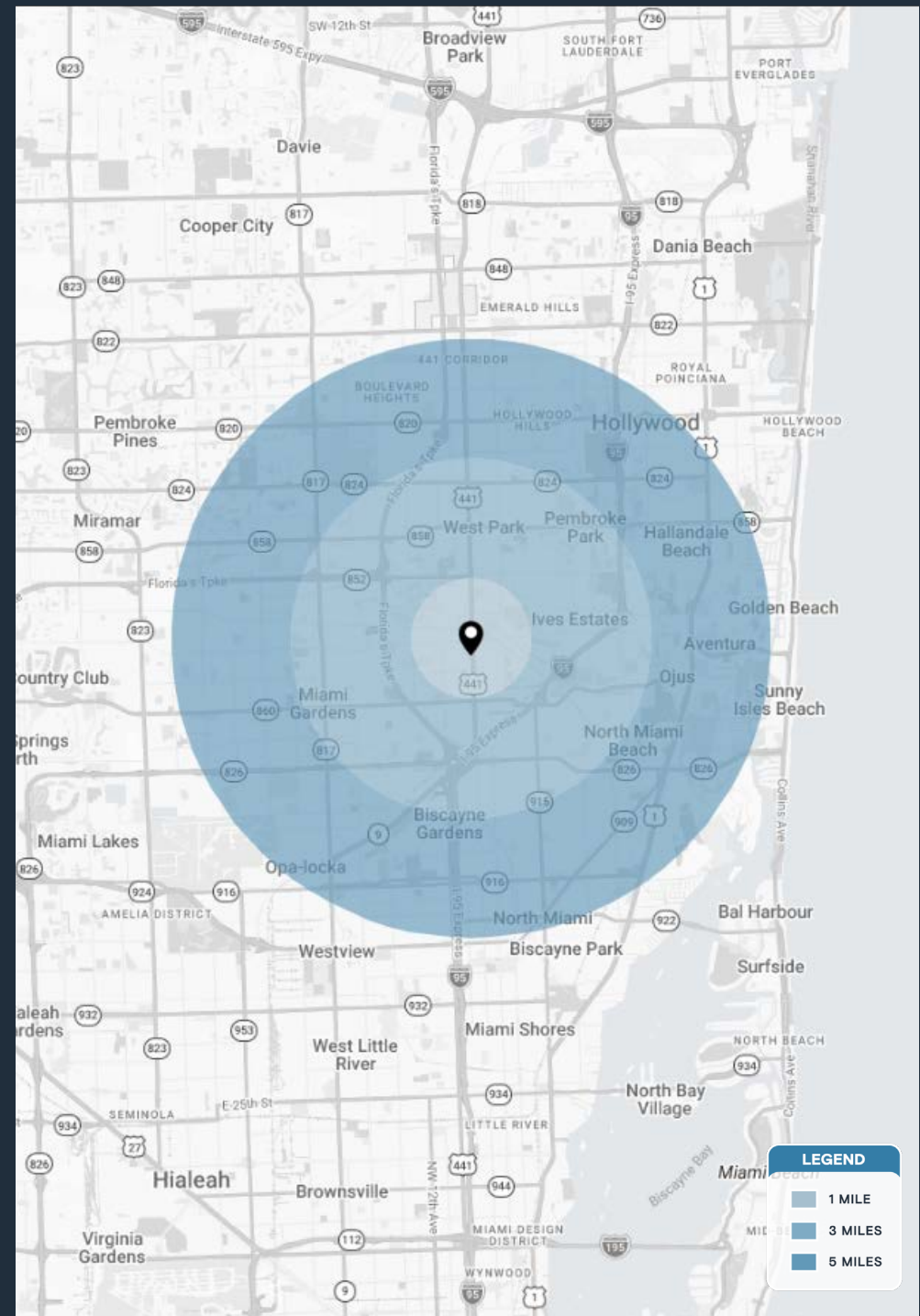
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SITE HIGHLIGHTS

- PLEASE DO NOT DISTURB EXISTING TENANTS
- PROPOSED NEW CONSTRUCTION RETAIL REDEVELOPMENT AT SR 7/US 441 AND NW 199TH STREET/IVES DAIRY ROAD
- SEEKING NATIONAL AND STRONG CREDIT TENANTS FOR OUTPARCEL BUILDINGS
- WILL CONSIDER GROUND LEASES, BUILD-TO-SUITS AND MULTI-TENANT RETAIL
- DRIVE-THRU OPPORTUNITIES
- SIGNALIZED HARD CORNER WITH MULTIPLE POINTS OF ACCESS
- HIGH TRAFFIC COUNTS: $\pm 61,500$ AADT ON US 441/ NW 2ND AVENUE AND $\pm 25,500$ AADT ON NW 199TH STREET/IVES DAIRY ROAD
- IMMEDIATE ACCESS TO INTERSTATE 95 ($\pm 195,000$ AADT) AND FLORIDA'S TURNPIKE
- PROPOSED ON-SITE MULTI-FAMILY TOWER DELIVERING A BUILT-IN CUSTOMER BASE
- AMPLE PARKING WITH DEDICATED FIELDS SERVING EACH PARCEL
- MINUTES FROM HARD ROCK STADIUM, CALDER CASINO AND TOPGOLF
- STRONG DAYTIME POPULATION ANCHORED BY JACKSON NORTH MEDICAL CENTER (382 BEDS)
- DENSE INFILL TRADE AREA SERVING MIAMI GARDENS, NORTH MIAMI BEACH AND AVENTURA
- 500-600 MULTI-FAMILY UNITS IN TWO TOWERS
- INSTITUTIONALLY OWNED KIMCO PUBLIX ANCHORED SHOPPING CENTER DIRECTLY ACROSS THE STREET
- ADJACENT TO BRAND NEW MESIVTA LUBAVITCH MIAMI CAMPUS - ALL BOYS \$10 MILLION SENIOR HIGH SCHOOL INCLUDING DORMS FOR 350 STUDENTS - MANY INTERNATIONAL
- EXCELLENT VISIBILITY AND FRONTAGE ALONG NW 2ND AVENUE / US 441

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	25,090	206,654	574,379
HOUSEHOLDS	8,822	69,304	202,129
EMPLOYEES	8,844	60,278	205,423
AVERAGE HH INCOME	\$86,704	\$92,228	\$95,009
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	32,974	136,649	314,013
HOUSEHOLDS	11,502	46,253	104,793
EMPLOYEES	11,115	42,242	95,316
AVERAGE HH INCOME	\$87,791	\$91,727	\$93,129







MONARCH TOWN CENTER
Publix ROSS
five BEW PLATOS

PEMBROKE ROAD - 63,500 AADT

NORTH PERRY AIRPORT

FLORIDA'S TURNPIKE

SR 7 / NW 2ND AVENUE - 61,500 AADT

SR 112 / NW 36TH AVENUE - 249,000 AADT

DIPLOMAT MALL
Winn/Dixie ROSS
Durlington five BEW

Walmart

MIRAMAR SQUARE
SPROUTS PET SUPPLIES PLUS
KOHLS

Hard Rock STADIUM

CALDER CASINO

COUNTY SQUARE
ROSS dds DOLLAR TREE

HALLANDALE PLACE
Publix petco

AVENTURA COMMONS
TARGET BEST BUY
WHOLE FOODS MARKET
PETSMART ULTA

SHOPS AT PALM LAKES
ROSS dds
LA FITNESS DOLLAR TREE

TARGET

Walmart

IVES DAIRY CROSSING
Publix

RK CALIFORNIA CLUB
Winn/Dixie Durlington
Pet Super market five BEW dds DISCOUNTS DOLLAR TREE

AVENTURA MALL
★macy's JCPenney
NORDSTROM
bloomingdales

Walmart

GARDENS PROMENADE
Marshalls ROSS
Durlington dds five OLD NAVY
DISCOUNTS BEW DOLLAR TREE

826 - 143,000 AADT

COSTCO

THE HOME DEPOT

MIAMI-OPA LOCKA EXECUTIVE AIRPORT

JACKSON NORTH MEDICAL
382 BEDS

Walmart

MALL AT 163RD STREET
THE HOME DEPOT Walmart
ROSS

TOWN CENTER AVENTURA
Publix Jakes OFF 5TH

INTRACOASTAL MALL
Winn/Dixie TJ-maxx
OLD NAVY HomeGoods
IPIC DOLLAR TREE

JEFFERSON PLAZA
Publix Marshalls
five BEW LOWE'S

COSTCO

BISCAYNE COMMONS
Publix petco
ULTA

TARGET

WESTLAND MALL
★macy's JCPenney
HOBBY LOBBY ★macy's backstage

Miami Dade College



Contact Broker

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