

RETAIL SPACE FOR LEASE

JOIN STARBUCKS AT UNIVERSITY SHOPPES

1615 SW 107th Avenue, Miami, FL 33165



LOCATED DIRECTLY ACROSS FROM **FIU**
WITH 56,000 STUDENTS AND 10,000+ FACULTY & STAFF

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES













RETAIL REAL ESTATE ADVISORS

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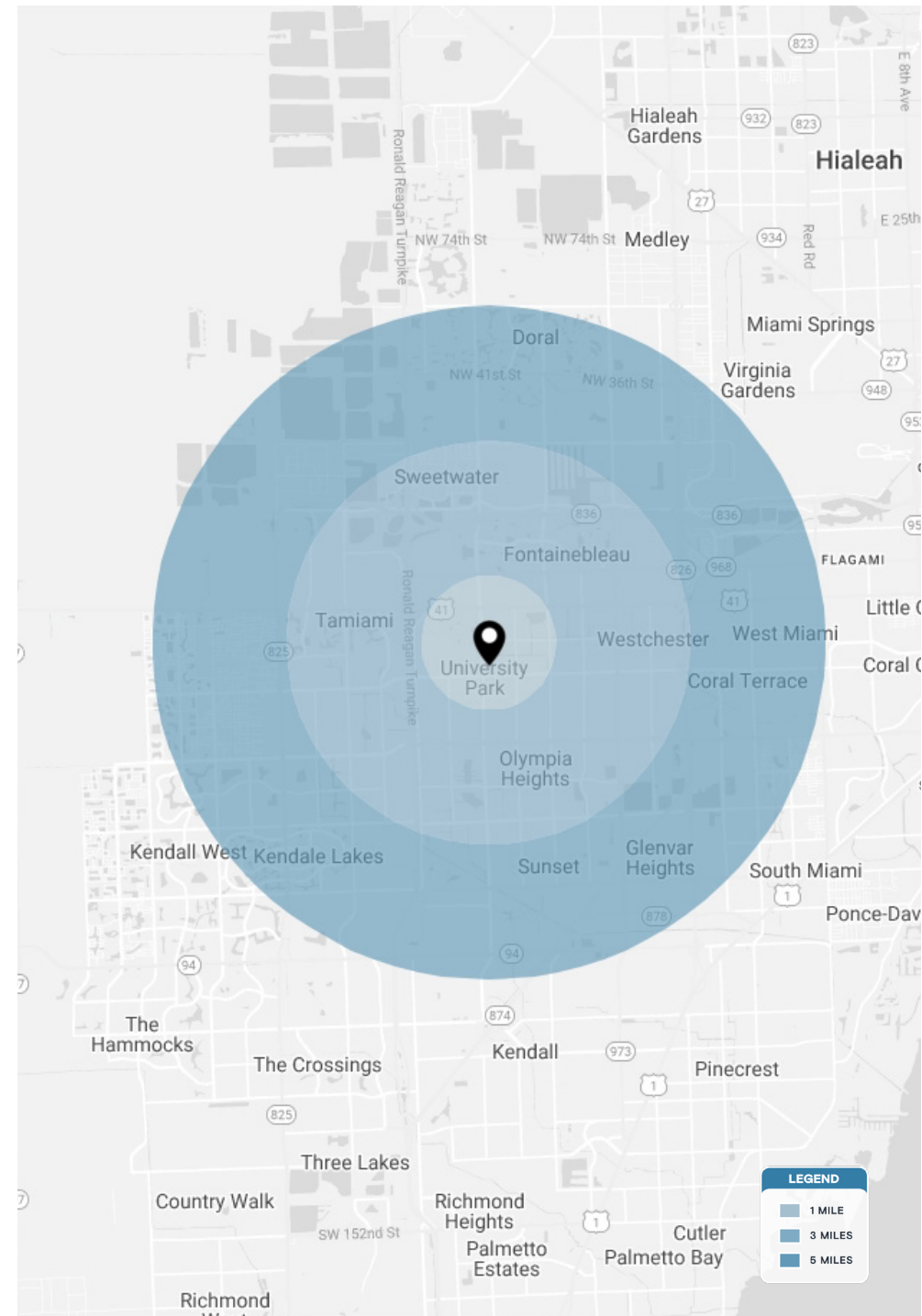
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Property Overview

HIGHLIGHTS

- ±2,802 SF space coming available soon
- Located directly across from **FIU** approximately 56,000 students, 3,200 on-campus students and 10,000+ faculty and staff
- Located at signalized intersection with 45,500 VPD on SW 107th Avenue
- Pylon signage available
- Co-tenants include:         
- Surrounding Retailers:   

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,899	201,346	436,996
HOUSEHOLDS	7,422	66,917	148,782
EMPLOYEES	21,804	175,528	372,126
AVERAGE HH INCOME	\$93,814	\$93,945	\$104,389
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	31,655	163,003	318,722
HOUSEHOLDS	9,808	53,462	105,818
EMPLOYEES	27,602	139,824	272,353
AVERAGE HH INCOME	\$93,058	\$92,596	\$99,467





SW 16TH STREET

SW 107TH AVENUE - 45,500 AADT

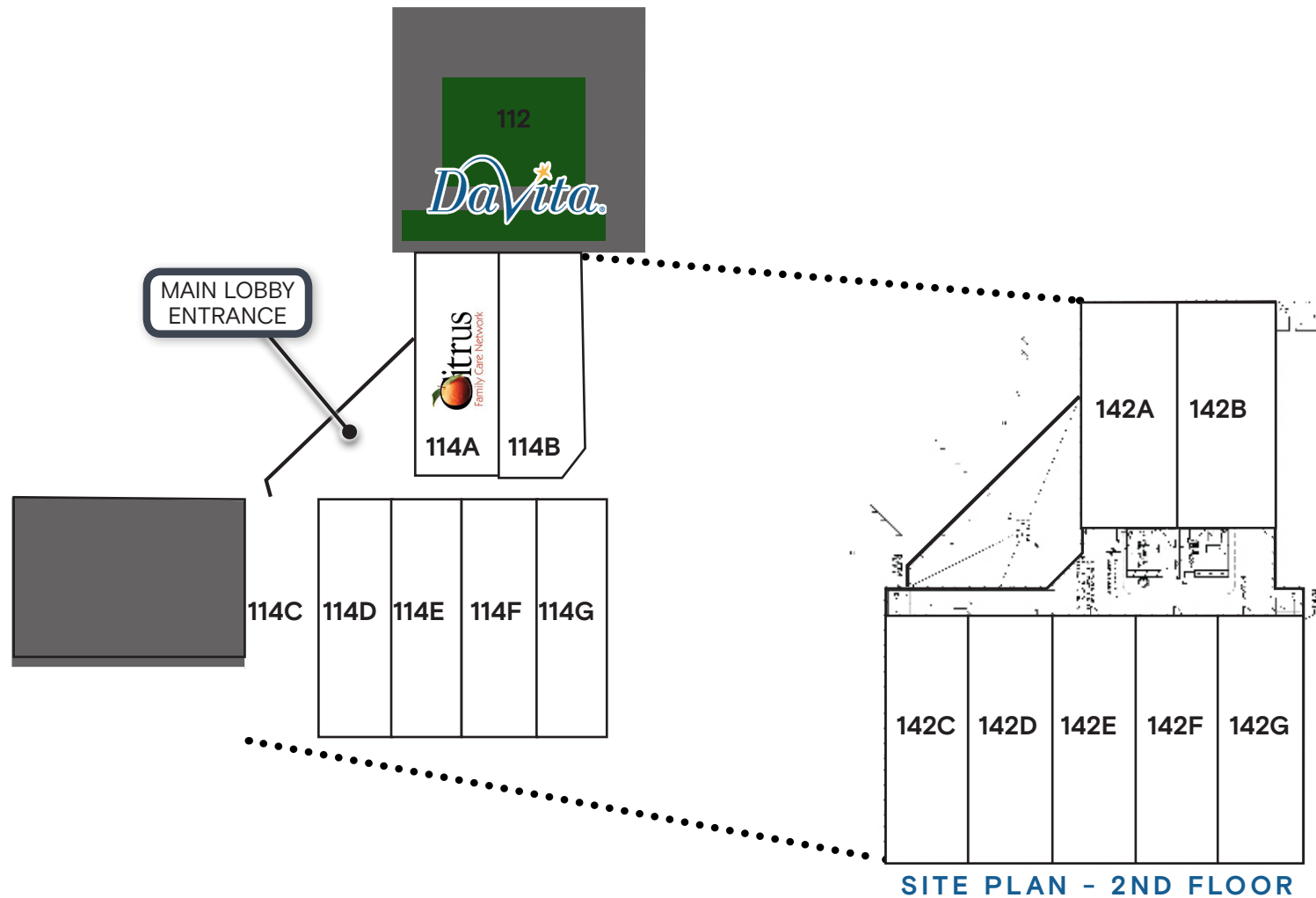


Tenant Roster

100	Florida New Vision	4,674 SF	114G	Century Medical	2,419 SF
102 A&B	Dollar Tree	11,078 SF	116	Happy Hour Barber	1,049 SF
104A	YouFit Health	11,591 SF	118A	Dentist	1,049 SF
104	Available Coming Soon	2,802 SF	118B	Metro PCS	1,049 SF
106	Community Medical	4,804 SF	120	KungFu Chicken	1,049 SF
108	Karoly's Salon	1,050 SF	122	Hi Pot	2,098 SF
110	Community Medical	2,111 SF	124	D&K Nails	1,111 SF
112A	Community Medical	4,144 SF	126	Hawaiian Poke	1,222 SF
112	Davita Dialysis	6,480 SF	128	Burbowl	2,004 SF
114A	Citrus Health Network	3,650 SF	130	Holy Smoke	1,049 SF
114B	Century Medical	2,715 SF	130B	107 Taste	1,049 SF
114C	Century Medical	2,391 SF	132	107 Taste	1,049 SF
114D	Century Medical	2,328 SF	134-138	Cano Health	14,668 SF
114E	Century Medical	2,558 SF	OPI	Starbucks	3,363 SF
114F	Century Medical	2,471 SF			



SITE PLAN - 1ST FLOOR



Tenant Roster

114	Citrus Health Network	2,715 SF
114B	Century Medical	2,715 SF
114C	Century Medical	2,391 SF
114D	Century Medical	2,328 SF
114E	Century Medical	2,558 SF
114F	Century Medical	2,471 SF
114G	Century Medical	2,419 SF
142A	Century Medical	2,613 SF
142B	Century Medical	2,437 SF
142C	Century Medical	1,963 SF
142D	Century Medical	2,147 SF
142E	Century Medical	2,344 SF
142F	Century Medical	2,344 SF
142G	Century Medical	2,232 SF









Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.23.25