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

Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

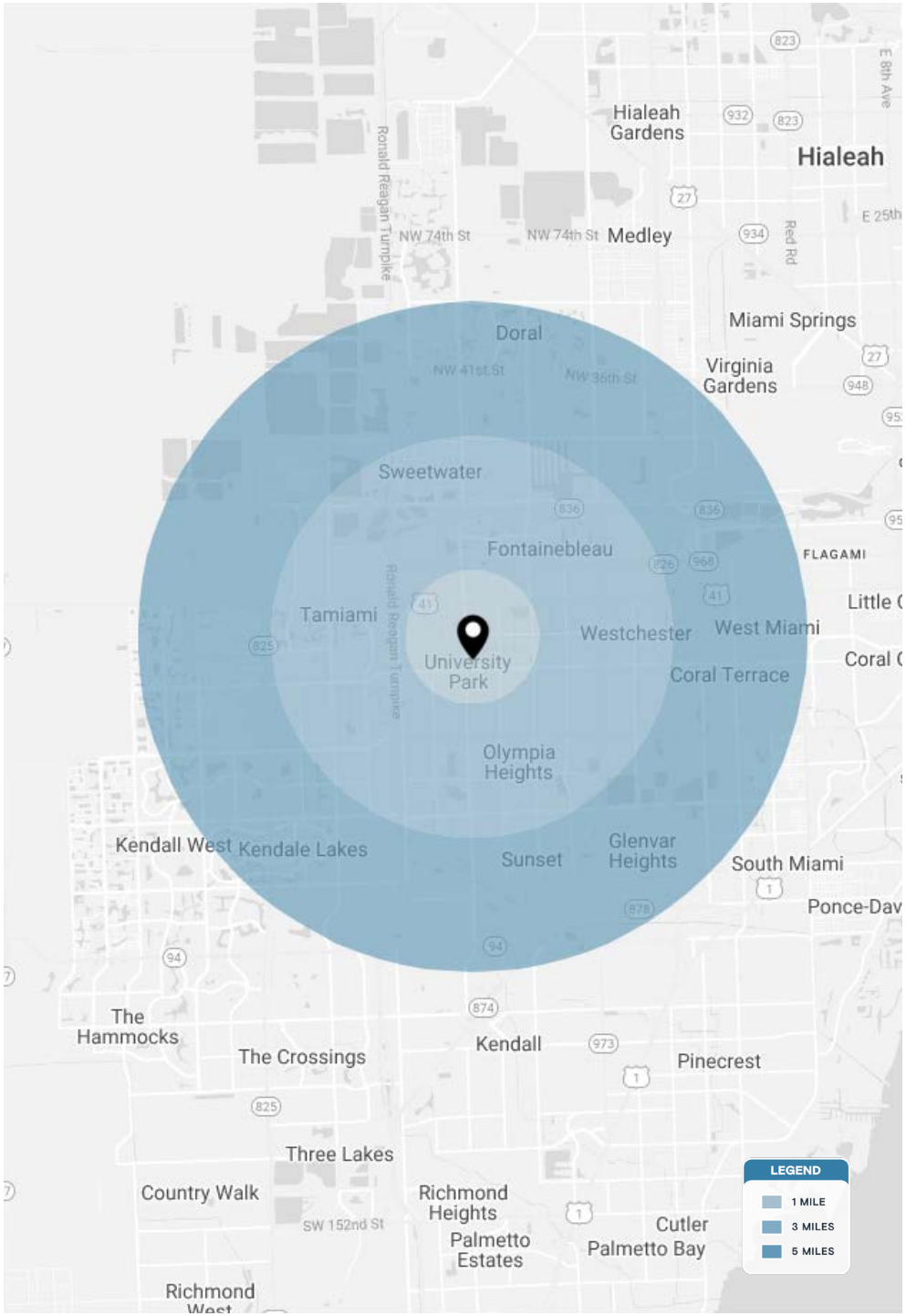
Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

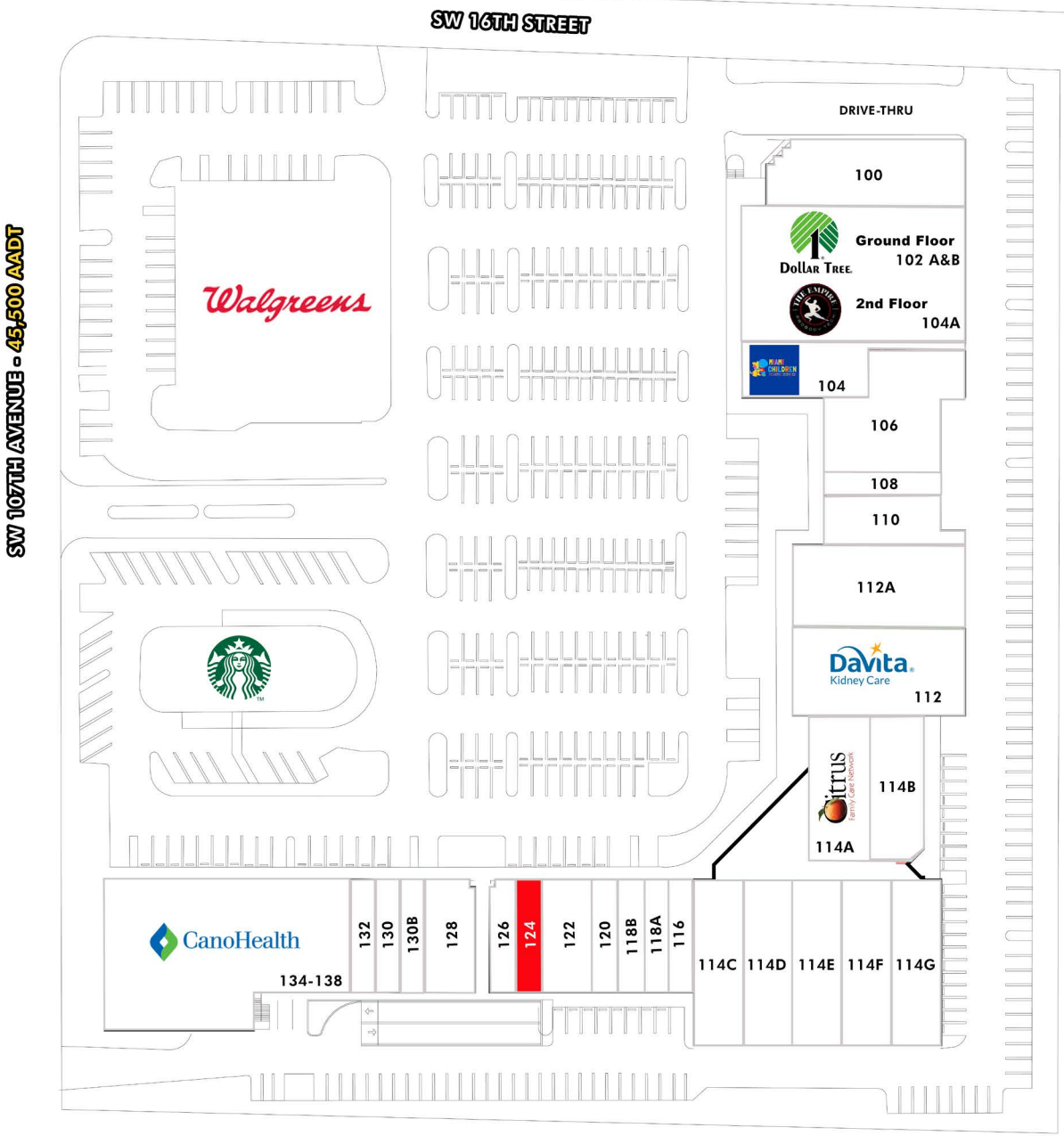
Property Overview

HIGHLIGHTS

- ±1,111 SF former nail salon available for lease
- Located directly across from FIU Florida International University 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: Starbucks, Walgreens, Dollar Tree, Florida New Vision Inc., metro by T-Mobile, The Empire, DaVita, Citrus Family Care Network, CanoHealth
- Surrounding Retailers: Publix, dd's DISCOUNTS, Five Guys Burgers and Fries

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

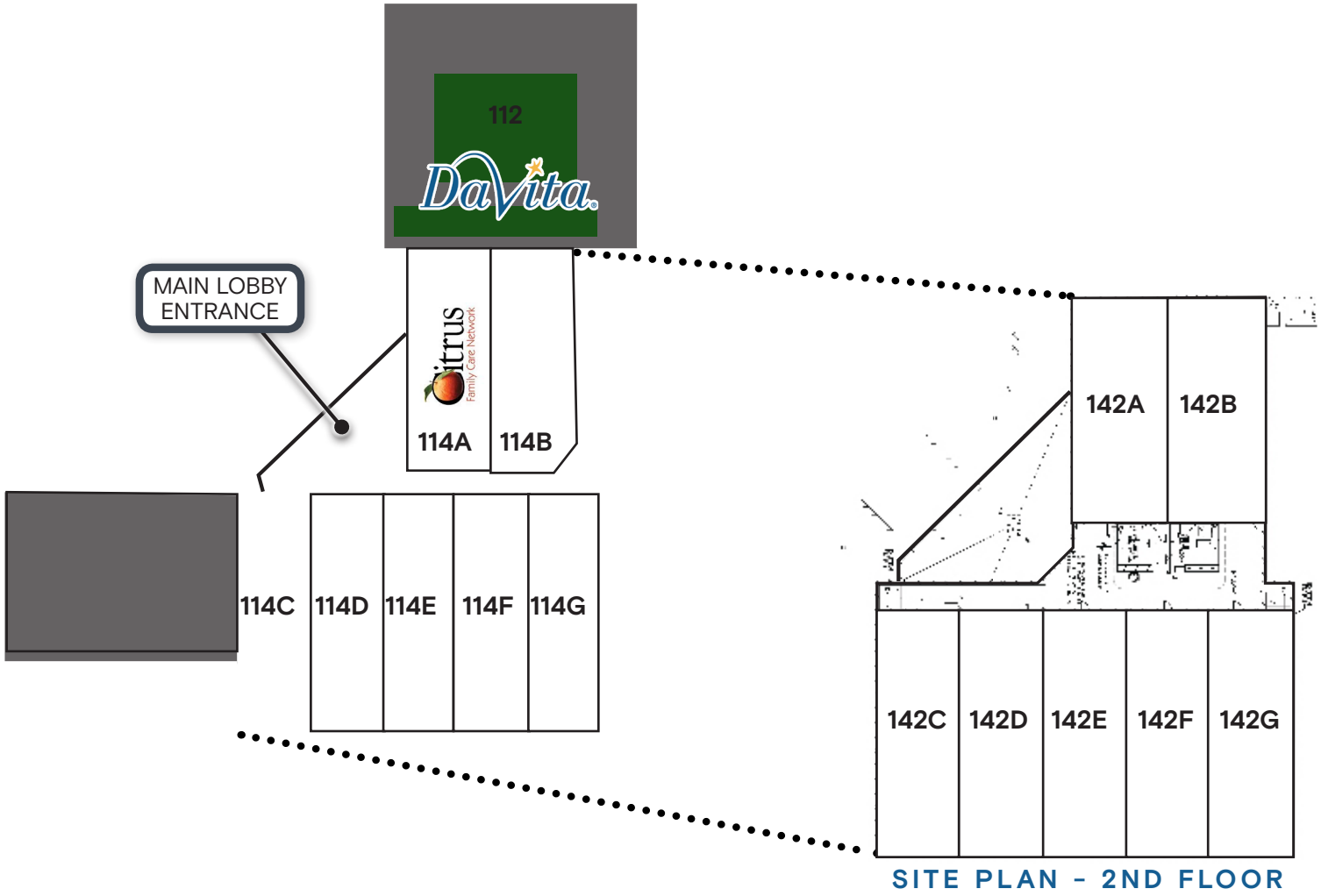




Tenant Roster

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	Empire Gym	11,591 SF	118A	Dentist	1,049 SF
104	Miami Pediatric	2,800 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	Available	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	OP1	Starbucks	3,363 SF
114F	Century Medical	2,471 SF			

SITE PLAN - 1ST FLOOR



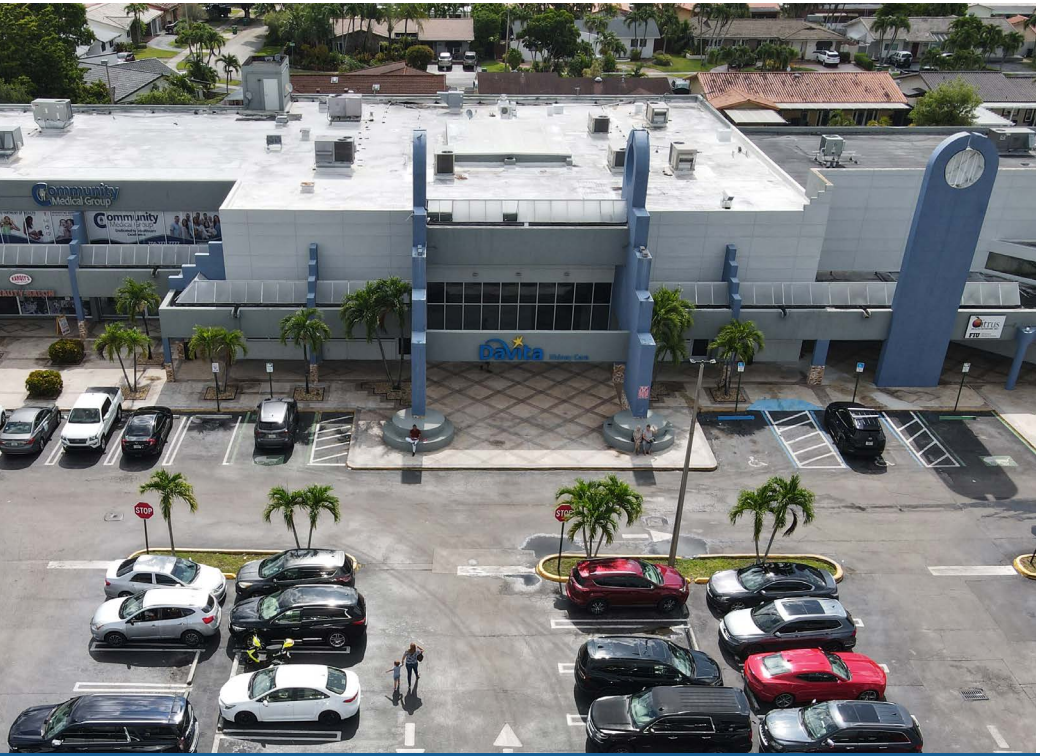
SITE PLAN - 2ND FLOOR

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

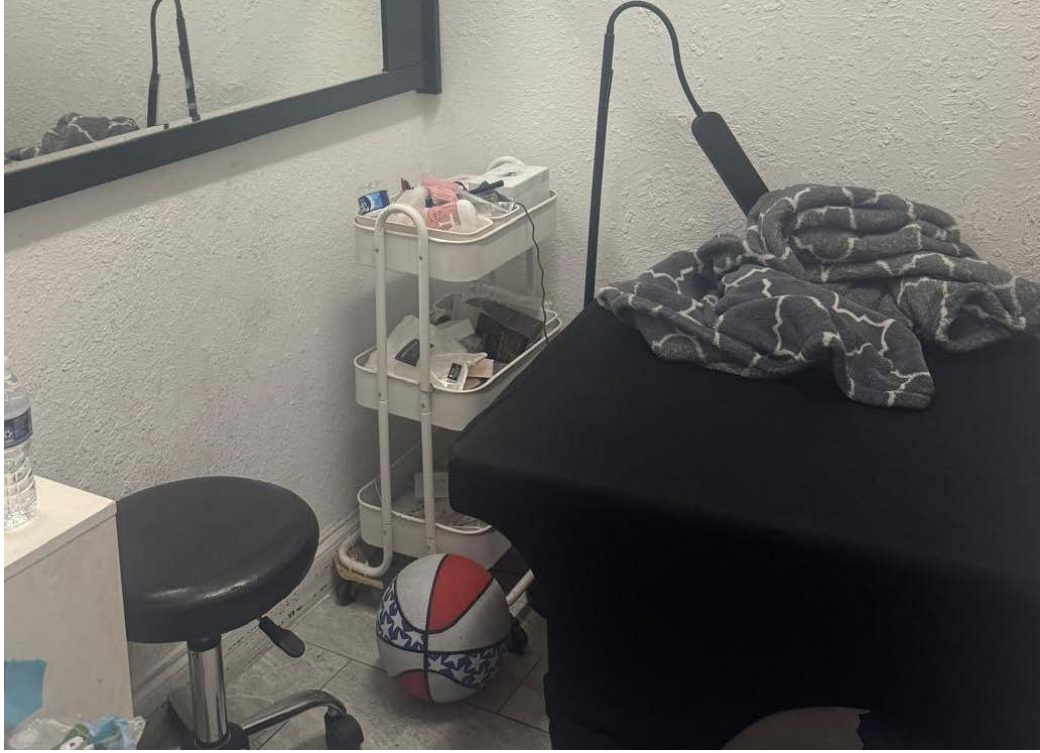

Youfit
HEALTH CLUBS
DOLLAR TREE



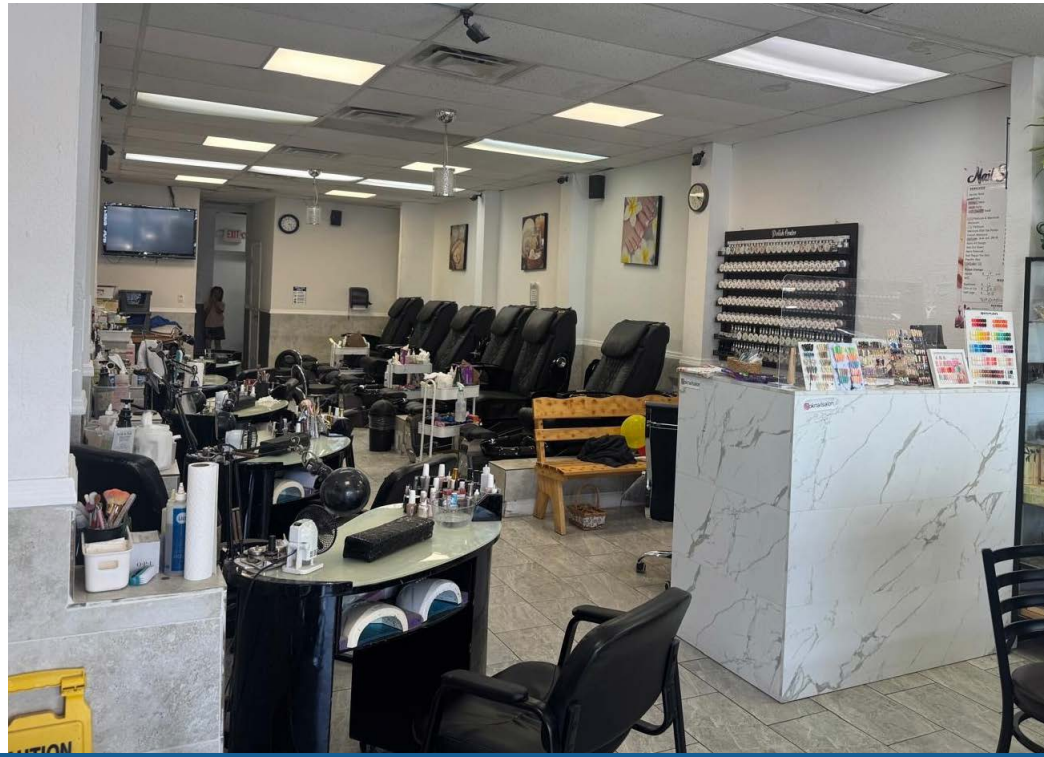

Community
Medical Group
DaVita












TAMIAMI TRAIL/SW 8TH STREET - 57,000 AADT
IHOP
KFC
BURGER KING
FIU
FLORIDA INTERNATIONAL UNIVERSITY
FLORIDA'S TURNPIKE
- 173,200 AADT
56,000 STUDENTS
(3,200 ON CAMPUS)
10,000 + STAFF
FLORIDA CAREER COLLEGE
SW 107TH AVENUE - 45,500 AADT
JJ
dds DISCOUNTS
FIVE GUYS BURGERS and FRIES
Publix
SW 16TH STREET
DOLLAR TREE
DaVita Kidney Care
Walgreens
HERBERT WERTHEIM COLLEGE OF MEDICINE
SW 24TH STREET - 36,000 AADT



Contact Brokers

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