

# NEW RETAIL DEVELOPMENT FOR LEASE

**La Fontana Shops**  
10920 Biscayne Blvd, Miami, FL 33161



## PROPERTY OVERVIEW:

**AVAILABILITY:**

1,060 SF – 2,120 SF  
Along Biscayne Blvd

**RENTAL RATES:**

\$40/SF + \$12/SF NNN

**CO TENANTS:**

Dunkin' Donuts, BB&T Bank, Mt Sinai Medical Center, UFC Gym, Frida Mexican Restaurant, ILash Queen, Easychic Fashion, French Bakery, Complete Nutrition, Kabco Kitchens

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### PROPERTY HIGHLIGHTS:

- Ample parking in the rear of the property with direct access to units
- Modern, new design with 18 foot ceilings and impact glass
- Covered breezeway for outdoor seating
- Double main access to all bays
- Ideal location spanning an entire block facing Biscayne Blvd
- Traffic count in excess of 50,000 cars per day
- Close proximity to affluent neighborhoods such as Bal Harbour and Miami Shores

### DEMOGRAPHICS:

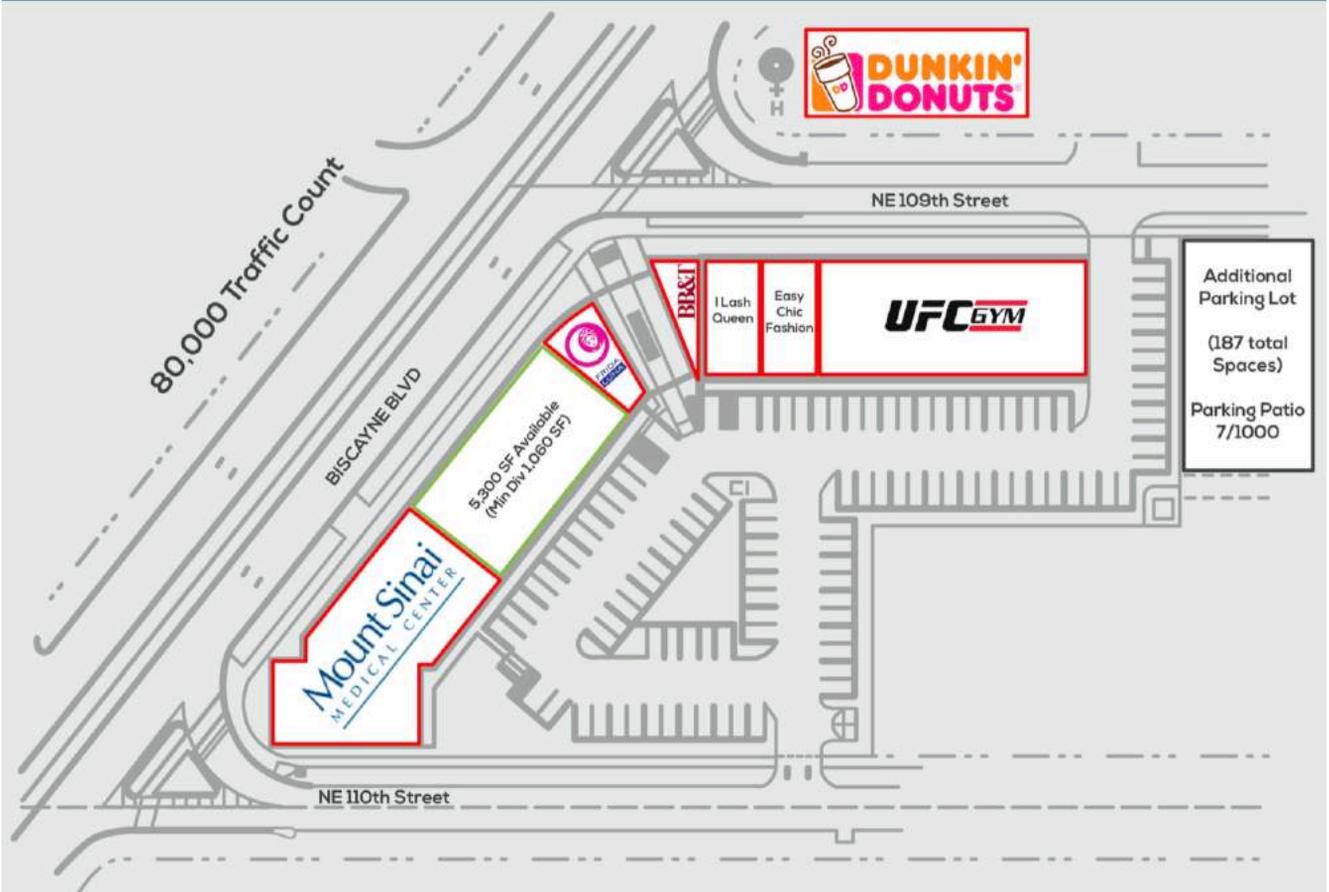
	<b>3 mile</b>	<b>5 mile</b>
Population	86,125	260,620
Average HH Income	\$57,683	\$50,092

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### SITE PLAN LA FONTANA SHOPS





**SUBJECT PROPERTY**



Miami Shores Country Club

Shores Square

BURGER KING TD Bank

CVS/pharmacy

FAMILY DOLLAR RadioShack

PINCH-A-PENNY POOL-PATIO-SPA  
The Perfect People For A Perfect Pool

