

8726 NW 26th St, Units 13 & 14
Doral, FL 33172

3,297 SF Unit

RETAIL SPACE FOR LEASE

PROPERTY FACTS

DESCRIPTION:

- 3,297 SF (divisible)
- End cap unit with strong visibility
- Currently built out as full service bank branch
- 16' High Ceilings
- 18 assigned parking spaces

RENT:

Upon Request

MARKET:

- Located in the heart of Doral at the intersection of 87th Ave and 25th St.
- Over 100,000 cars per day at intersection, with 50,000+ cars on 25th

RETAILERS IN AREA:

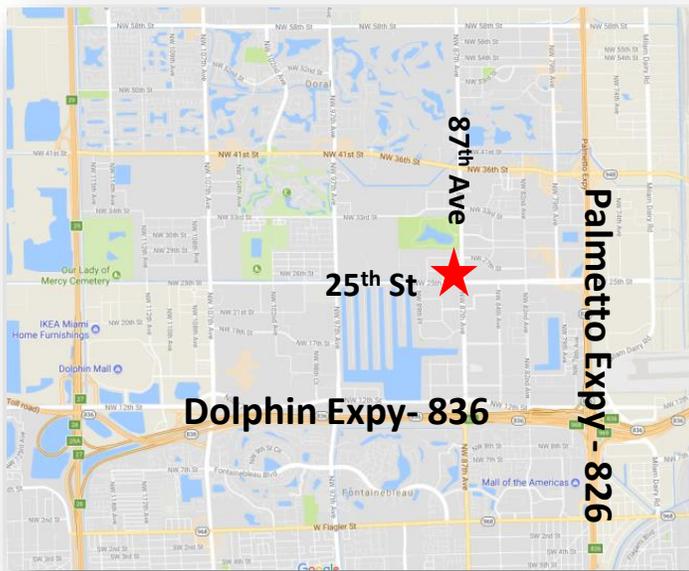
Dunkin Donuts, McDonald's Wendy's, Chipotle, Hooters, Tennis Express, Pollo Tropical, Flanigan's & over 15 Banks

DORAL RETAIL FOR LEASE

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The site is ideally situated on the intersection of NW 87th Ave and NW 25th St. Surrounded by financial institutions and large employers, the property sits on the corner of two main traffic corridors that provide easy access to both the Palmetto and Dolphin Expressways within 1 mile.

The city of Doral is experiencing unprecedented economic and population growth. In fact, Doral is now the fastest growing big city in Florida and the 11th fastest growing city in the Country, according to a recent study by FIU's Metropolitan Center.



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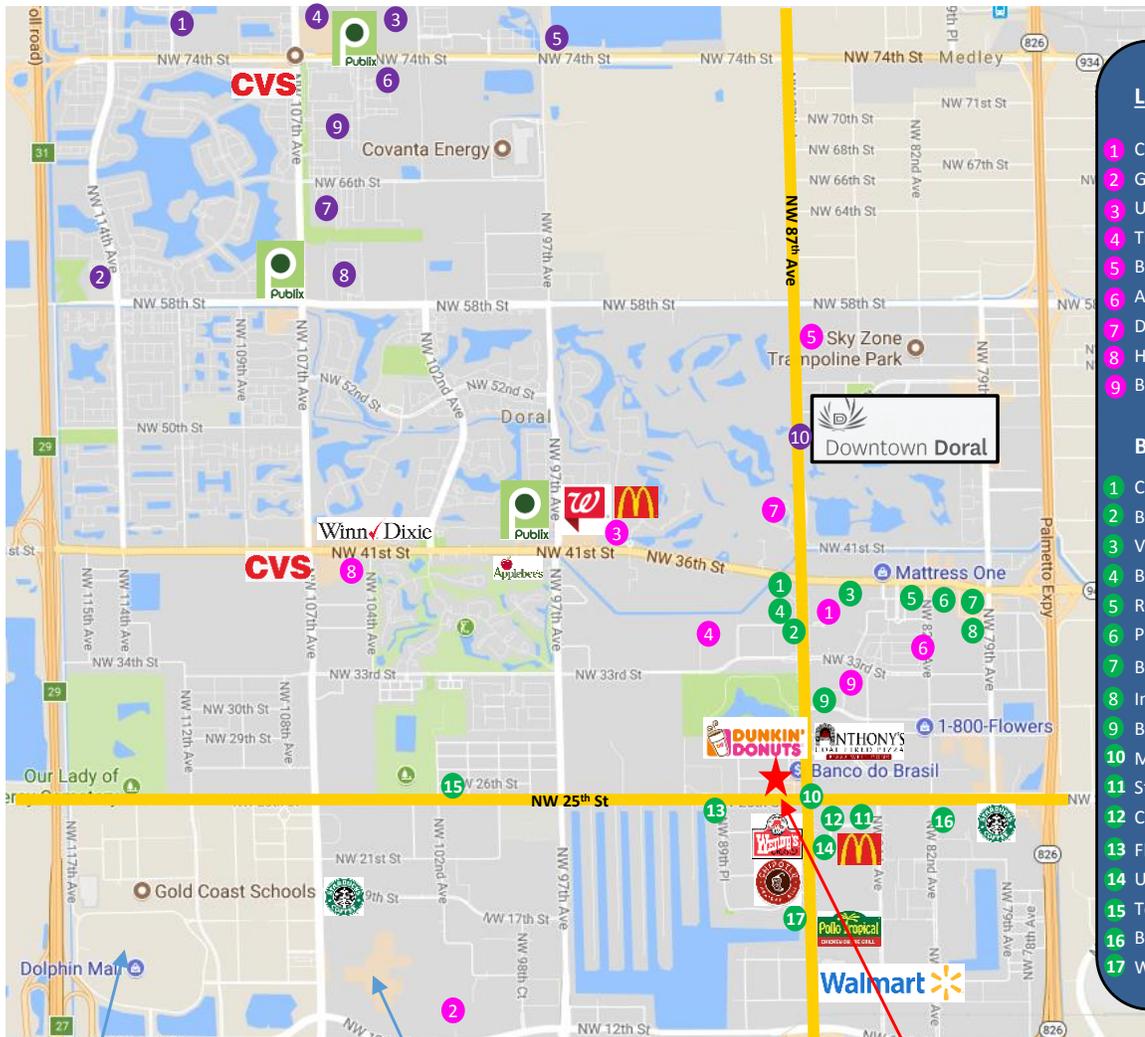
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Residential Developments:

- | | |
|---------------------------------|----------------------------------|
| 1 Islands at Doral: 2,897 Units | 6 Doral Grande: 360 Units |
| 2 Doral Isles: 1,950 Units | 7 Landmark at Doral: 1,109 Units |
| 3 Grand Bay: 4,137 Units | 8 Doral Cay: 158 Units |
| 4 Midtown Doral : 1,538 Units | 9 Neovita Doral: 222units |
| 5 Modern Doral: 319 Units | 10 Downtown Doral: 2,849 Units |



Large Employers:

- 1 Carnival Cruise Lines
- 2 Gold Coast Beverage (Pepsi-Cola)
- 3 Univision Network
- 4 The Miami Herald
- 5 Brinks Inc.
- 6 Amadeus North America
- 7 Doral Trump Golf Resort & Spa
- 8 Hellman Worldwide Logistics
- 9 Blue Cross Blue Shield of Florida

Banks within 1 Mile:

- 1 Citi Bank
- 2 BB&T Bank
- 3 Valley National Bank
- 4 Biscayne Bank
- 5 Regions Bank
- 6 Popular Community Bank
- 7 Bank United
- 8 Intercredit Bank
- 9 Bank of America Financial Center
- 10 Mercantil Bank
- 11 Stonegate Bank
- 12 Chase Bank
- 13 Florida Community Bank
- 14 U.S. Century Bank
- 15 Total Bank
- 16 Bank of the Ozarks
- 17 Wells Fargo Bank



FOR LEASE
8726 NW 26th

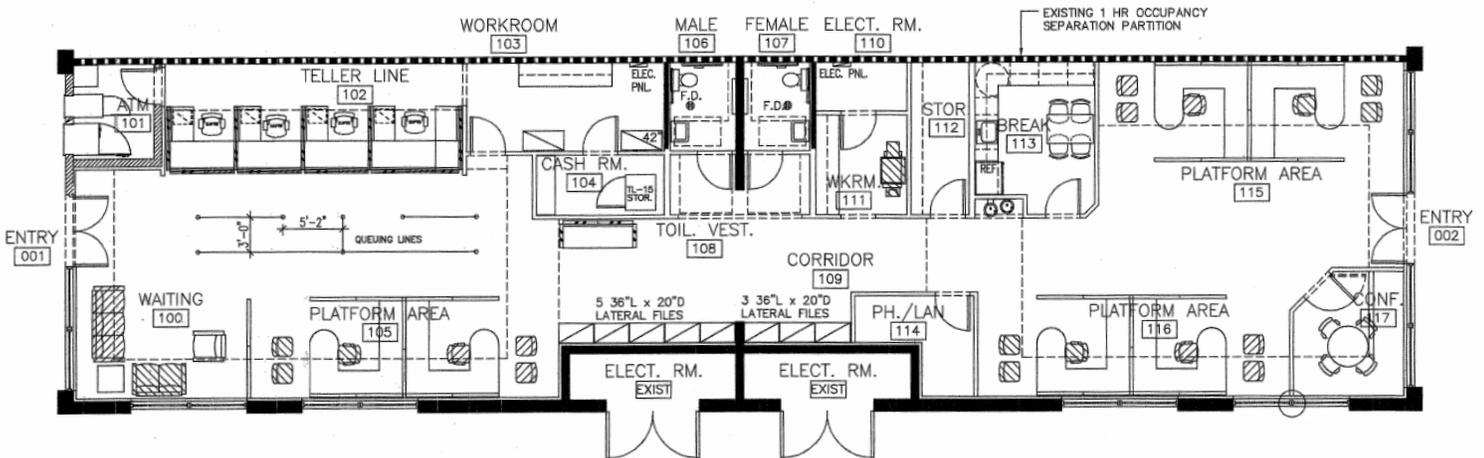
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Demographics

2016	1 Mile	3 Mile	5 Mile
Population	7,578	131,609	428,439
Daytime Pop	27,031	258,016	544,713
Households	2,814	48,022	148,734
Median HH Income	\$36,567	\$36,253	\$37,925
Avg HH Income	\$38,527	\$44,807	\$47,631

Floor Plan



BEACON HILL | PROPERTY GROUP