

Dolphin Professional Centre
1695 NW 110th Ave
Doral, FL 33172



NEW RETAIL & PROFESSIONAL CENTRE

PROPERTY FACTS

RETAIL SPACE AVAILABLE:

Up to 16,032 SF of retail space

RENT:

\$40/SF NNN

TRAFFIC COUNTS:

60,000+ VPD along NW 107th Ave

DELIVERY DATE:

Q4 2019

FEATURES:

- New construction
- Contemporary design
- Mixed use retail and office development
- 365-car parking field
- Outstanding visibility
- 14' ceiling height
- Floor to ceiling glass
- Open floor plans
- Outdoor seating



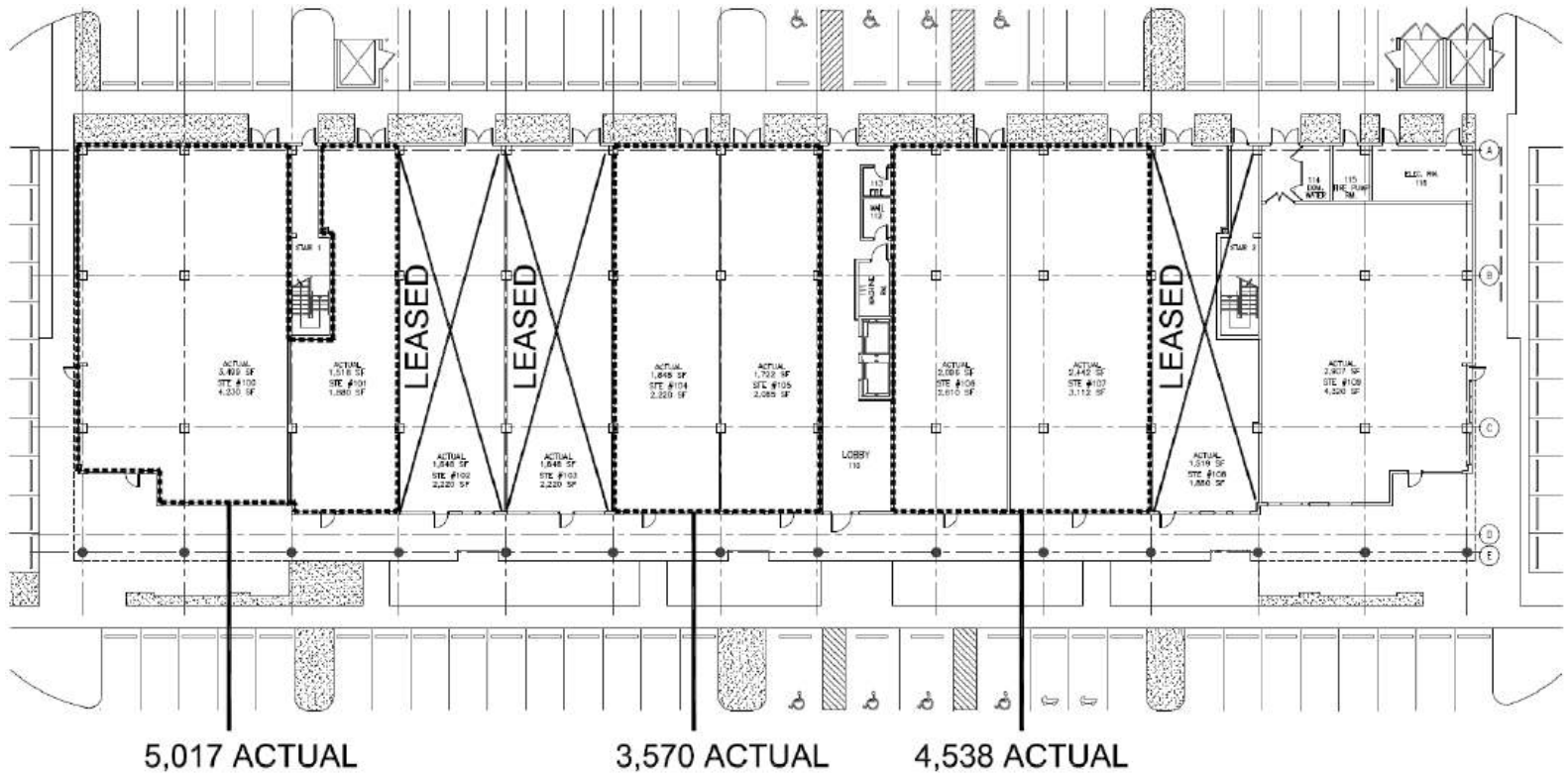
DOLPHIN PROFESSIONAL CENTRE



OVERVIEW

- 16,032 SF of New Class A retail with 52,000 SF of new office above.
- New construction offering high ceilings, open floor plans and abundant parking.
- Walking distance from two vibrant shopping malls: The Dolphin Mall and the International Mall
- Located directly across the street from the new \$40M Hilton Hotel and Euro Suites.
- Two new development projects on adjacent properties starting construction in 2020: St Ignatius University and Atlas Air Pilot Training Facility with hotel.
- Easy access to the Florida Turnpike and Dolphin Expressway.
- 5 miles west of Miami International Airport

FLOOR PLAN



GROSS LEASABLE RETAIL AREA:

16,032 SF

NUMBER OF AVAILABLE BAYS:

7

BAY SIZES:

1,518 SF to 5,017 sf max contiguous

RESTAURANT-READY BAYS (grease traps included):

Bay 100 – end cap – 3,499 SF

Bay 105 – inline (adjacent lobby) – 1,722 SF

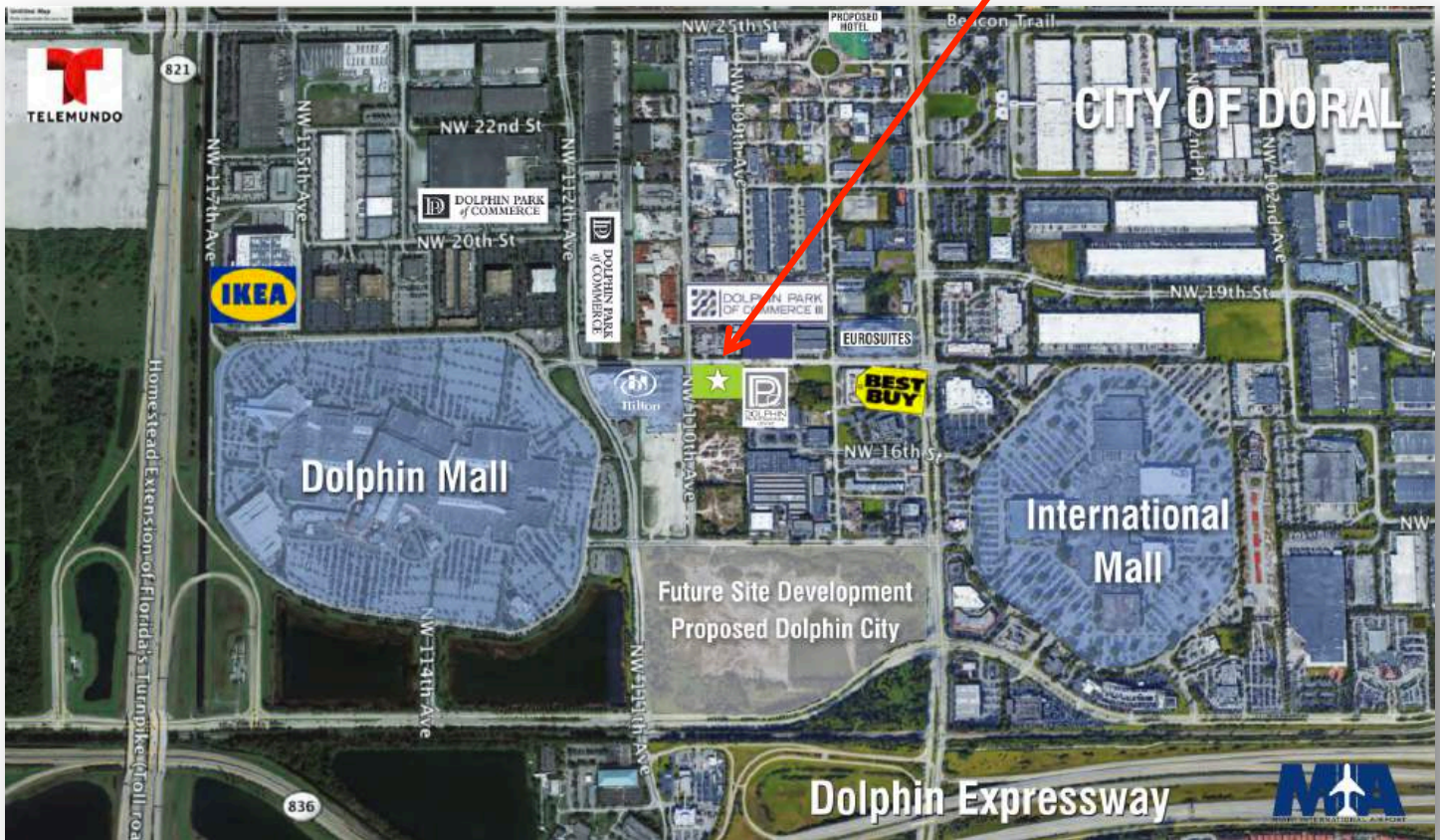
Bay 109 – end cap – 2,907 SF

NEW CONSTRUCTION



AERIAL MAP

Subject Site

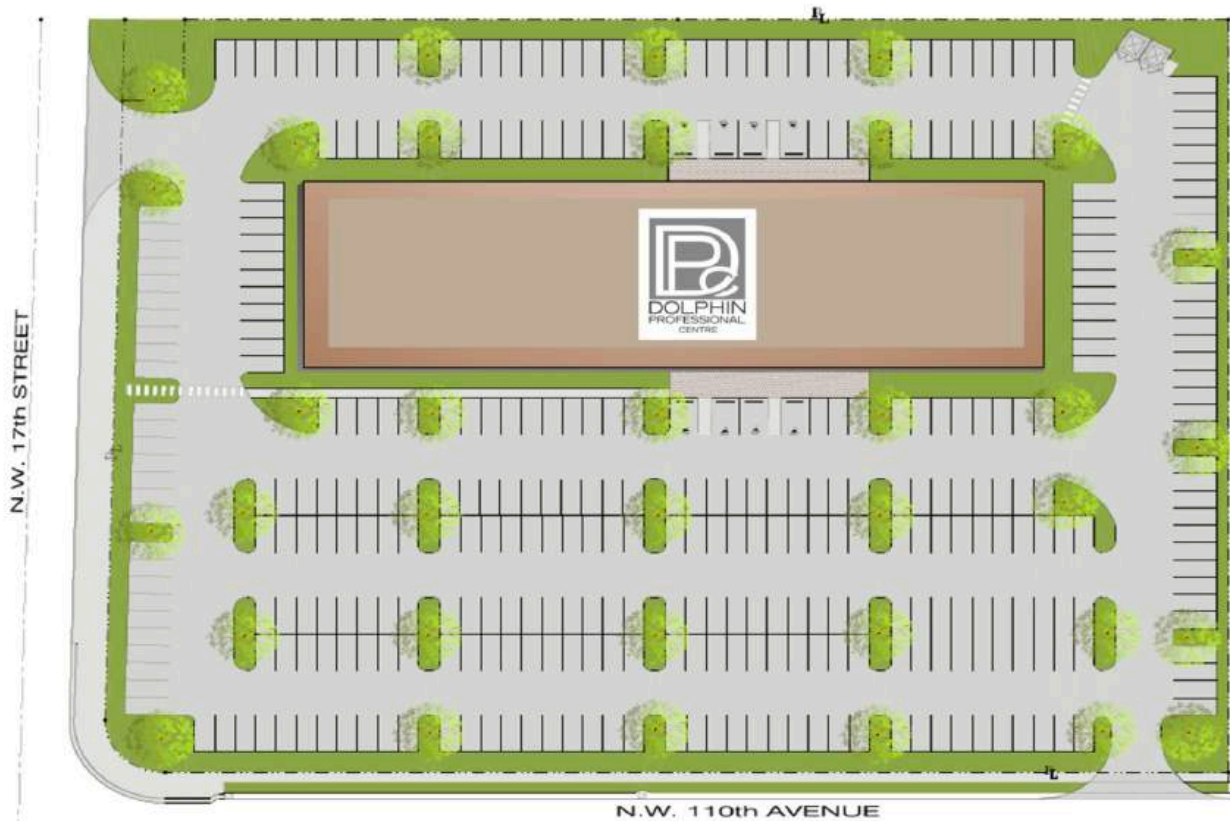


- Conveniently located to the Dolphin Mall, the largest and most popular shopping mall in Miami-Dade, the International Mall, and the largest IKEA store in the United States.
- Easy access to the Florida Turnpike and Dolphin Expressway.
- Dolphin City proposed 3,000 unit multi-family development
- 5 miles west of Miami International Airport

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Total Population:	6,276	159,902	337,736
2023 Population:	6,596	166,575	350,895
Pop Growth 2018-2023:	5.10%	4.17%	3.90%
Average Age:	39.40	40.20	41.30
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2018 Total Households:	2,003	53,542	107,331
HH Growth 2018-2023:	5.29%	4.18%	3.90%
Median Household Inc:	\$52,722	\$49,349	\$49,251
Avg Household Size:	3.10	2.90	3.00
2018 Avg HH Vehicles:	2.00	2.00	2.00
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Median Home Value:	\$187,413	\$238,913	\$268,862
Median Year Built:	1986	1989	1984

SITE PLAN



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