

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



## NEW RETAIL & PROFESSIONAL CENTER

### PROPERTY FACTS

**RETAIL SPACE AVAILABLE:**

Up to 16,032 SF

**RENT:**

\$40/SF NNN

**TRAFFIC COUNTS:**

60,000+ VPD along NW 107<sup>th</sup>  
Ave in Doral

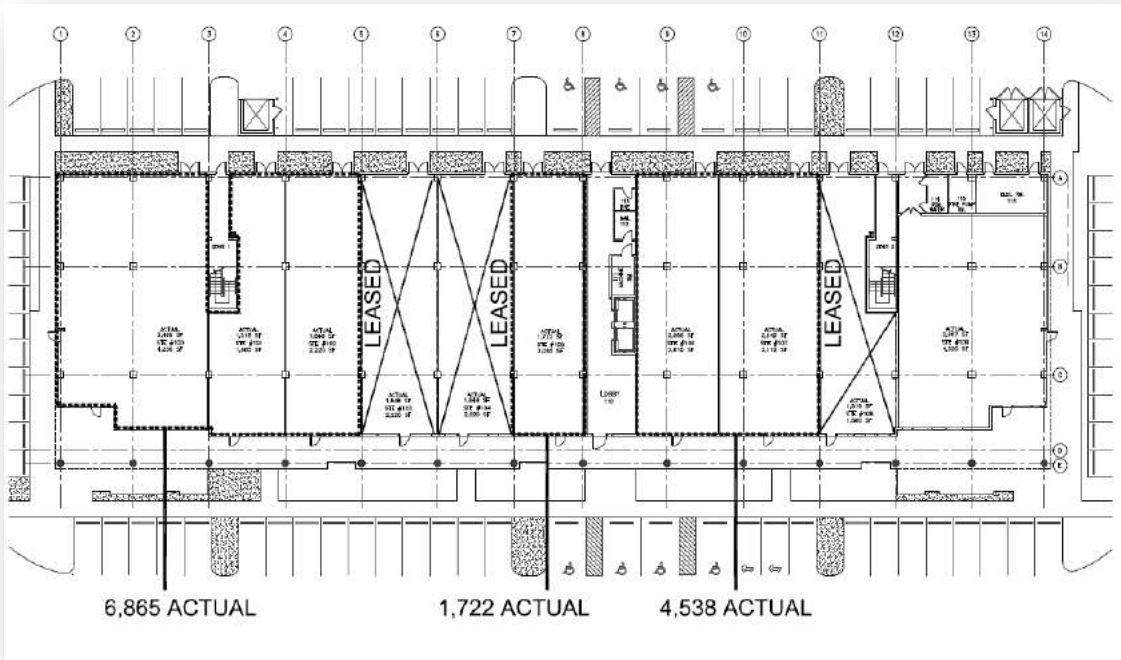
**DELIVERY DATE:**

Q2 2020

**FEATURES:**

- New Retail + Office Development. New construction offering 14ft ceilings, open floor plans and an abundant 365-car parking field.
- Contemporary design
- Outstanding visibility
- Nearby: Hilton Hotel and Euro Suites, The Dolphin Mall and the International Mall. Located just 4 miles west of Miami International Airport.

# SPACE PLAN



## **GROSS LEASABLE RETAIL AREA:**

16,032 SF of new class A retail  
(52,000 SF of office space on the 2<sup>nd</sup> and 3<sup>rd</sup> floors)

## **NUMBER OF AVAILABLE BAYS:**

10

## **BAY SIZES:**

1,518 SF to 6,865 sf max contiguous

## **RESTAURANT-READY BAYS (Grease trap):**

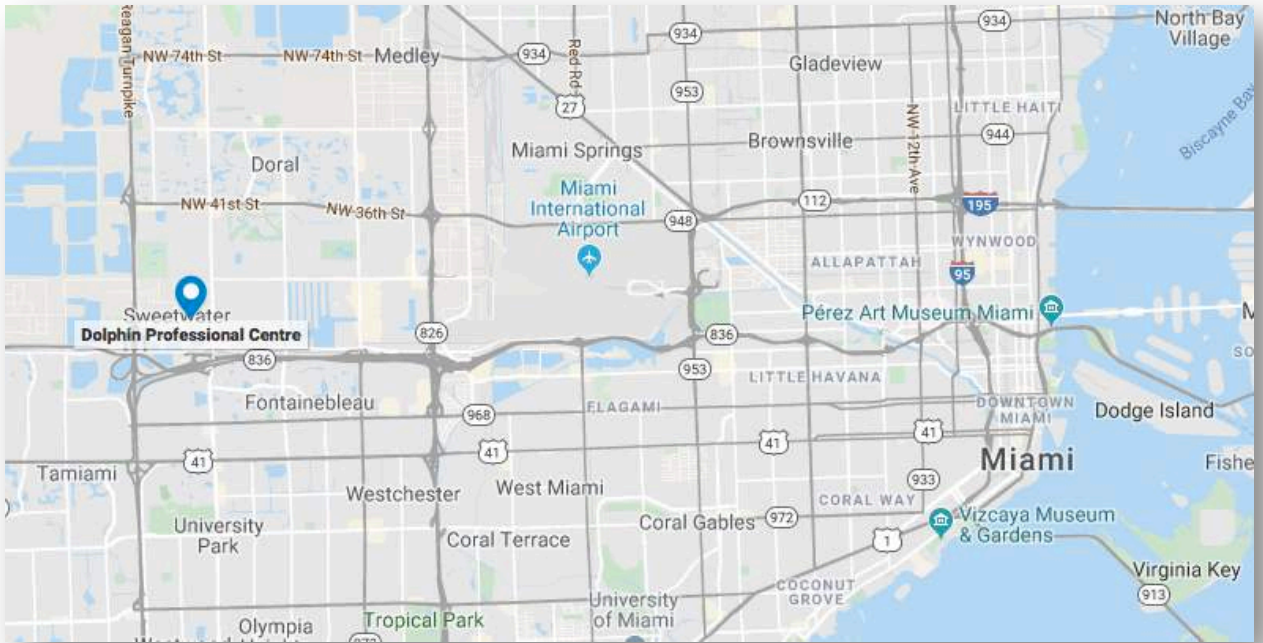
Bay 100 – end cap – 6,865 SF

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

Bay 106 – 107 – inline (adjacent lobby) – 4,538

Bay 109 – end cap – 3,142 SF

# NEW CONSTRUCTION



info@beaconhillpg.com



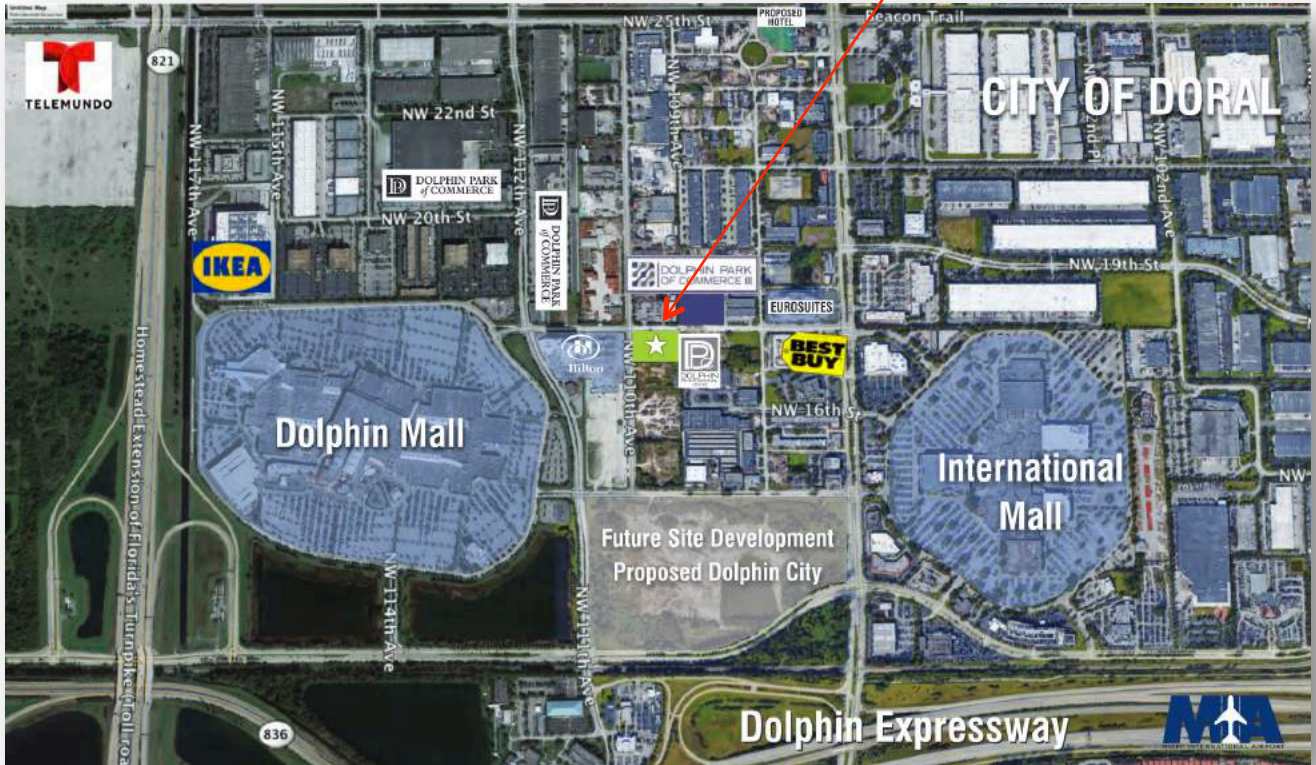
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# AERIAL MAP

Dolphin Professional Centre



- Conveniently located near the Dolphin Mall, the largest and most popular shopping mall in Miami-Dade County, the International Mall, and the largest IKEA store in the United States
- 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
- Dolphin City proposed 3,000 unit multifamily development
- Located just 4 miles west of Miami International Airport

# DEMOGRAPHICS



39

Median Age



\$42,111

Estimated Median Income



45% / 55%

Estimated Owner / Renter Divide



6,312

Population Density (per sq. mile)



5,963

Estimated Total Home Owners



3

Estimated Average Household Size



38%

College Educated



7,171

Estimated Total Renters

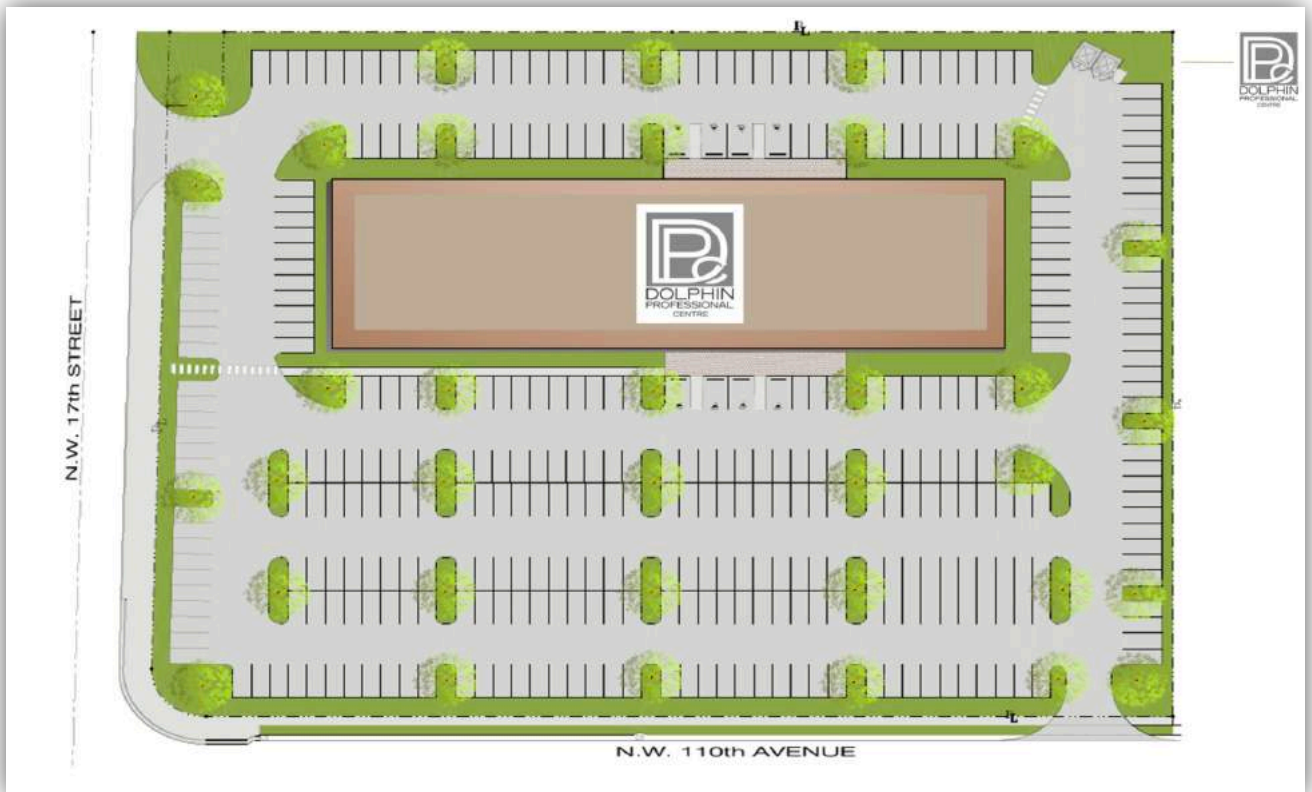


41,456

Total Population

Community data courtesy of LiveBy, Inc.

# SITE PLAN



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