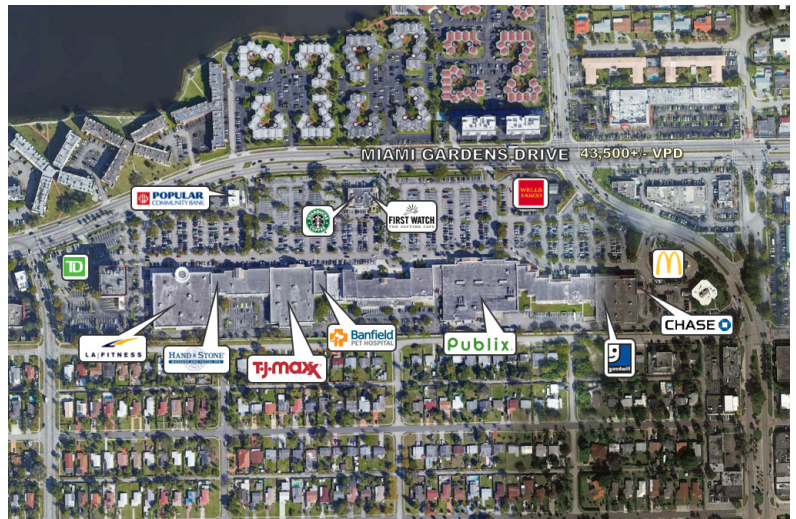


SHOPS AT SKYLAKE

1650 NE Miami Gardens Dr. | North Miami Beach, FL 33179

Latitude: 25.94497 Longitude: -80.16695

FOR LEASE



FOR MORE INFORMATION

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PROPERTY FEATURES

GLA
282,718± sf

VPD
60,800 Cars Daily

Located on the SW corner of NE Miami Gardens Drive and NE 18th Road, Shops at Skylake is anchored by Publix, TJMaxx and LA Fitness. Co-tenants include Starbucks, First Watch, Sushi Sake, Mount Sinai, MD Now, Hand & Stone, and many others. Close proximity to I-95 gives Shops of Skylake accessibility and convenience while serving more than 84,000 households and 218,000 residents within a 3-mile radius. A daytime population of more than 213,000 within a 3-mile radius ensures a busy shopping center throughout the day.

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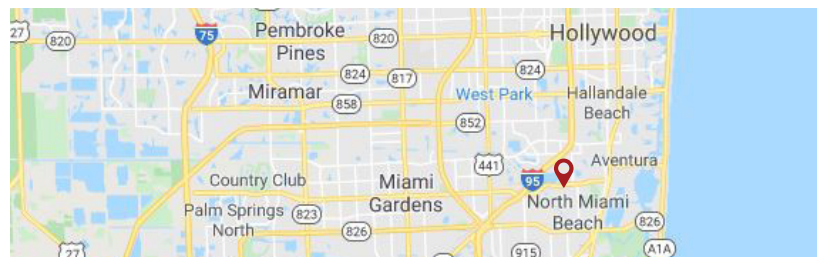
FOR LEASE



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	MD NOW URGENT CARE	4,800	17	H&R BLOCK	1,600	36A	STARBUCKS	1,690
02	CHIFA DU KANG	3,050	18	CAPRIOTTI'S SANDWICH SHOP	1,600	36B AVAILABLE	AVAILABLE	1,789
04	SKY NAILS	2,600	19	BURT'S JEWELERS	1,600	37	FIRST WATCH RESTAURANT	3,600
05 AVAILABLE	AVAILABLE	975	20-22	SPACE COAST CREDIT UNION	4,800	38	WELLS FARGO BANK	4,256
06	ATAR GIFTS	975	23	QUALITY CUTS ON SKYLAKES	1,400	39	MCDONALDS	3,911
07	WING COUNTRY	2,000	24 AVAILABLE	AVAILABLE	1,750	40	PASTEUR MEDICAL CENTER	4,800
08	POSTAL ANNEX	1,600	25	SKYLAKES DISCOUNT LIQUORS	1,600	41	T.J. MAXX	33,024
08A	NELSON SHOE REPAIR	400	26	AMERICA'S BEST CONTACTS	3,600	42-44	PEDIATRIC ASSOCIATES	7,170
09 PASTEUR MEDICAL (AVAIL. JAN 2025)	AVAILABLE (AVAIL. JAN 2025)	2,400	27	ROYAL DYNASTY II	6,000	45	BEAUTY CAFE	1,194
10	MAC DOLLAR	3,200	28	GAZIT GROUP	8,540	46-47	HAND & STONE MASSAGE & FACIAL	2,388
12	PUBLIX	51,420	028	BANFIELD PET HOSPITAL	4,000	70	SUSHI SAKE	2,235
13	LESLIE'S POOLSMART	2,800	28A-29A AVAILABLE (2ND FLOOR)	AVAILABLE (2ND FLOOR)	2,455	78	L.A. FITNESS	45,000
14	MOUNT SINAI PRIMARY & SPECIALTY	6,200	30	MARK L. WEISS DMD, P.A.	1,696	OUT	CHASE BANK	5,000
1590	POPULAR COMMUNITY BANK	2,300	31	SHECK GROUP	1,335	PARCEL	GOODWILL	15,497
16	BRUTUS BARBERSHOP	1,600	32-34	THE BEAUTY MALL	7,135	OFFICE	PASTEUR MEDICAL CENTER	15,733

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	23,754	218,074	458,920
DAYTIME POP.	13,350	213,617	425,015
AVG. HH INCOME	\$71,801	\$86,623	\$84,336
MEDIAN AGE	41.5	40.7	40.7



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