

# Doral Pointe Shopping Center

2020 NW 107 AVENUE, MIAMI, FL 33172

For Lease

3,500 SF

Free Standing  
Wells Fargo Bank  
Building with Drive  
Thru Lanes

**C-3**

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**Property Summary**

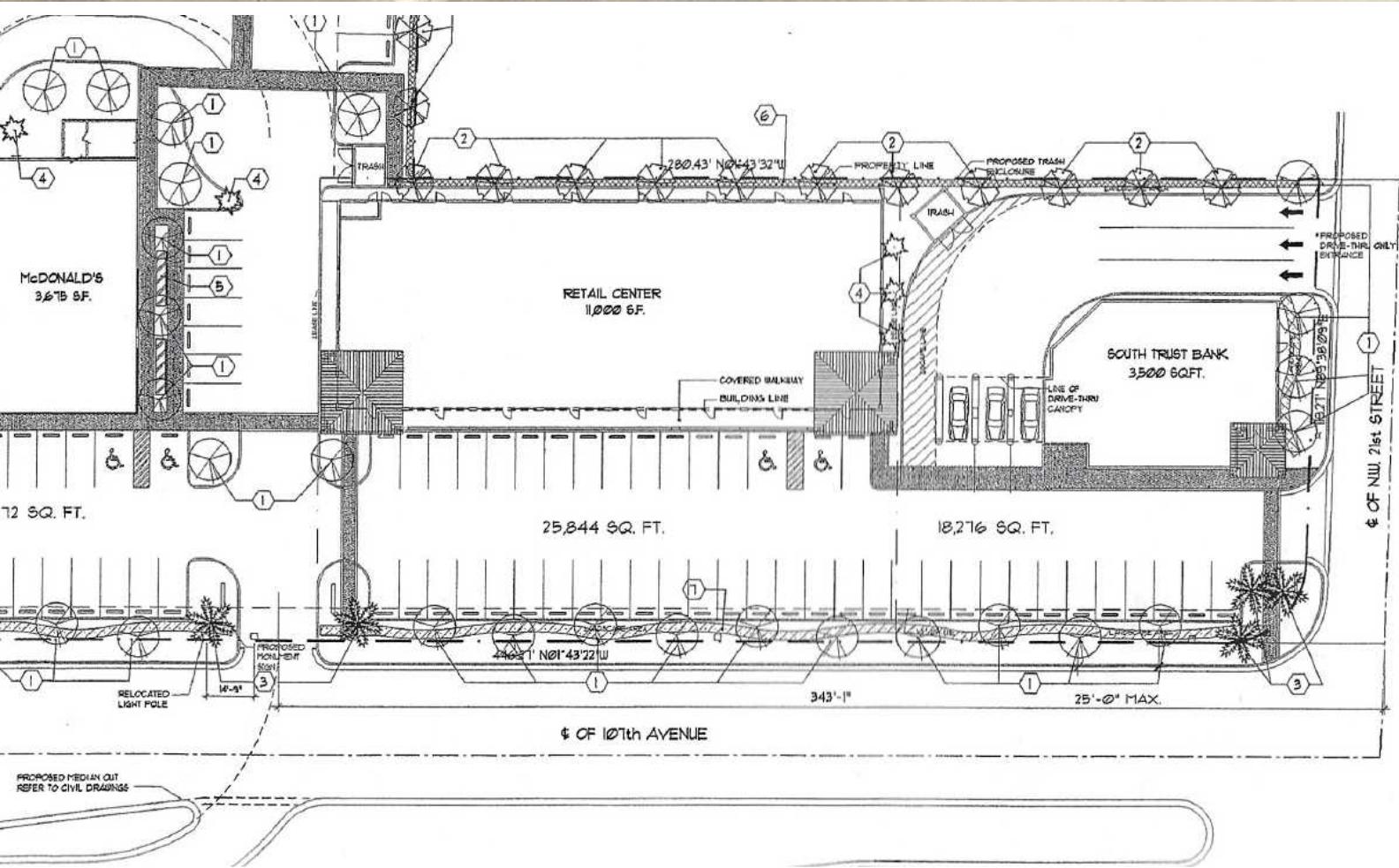
Available SF:	3,500
Lot Size SF:	18,276
Year Built:	2003
Parking:	40 Spaces
Zoning:	C-2
Previous Use:	Bank Branch
Traffic Counts:	44,000 VPD
Location:	Hard Corner

**Property Overview**

Highly visible hard corner former Wells Fargo bank site fronting NW 107th Ave and NW 21st Street in Doral, Miami, FL.

**Location Overview**

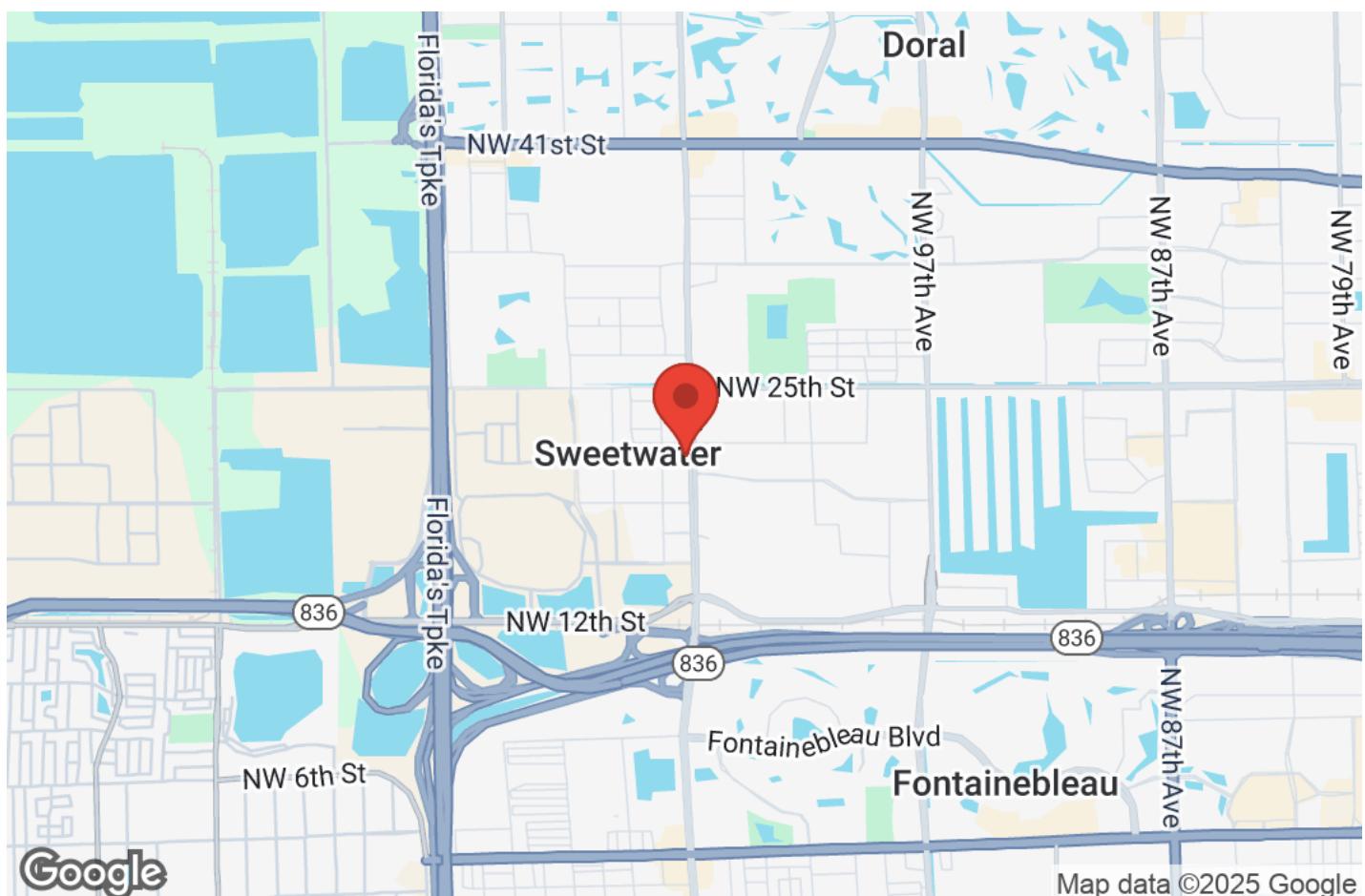
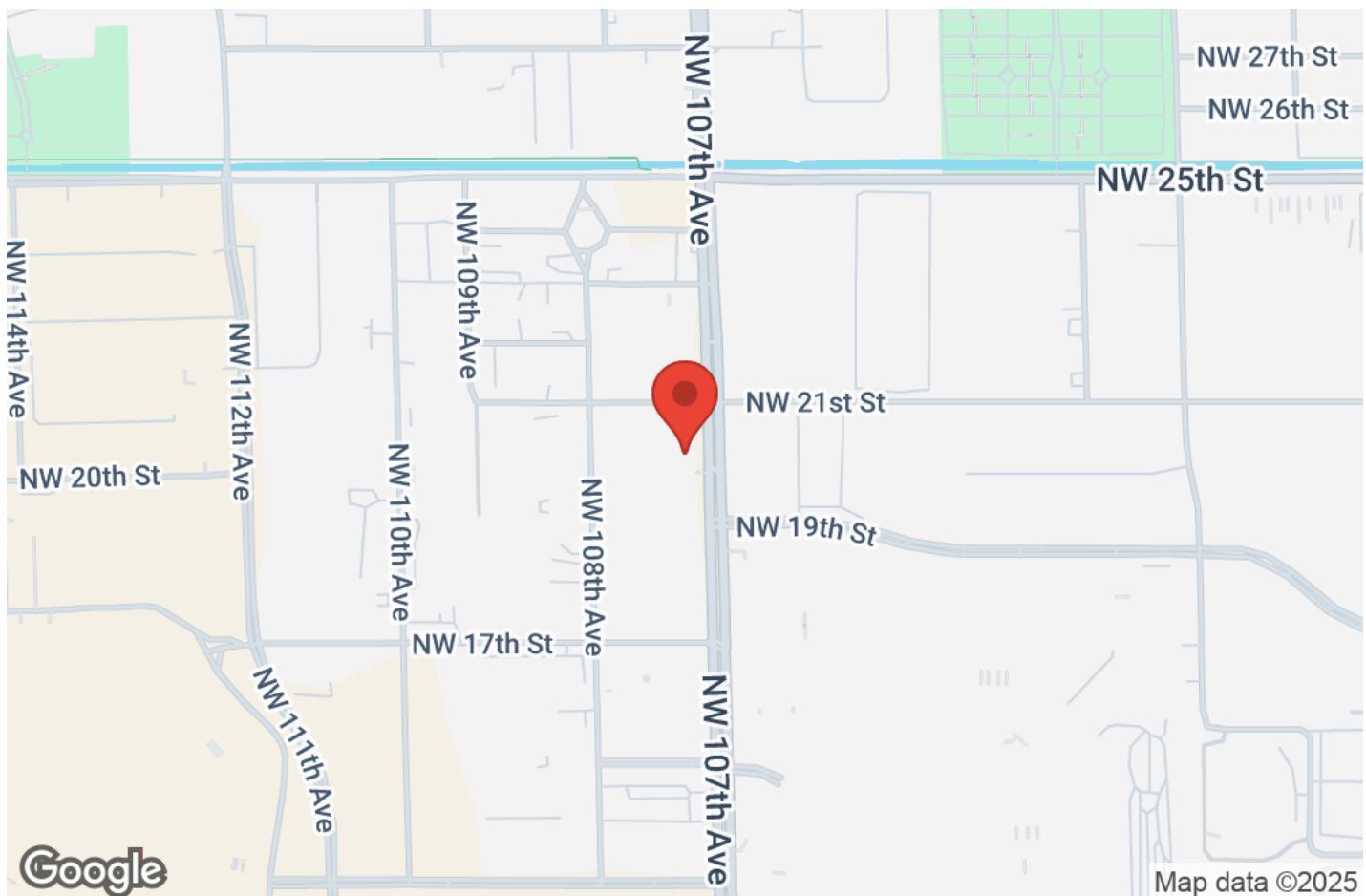
Featured tenants in the same center include Wendy's, Mattress Firm, Dunkin Donuts, Subway, and AT&T.

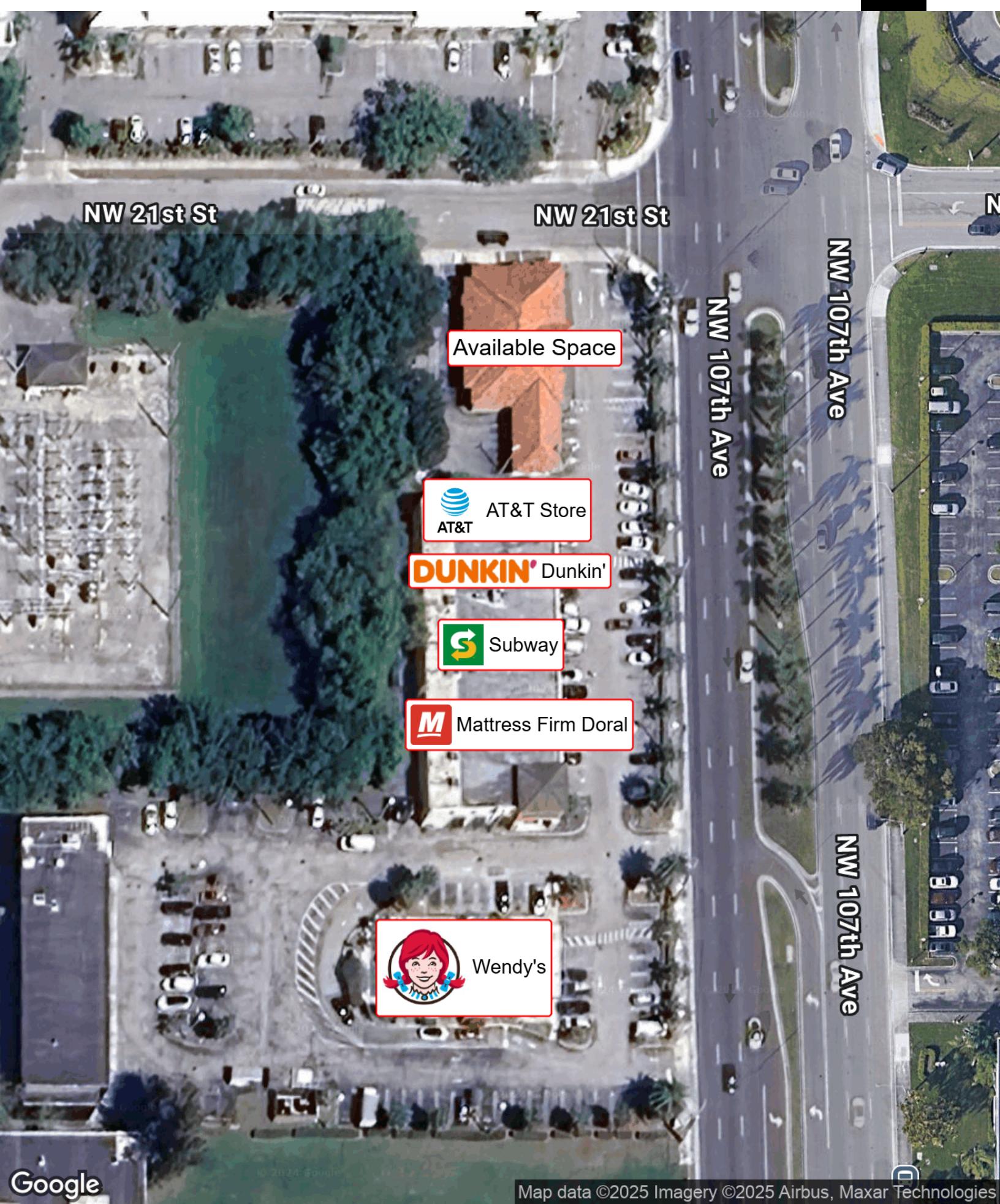


## Location Maps

Doral Pointe Shopping Center

C-3

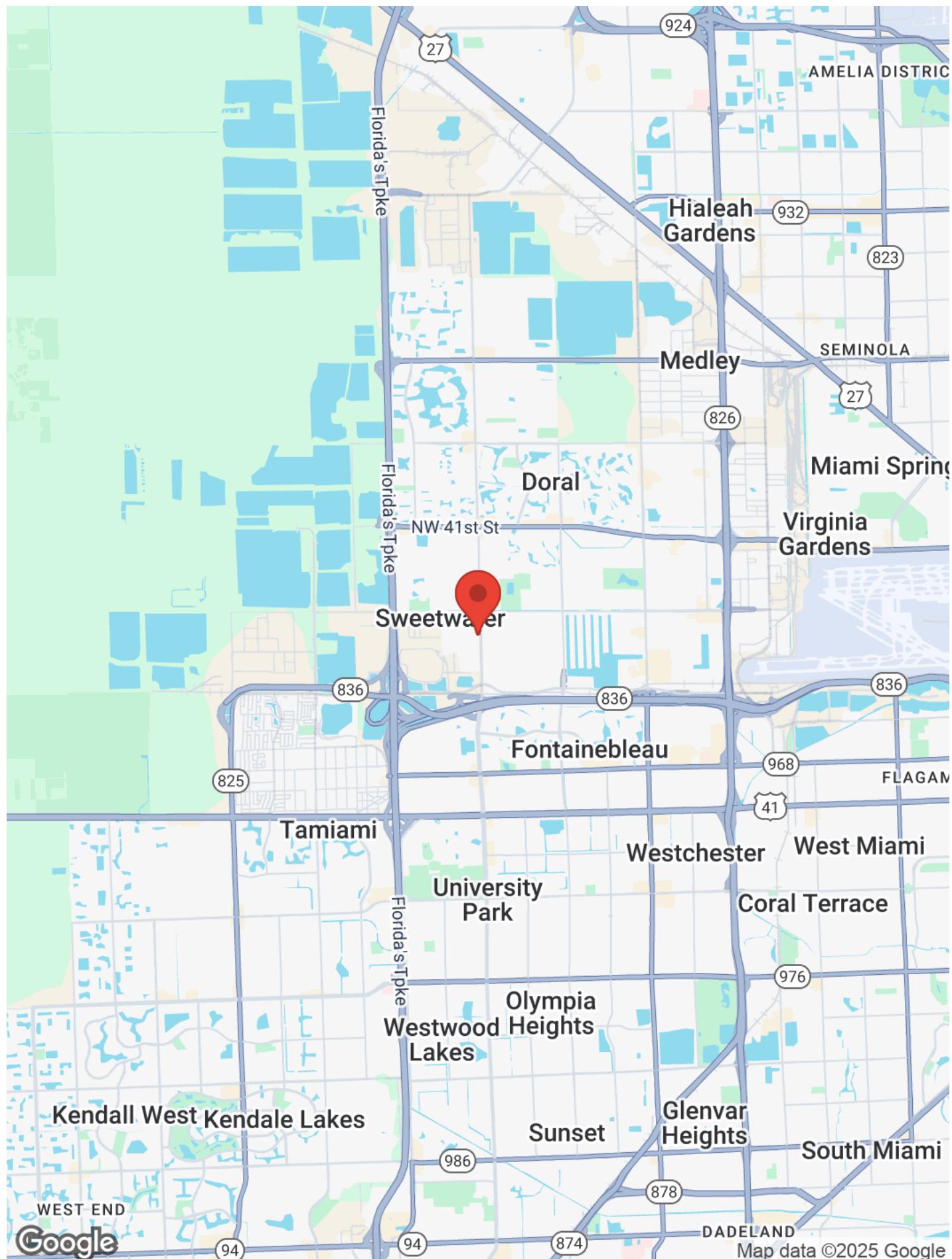


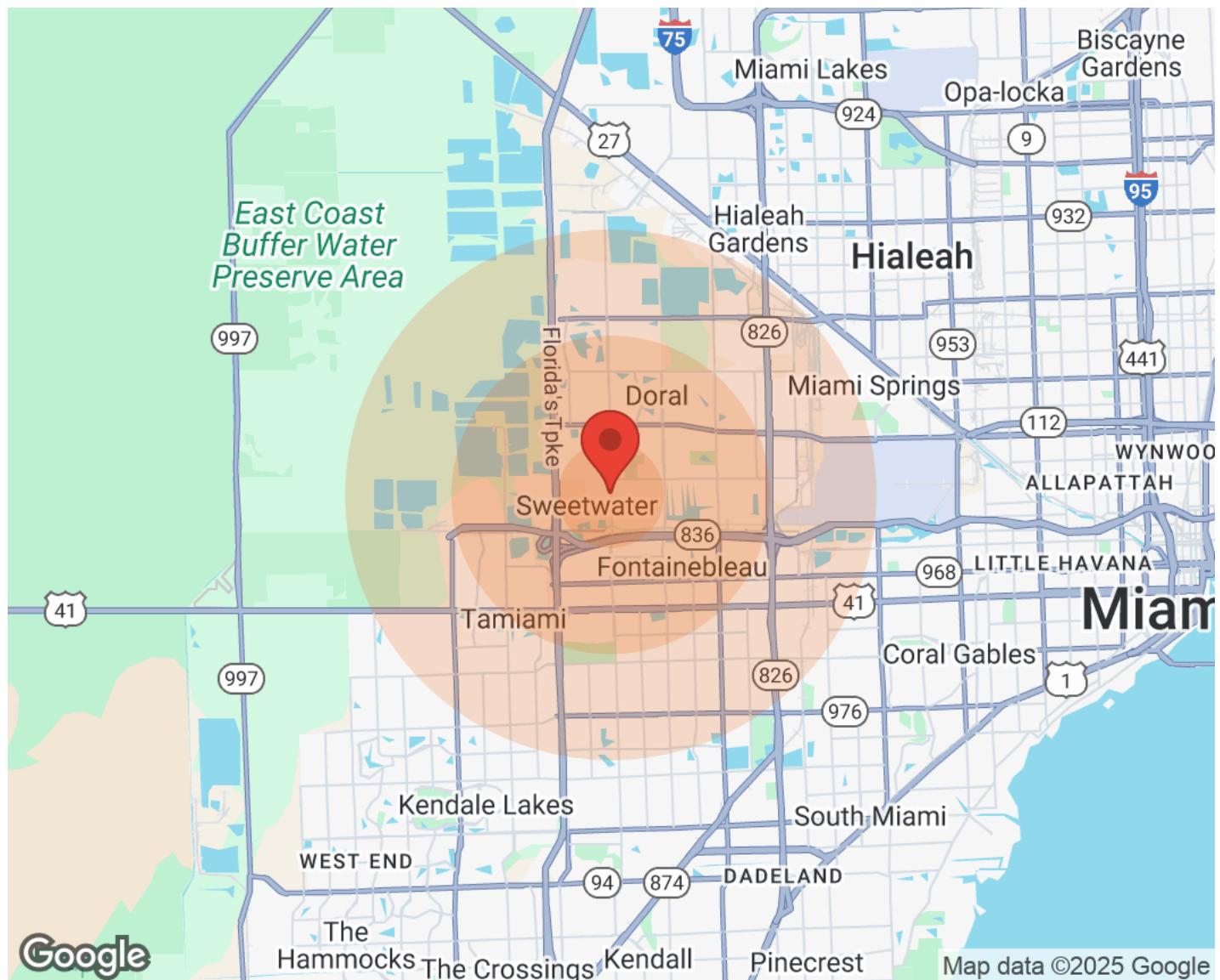


## Regional Map

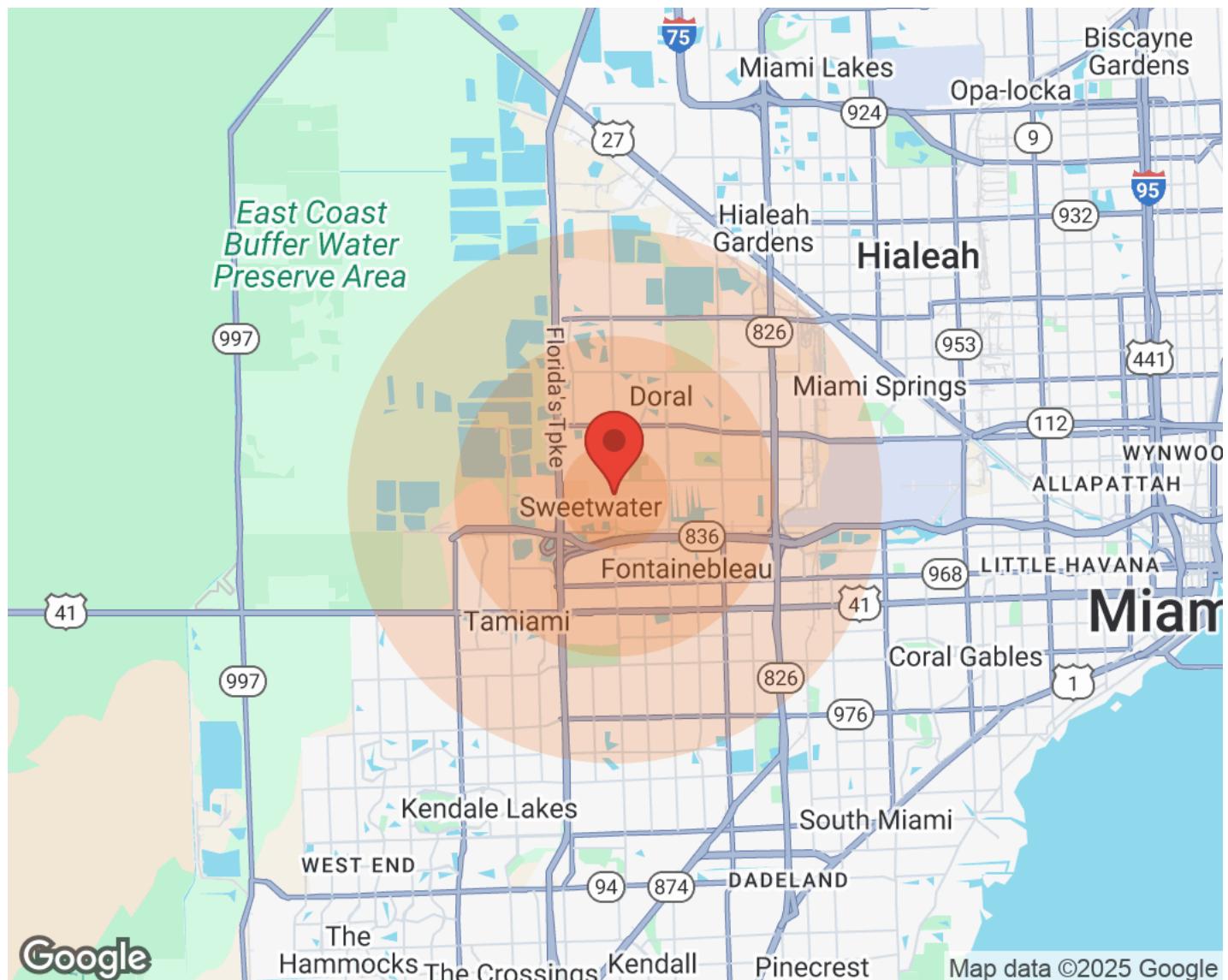
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C-3





Population	1 Mile	3 Miles	5 Miles
Male	1,374	73,202	155,773
Female	1,477	79,705	164,033
Total Population	2,851	152,907	319,806
Housing	1 Mile	3 Miles	5 Miles
Total Units	868	54,699	108,605
Occupied	807	50,904	102,116
Owner Occupied	591	30,110	64,441
Renter Occupied	216	20,794	37,675
Vacant	61	3,795	6,489
Race	1 Mile	3 Miles	5 Miles
White	2,737	142,039	302,380
Black	20	2,667	6,553
Am In/AK Nat	N/A	2	3
Hawaiian	N/A	N/A	1
Hispanic	2,251	131,228	278,471
Multi-Racial	126	12,198	16,694



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	189	8,134	15,946	Median	\$103,796	\$46,901	\$47,539
Ages 5-9	252	9,964	19,520	<\$10,000	30	3,795	7,746
Ages 10-14	233	9,150	17,909	\$10,000-\$14,999	N/A	2,962	5,672
Ages 15-19	209	8,564	16,972	\$15,000-\$19,999	N/A	2,703	6,137
Ages 20-24	177	8,636	17,506	\$20,000-\$24,999	8	2,646	5,511
Ages 25-29	145	8,934	18,429	\$25,000-\$29,999	N/A	2,707	5,855
Ages 30-34	150	9,564	19,505	\$30,000-\$34,999	87	3,008	5,586
Ages 35-39	145	10,374	20,768	\$35,000-\$39,999	40	2,613	5,304
Ages 40-44	173	11,267	22,378	\$40,000-\$44,999	30	3,054	5,563
Ages 45-49	216	11,766	23,641	\$45,000-\$49,999	36	2,480	4,871
Ages 50-54	191	11,091	22,716	\$50,000-\$60,000	56	5,115	9,806
Ages 55-59	167	9,845	20,879	\$60,000-\$74,000	46	4,975	10,692
Ages 60-64	155	8,516	18,706	\$75,000-\$99,999	107	6,307	11,026
Ages 65-69	127	7,324	16,553	\$100,000-\$124,999	181	3,760	7,737
Ages 70-74	103	6,166	14,399	\$125,000-\$149,999	54	1,687	3,837
Ages 75-79	78	4,911	11,884	\$150,000-\$199,999	131	1,785	3,545
Ages 80-84	63	3,591	8,907	>\$200,000	74	1,722	3,120
Ages 85+	78	5,110	13,188				



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With over 15 years in commercial real estate, my core competencies lie in retail investment sales, acquisitions, and credit tenant retail leasing. At C-3 Commercial Real Estate Advisory, I am committed to redefining community spaces through landlord representation and strategic acquisitions.

My mission aligns with our goal to invigorate neighborhoods in South Florida, and eventually all over Florida, leveraging my intimate market knowledge and diverse perspectives to add unparalleled value to our clients' assets.

At C-3 Commercial Real Estate Advisory, my focus for the past 15 years has been on achieving 100% occupancy for our clients' properties, and assisting in growing clients' portfolios of retail assets, while working with a broad spectrum of ownership types from single asset owners to family offices. By combining my expertise in landlord representation with my proven track record in investment sales, I ensure efficient and effective sales and leasing strategies that maximize asset value, exit price, and while fostering community development.