

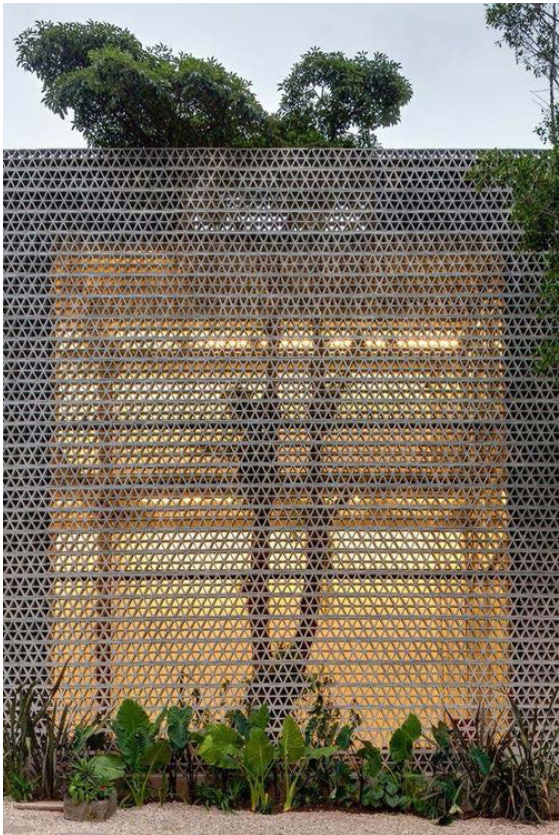


Doral Square is a mixed use development project located on the Southeast corner of Doral Blvd. and 87th Avenue in Doral. The project would be a three level retail-garage incorporated into an existing 148,000 SF office building and parking lot. The project is adjacent to Carnival Cruise Headquarters with over 3,900 employees and is one block away from City Place Doral which includes Cinebistro, Fresh Market, 1,000 residential units and 150 single-family homes. Doral is one of Miami’s fastest growing communities with growth exceeding 77% in the past 8 years. The project is located right across from the Trump National Doral Resort which is a world-famous destination for tourists, golf tournaments, and international conferences. Downtown Doral is also building 2,840 residential units and over 180,000 SF of retail. Doral Square has convenient access to the Palmetto Expressway, the Dolphin Expressway and Miami International Airport.

Location	Southeast corner of Doral Blvd. (36th Street) and 87th Avenue in Doral, Florida.
Leasable Area	156,165 SF
Parking	586 spaces
Acreage	5 Acres
Traffic Counts	59,000 ADT on 36 th Street 48,000 ADT on 87 th Avenue
Anchor Tenants	Marshalls, Ross, UFC Gym & HomeGoods

The Vibe

Doral Square sits on Doral Boulevard—the “Main Street” of the City, a vibrant, active and pedestrian-oriented environment where residents and visitors can live, shop and recreate. The urban streetscape allows for a variety of pedestrian activities—whether you are walking along the palm-tree-lined sidewalk, cruising through on bicycle on a breezy morning, or enjoying a cup of coffee watching people pass by. Doral Square will contribute to creating a neighborhood that is diverse, dynamic, and pedestrian friendly, and provide opportunities for residents’ daily living activities within walking distance.





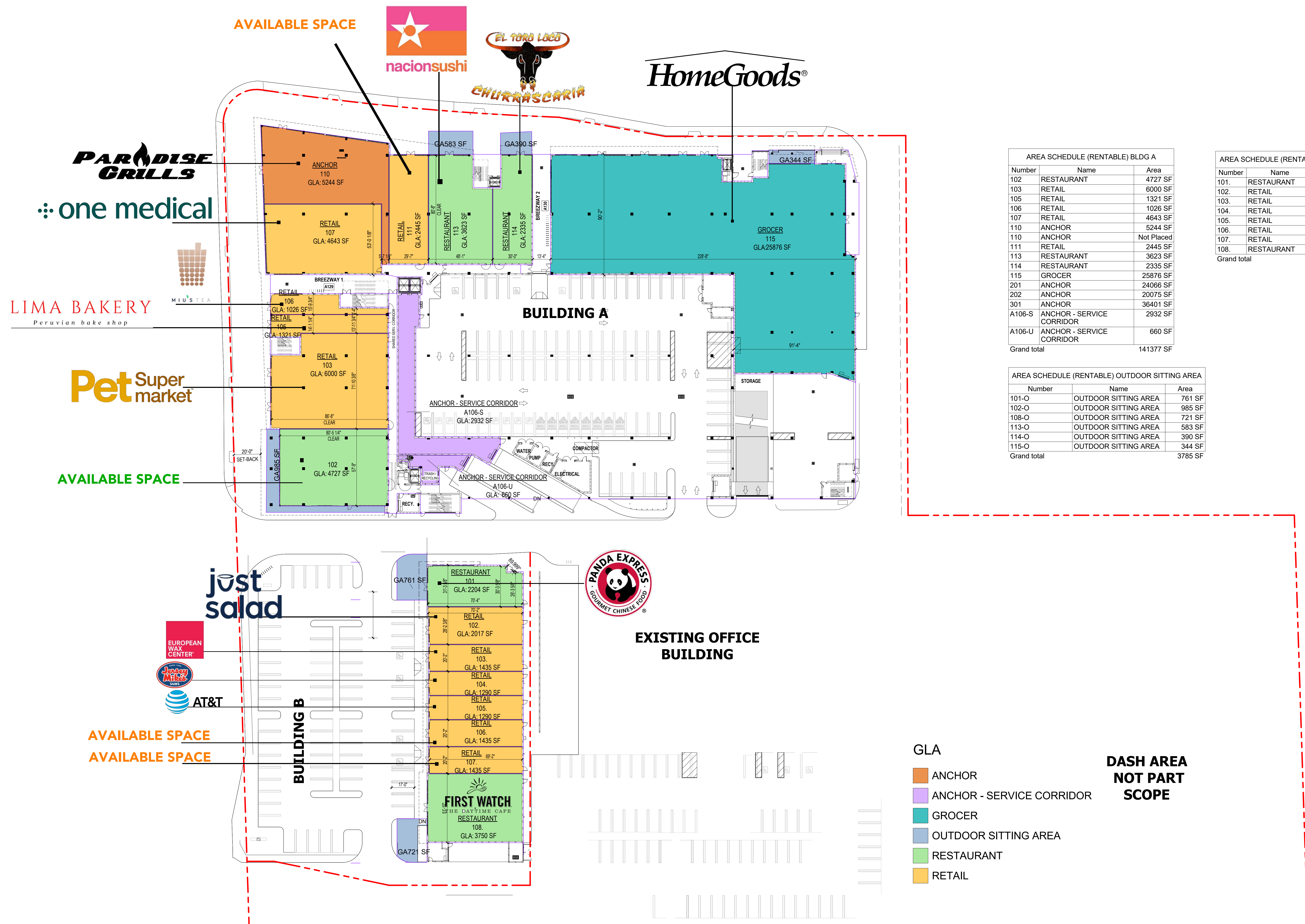




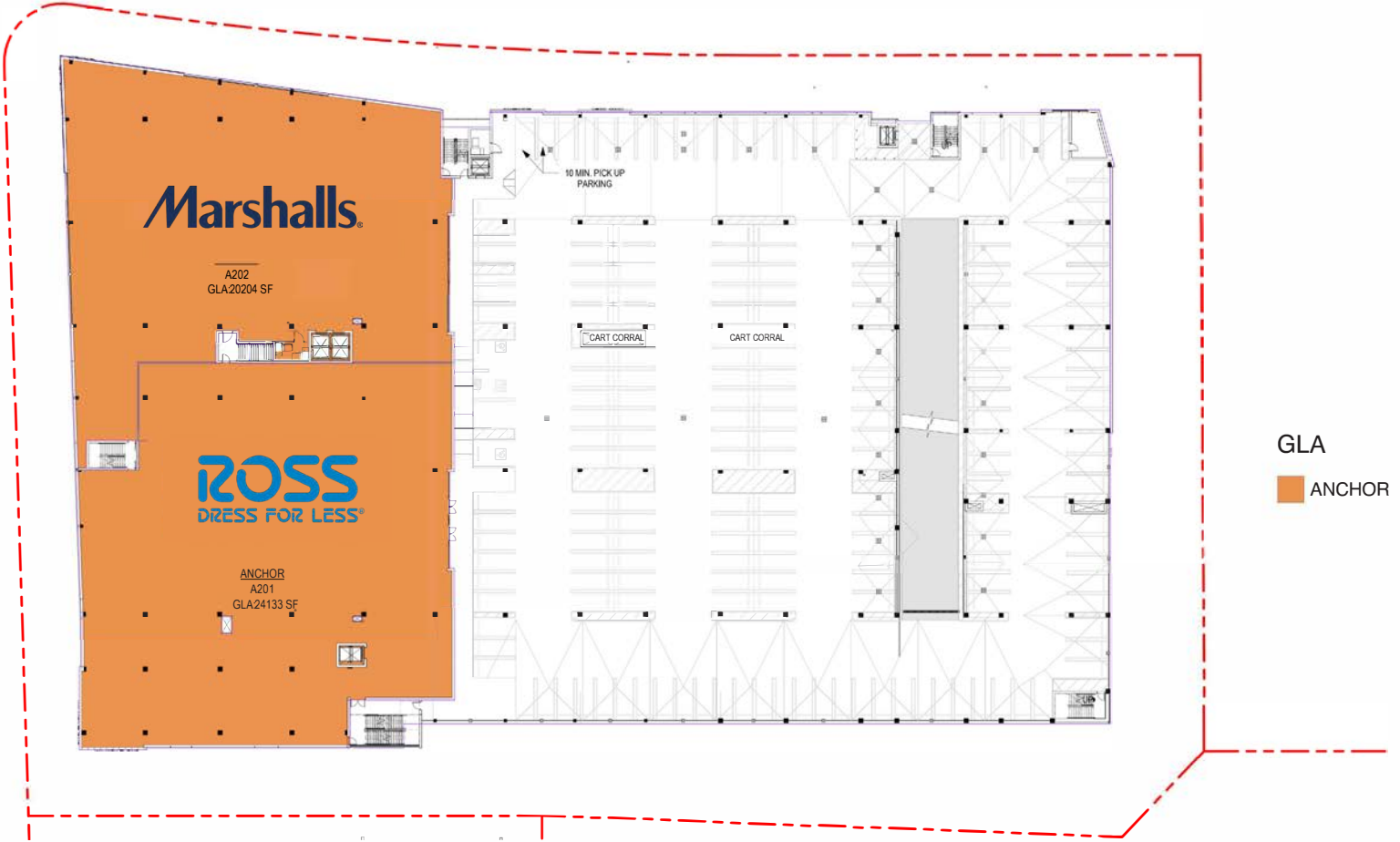




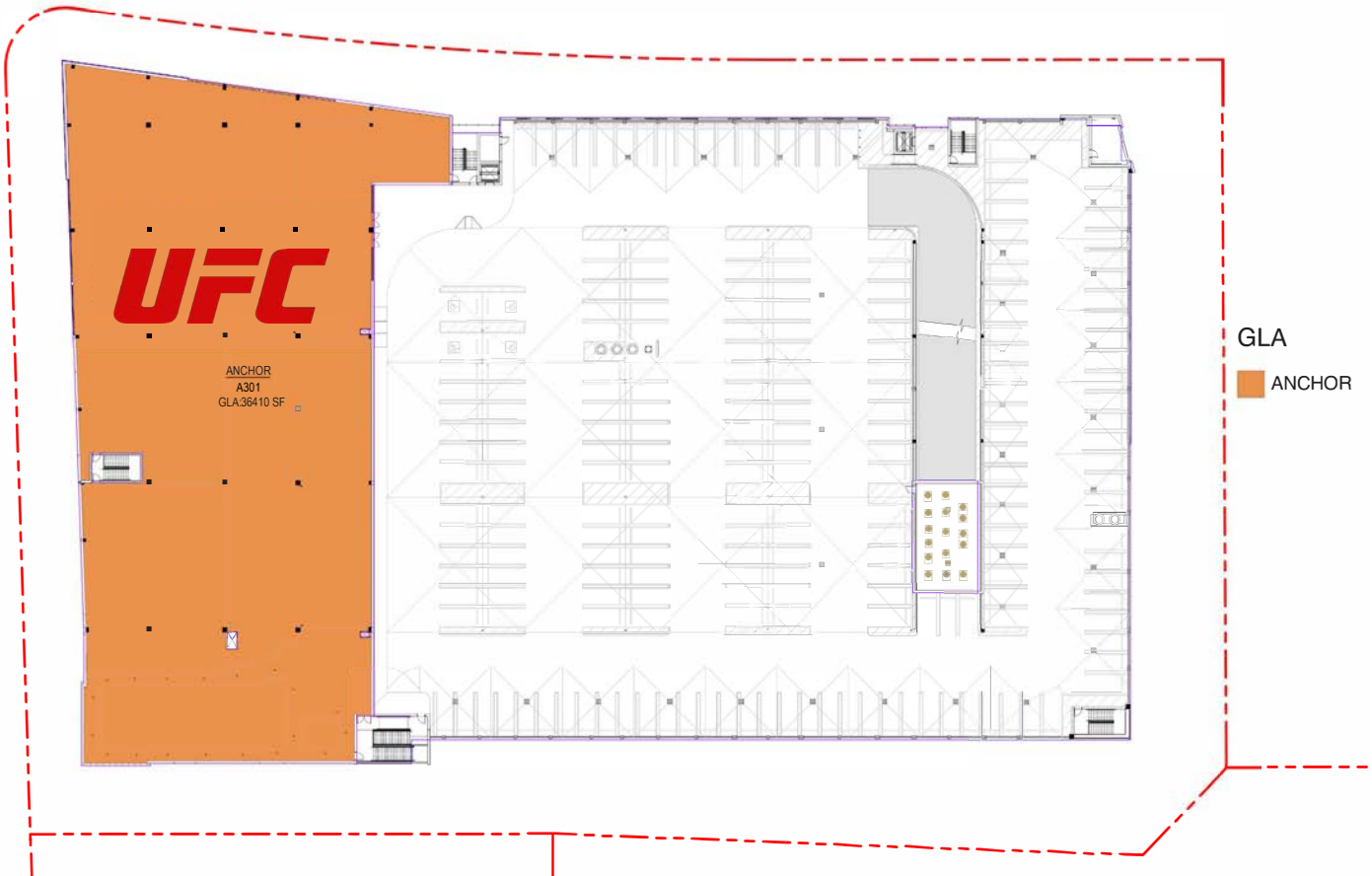




Level 2



Level 3





West Elevation

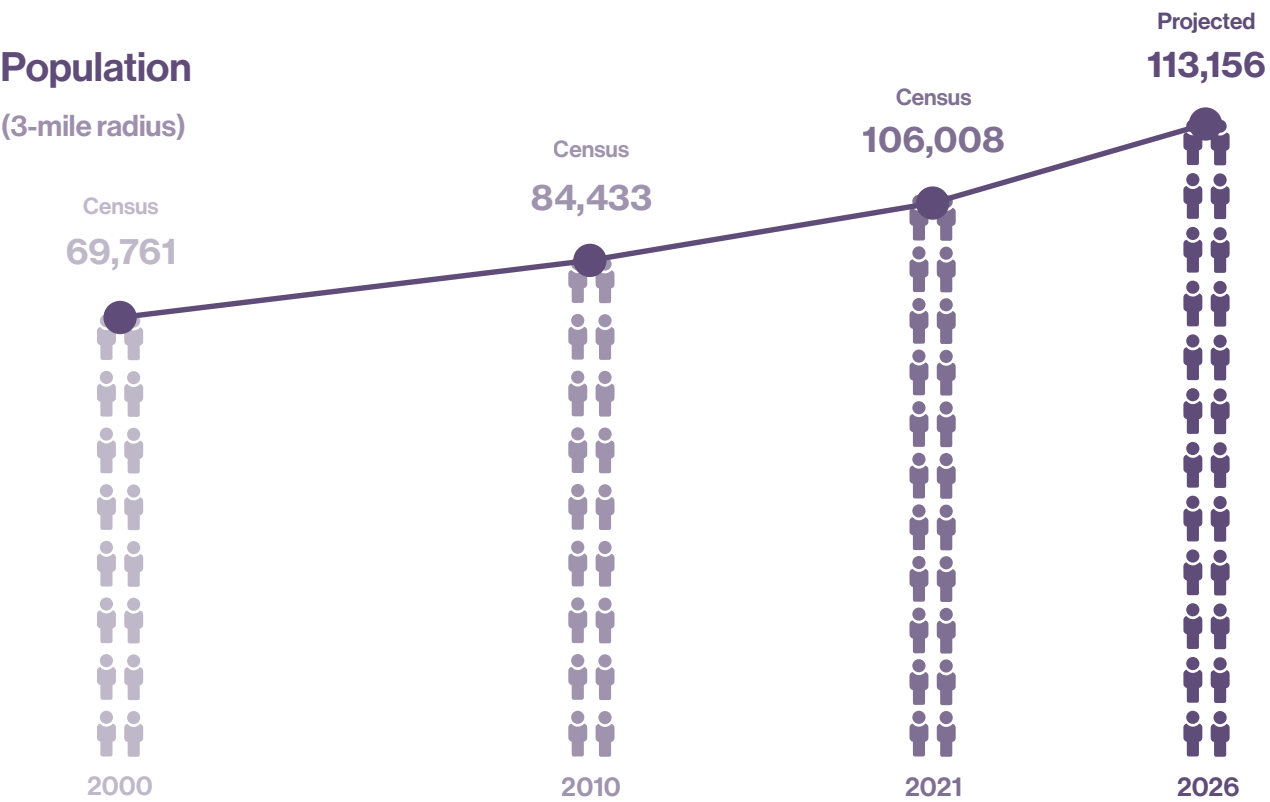


East Elevation

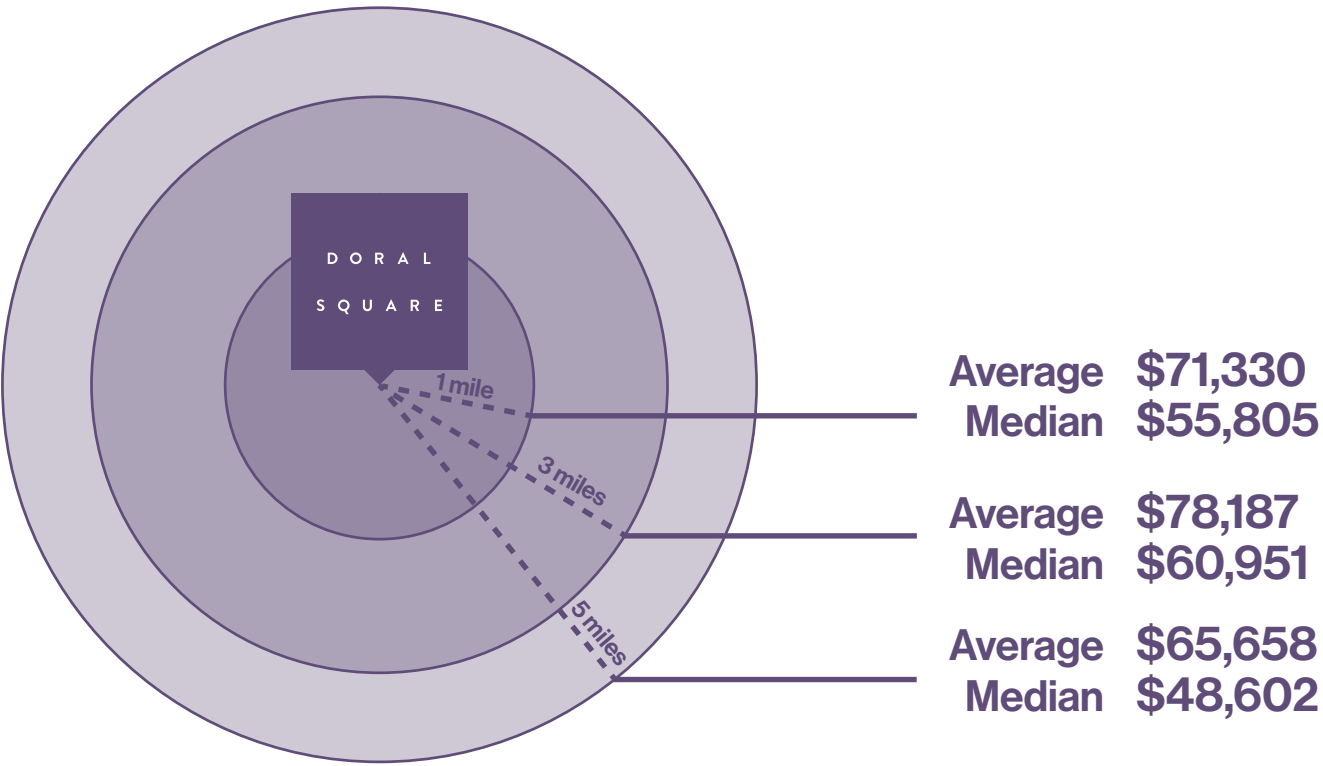
Demographics

Population

(3-mile radius)

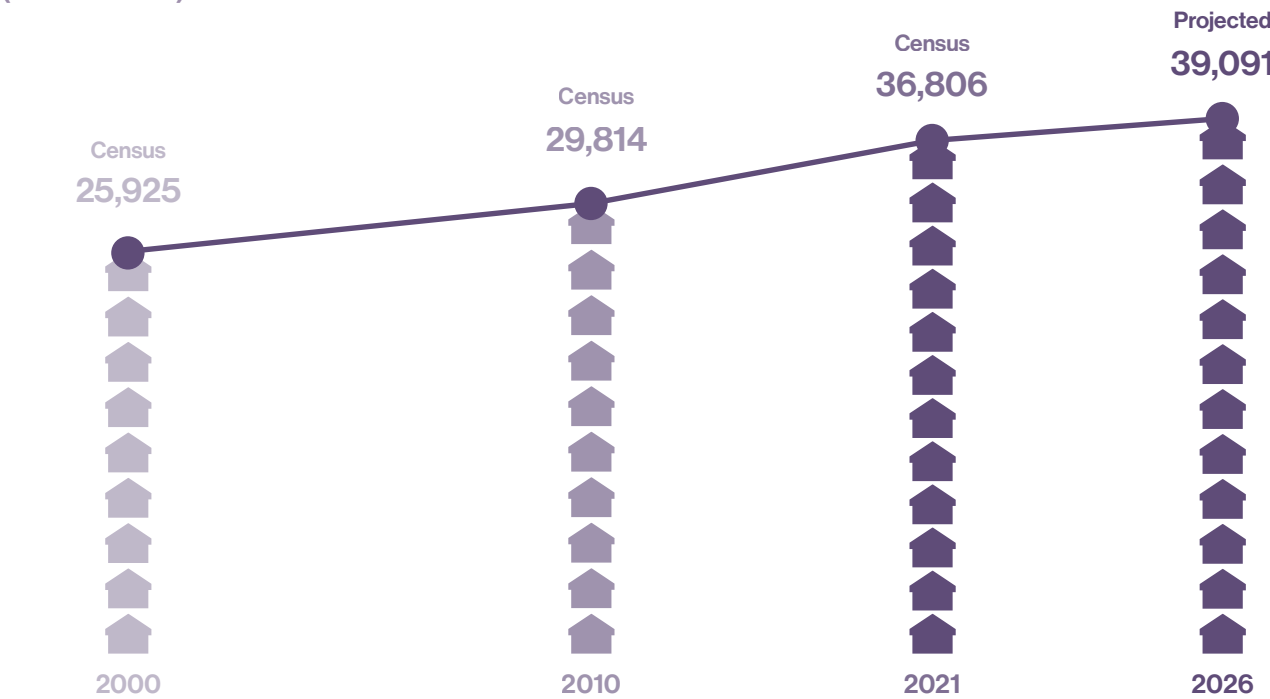


Household Income

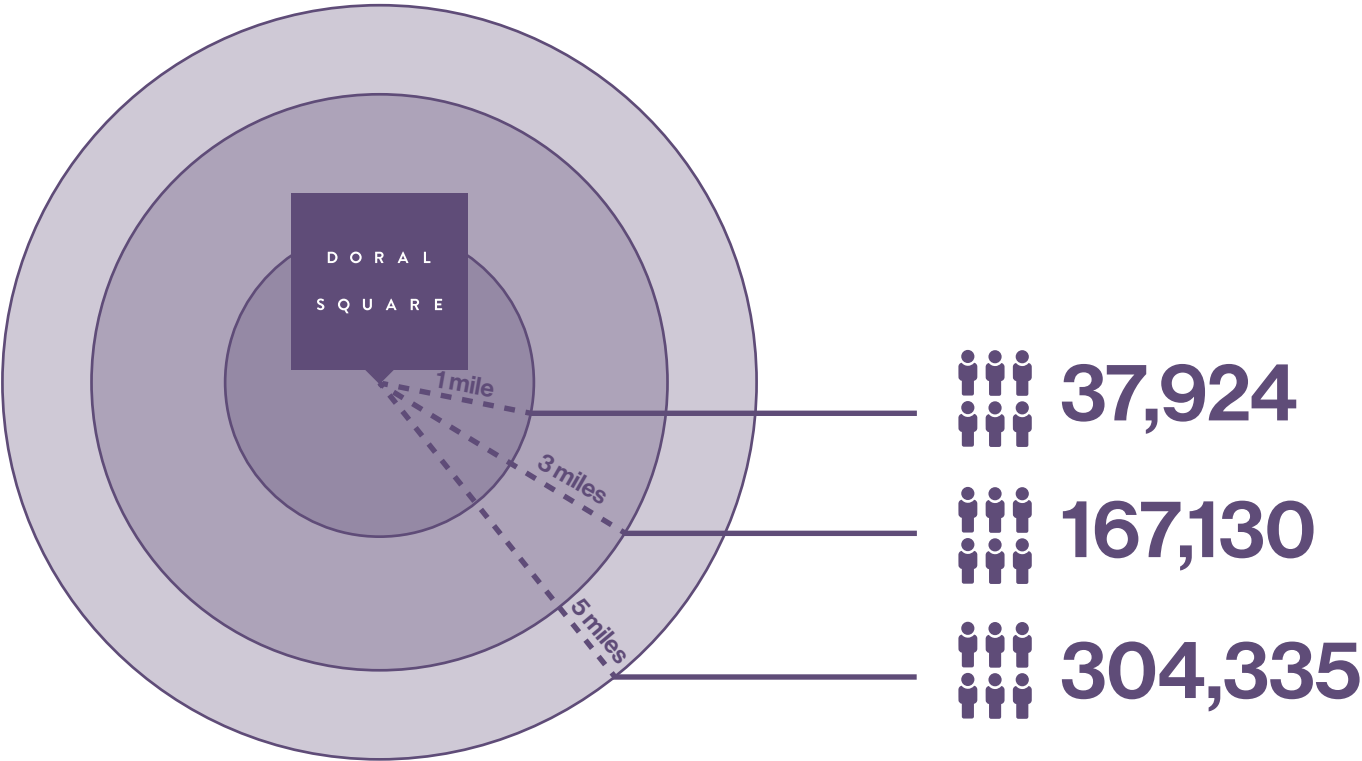


Households

(3-mile radius)



Estimated Total Employees



History of Doral

In the late 1950s, real estate pioneer Doris and Alfred Kaskel purchased 2,400 acres of swampland between NW 36 Street and NW 74 Street and from NW 79 Avenue to NW 117 Avenue for about \$49,000 with the intention of building a golf course and hotel. In 1962, the Kaskel's dream came true when they opened a hotel and country club that featured the Blue, Red and Par 3 golf courses. They named it Doral - a combination of Doris and Alfred. Today, the Doral Golf Resort & Spas internationally famous for its golf courses, especially the Blue Monster, and still hosts the PGA Tour Tournament every year. By the early '80s, Doral started to experience the first spurts of growth, especially from 1983-1985. Younger families started flooding the area but had to travel to purchase even the most basic essentials, because there were no stores - or schools or parks. Although the majority of the original homes were investment properties or second homes, the early fulltime residents believed that the quality of life and the low housing costs far exceeded the lack of amenities and started coming together as a community. The West Dade Federation of Homeowner Associations was formed in 1989 and a police station was built, higher development standards were implemented, and more lighting, roads and landscaping appeared throughout the area.

Doral, incorporated on January 28, 2003, in one of thirty-four municipalities in Miami-Dade County, Florida. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, the City is home to approximately 50,213 residents and regularly hosts in excess of 100,000 people who work within the City. The City of Doral occupies a land area of 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

The City of Doral has come a very long way in a very short time and is attracting positive attention from Fortune 100 corporations, mom-and-pop businesses, young families and retirees. Described as the premier place to live, work and play, the many assets provide for a superior quality of life in an urban center known for its commerce.



Team		

DEVELOPER		
Terra	<p>Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm’s portfolio</p>	<p>includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra’s land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.</p>

LEASING AGENT		
Metro Commercial	<p>An industry leader in national, full-service, retail real estate brokerage and advisory services, Metro Commercial provides access to a dedicated, specialized team to help solve each project’s retail real estate needs, wherever</p>	<p>they’re needed. Metro is a landlord-focused retail real estate provider with a 35-year history of established relationships, giving its clients a leading edge in the market. Metro has offices in New Jersey, Pennsylvania, and Florida.</p>

ARCHITECT		
RSP Architectural Partnership	<p>Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality, amusement, mixed-use, and aviation facilities.</p>	<p>Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.</p>

Contact	<p>Terra 3310 Mary Street Suite 302 Coconut Grove, FL 33133 305.416.4556</p> <p>www.terragroup.com</p>	<p>For Leasing Metro Commercial Licensed Real Estate Broker 2950 SW 27th Ave, Suite 200 Miami, FL 33133 786.671.4020</p> <p>www.metrocommercial.com</p>
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