

SITE PLAN APPROVED FOR 2,500 SF

OUTPARCEL GROUND LEASE OPPORTUNITY

SHOPS AT BEACON LAKES

1870 NW 117 PLACE MIAMI, FL



JOIN TENANTS:



Dan Coyle
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 954.627.9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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PROPERTY HIGHLIGHTS

SHOPS AT BEACON LAKES

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- 430,000 SF of retail, dining and entertainment
- High profile outparcel available
- Premier end-cap restaurant space available
- Directly across from Dolphin Mall and IKEA
- +/- 2,000 linear feet of frontage along Florida's Turnpike
- Average daily traffic count of +/-116,500 cars per day
- Connected to new Top Golf entertainment complex
- Located at the entrance of Beacon Lakes Office & Industrial Park (4.6 million SF)
- Adjacent to new Telemundo Headquarters (2,000+ employees)
- Accessible from Doral Boulevard, Florida's Turnpike, Dolphin Expressway, NW 12th Street and NW 25th Street
- Pedestrian-friendly center designed to enhance synergy between shopping and dining

DEMOGRAPHICS

| 2024 | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Est. Population | 4,213 | 143,847 | 328,468 |
| Average HH Income | \$71,524 | \$75,693 | \$78,477 |
| Labor Force | 3,421 | 119,905 | 273,937 |

**Source: SitesUSA, 2024*

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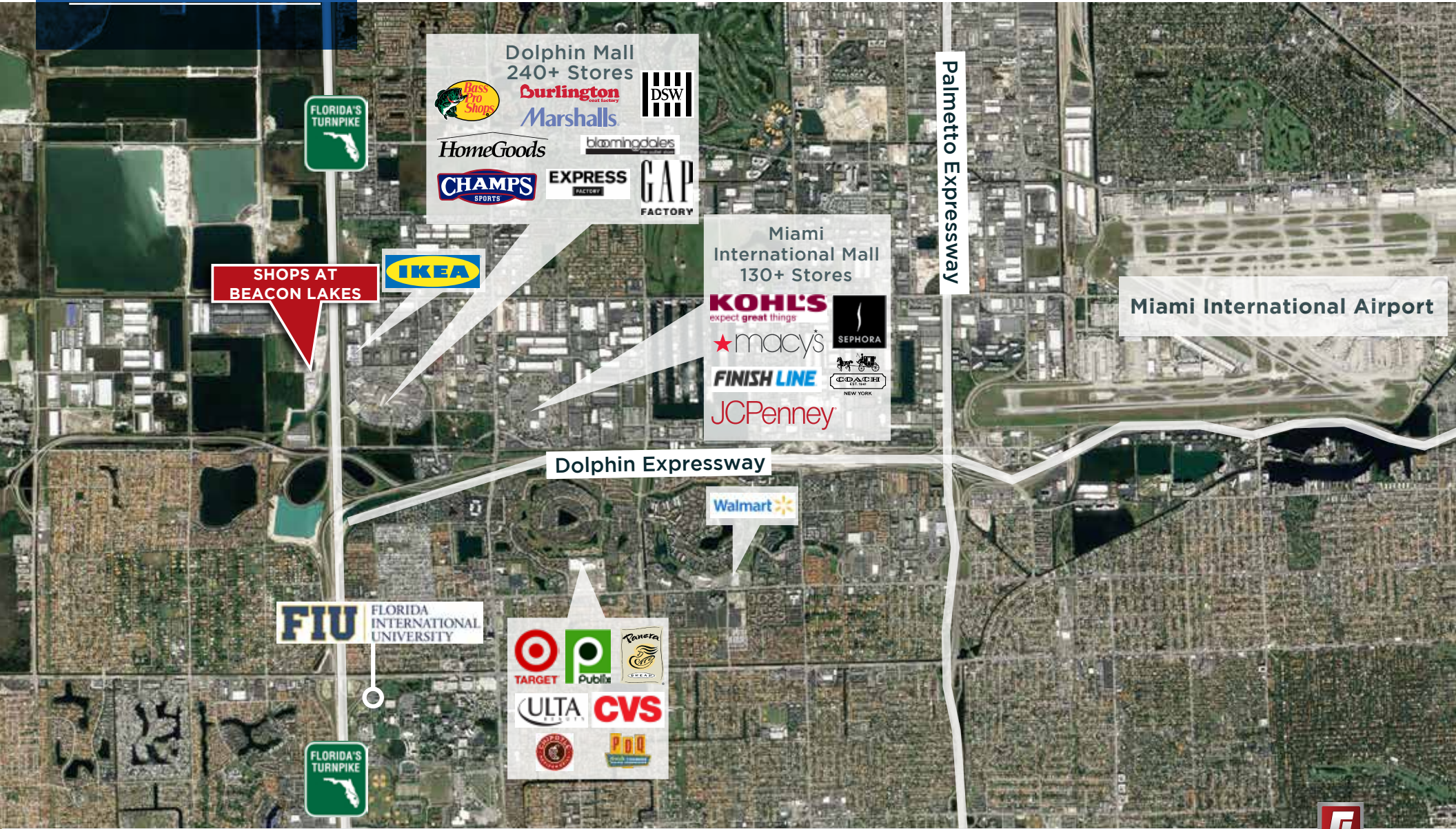
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