

**PUBLIC LEASE SIGNED
UNDER CONSTRUCTION**



SWC MIAMI GARDENS DR & 87TH AVE | MIAMI GARDENS, FL

PALM SPRINGS SQUARE

OUTPARCELS & 11,400 SF OF IN-LINE SHOP SPACE, 1 PAD REMAINING

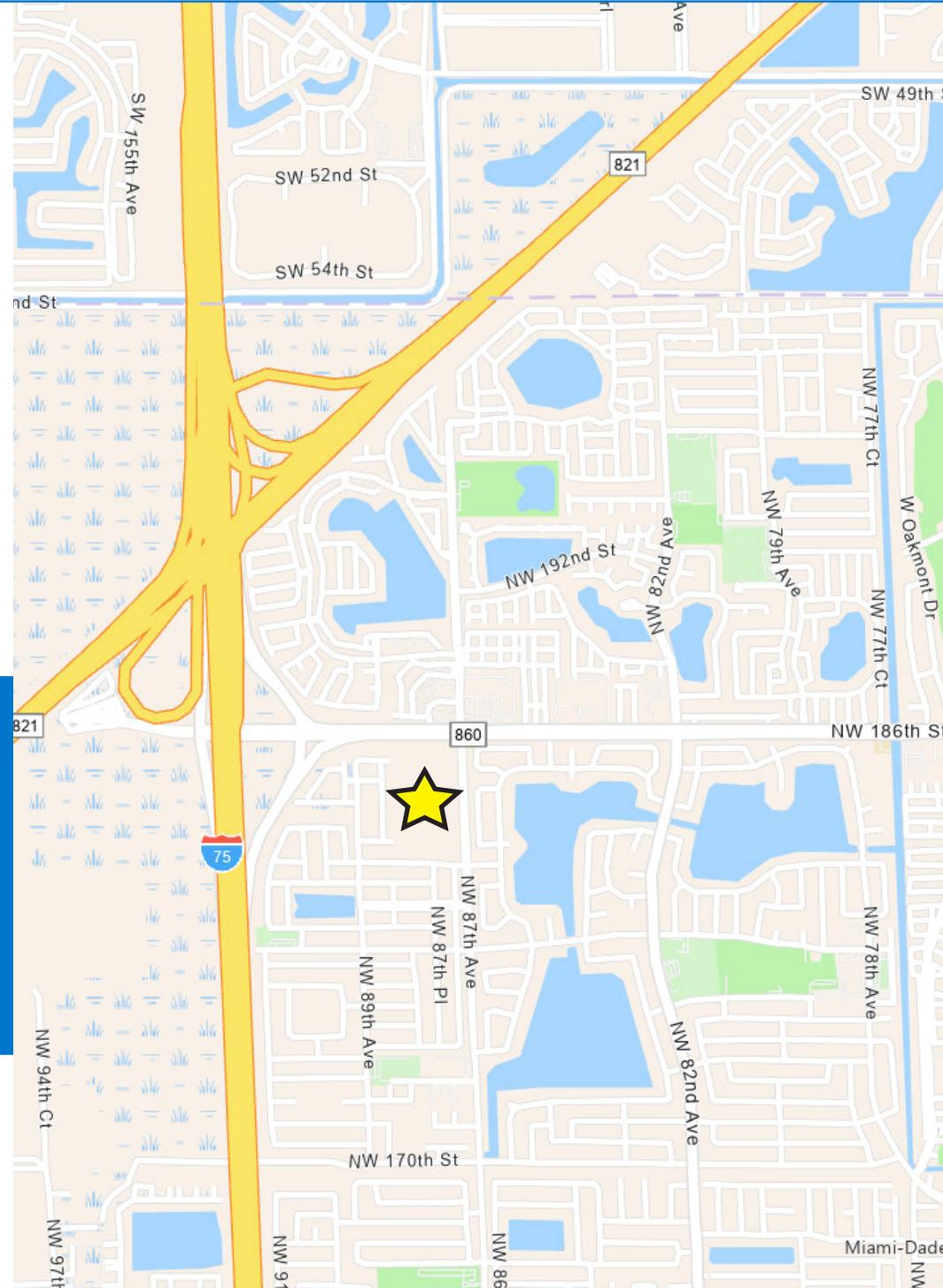


PROJECT DETAILS

PALM SPRINGS SQUARE • OUTPARCELS & 11,400 SF OF IN-LINE SHOP SPACE • RETAIL

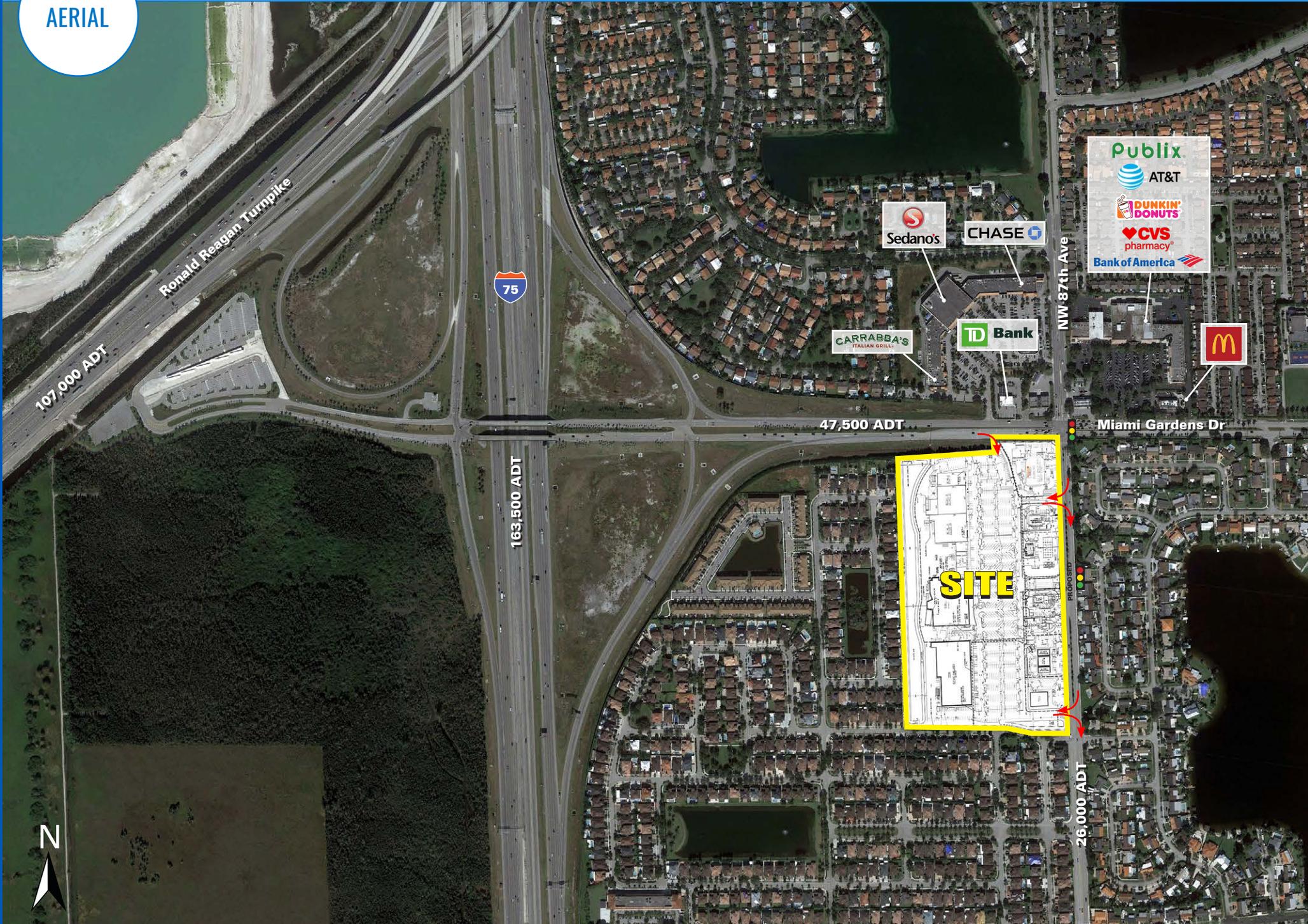
PROPERTY HIGHLIGHTS

- SW corner of Miami Gardens Dr & 87th Ave
- Grocery anchored shopping center under construction
- Regional access adjacent to I-75 & FL Turnpike Interchange
- Primary retail intersection servicing NW Miami Gardens/Lakes
- Phase II anchor position available - 60,000 SF
- Pad Sites and in-line retail available
- Opening Spring 2027

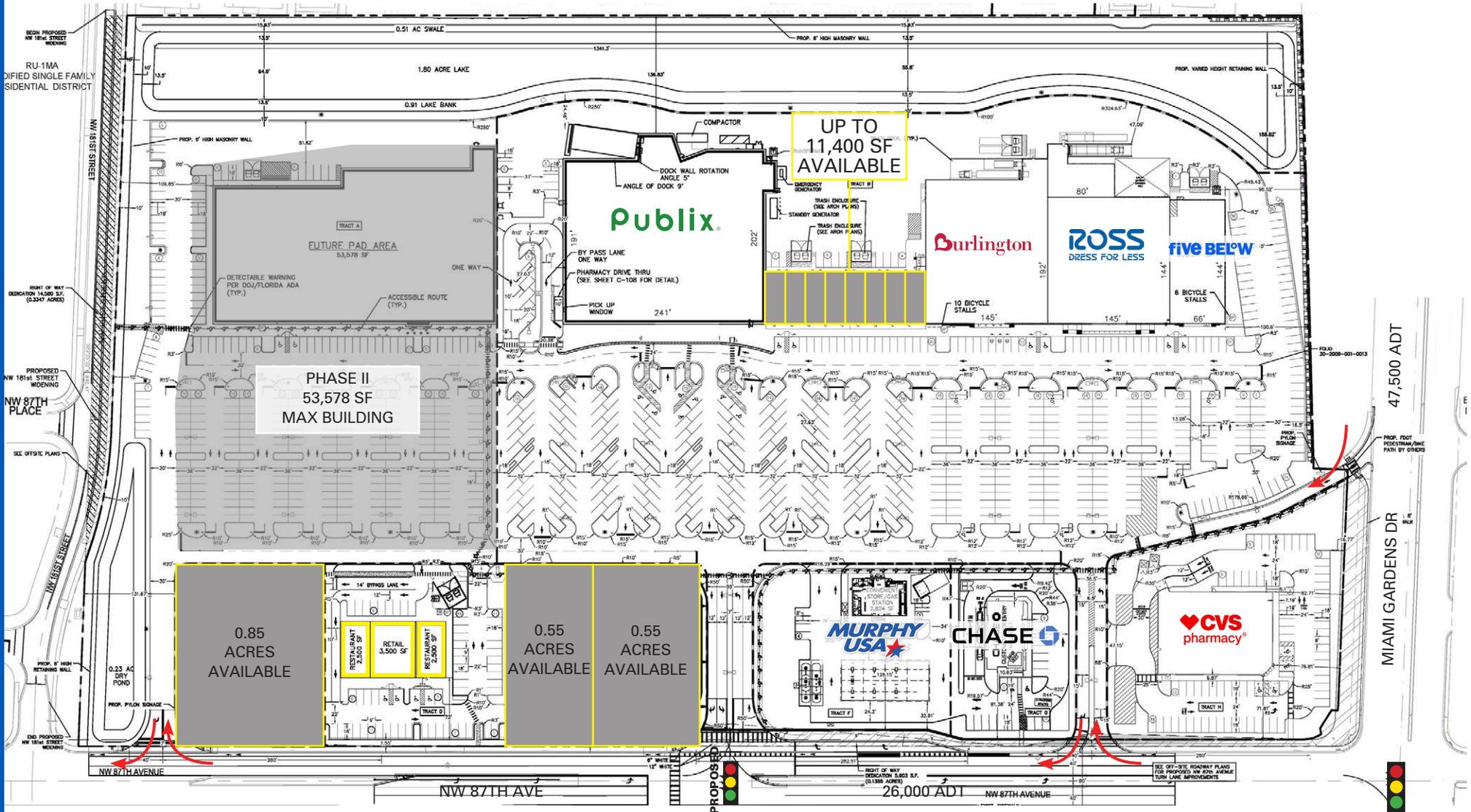


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
 POPULATION	16,895	138,898	382,143	663,814
 MEDIAN HH INCOME	\$109,076	\$91,427	\$77,520	\$74,586

AERIAL



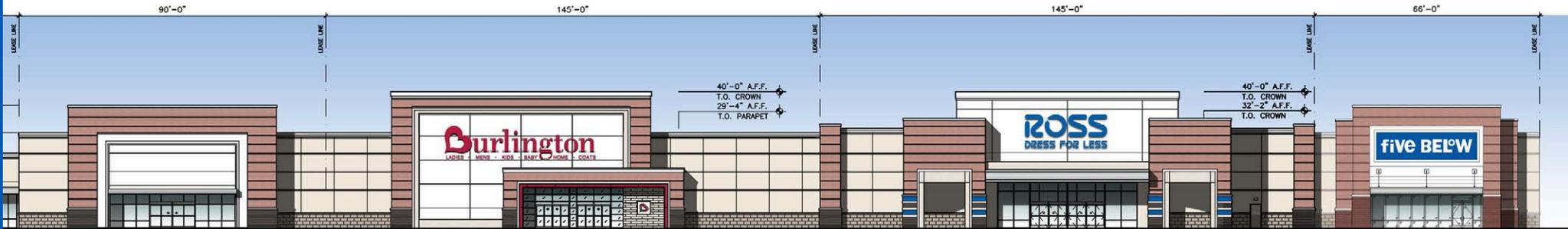
SITE PLAN



AERIAL AS OF FEBRUARY 2026



ELEVATION



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