

SHOPS AT BEACON LAKES

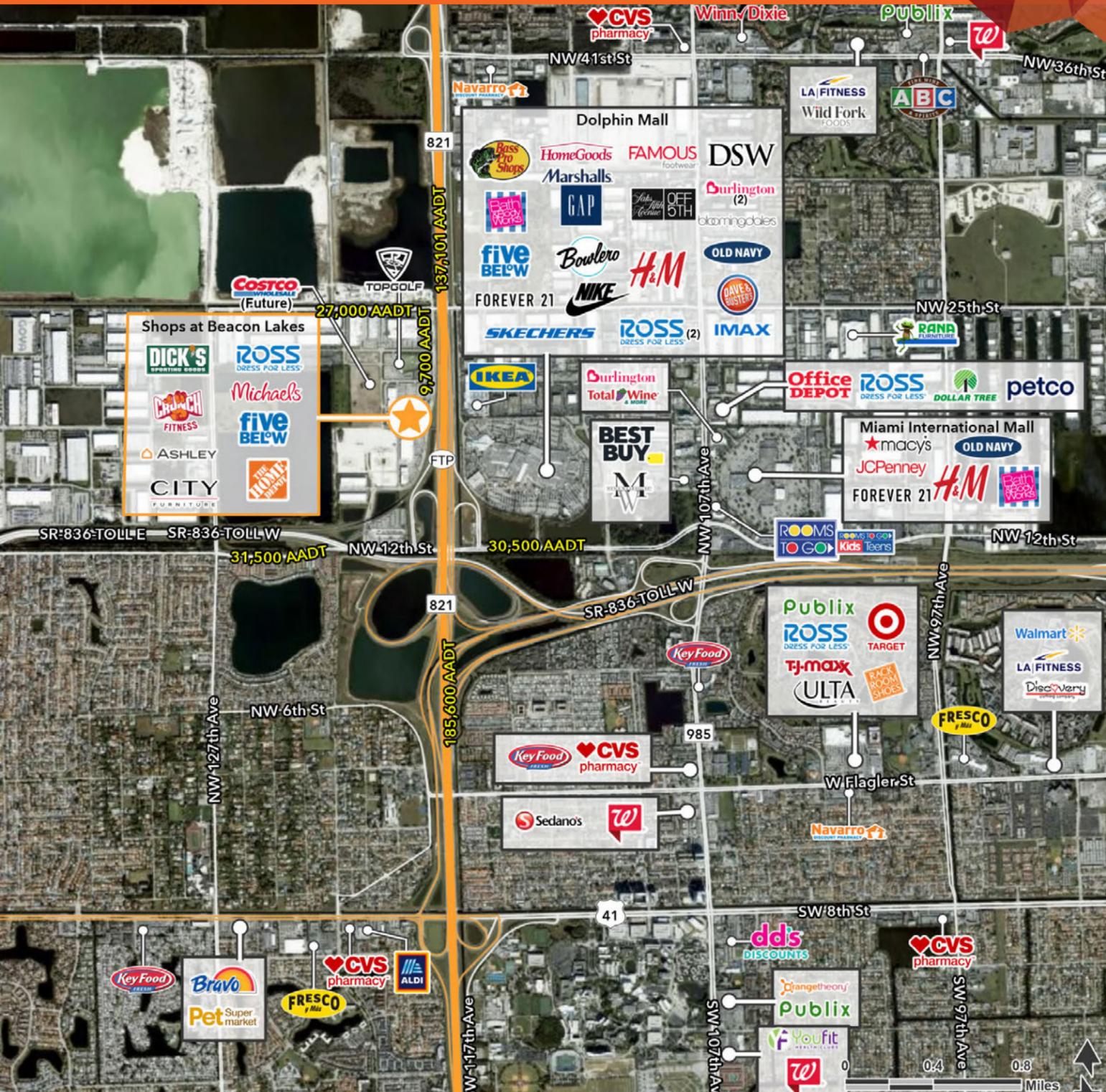
1870 NORTHWEST 117TH PLACE, MIAMI, FL 33182

FOR LEASE

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PROPERTY HIGHLIGHTS

- Strategically located off Florida's Turnpike and the Dolphin Expressway in Doral, one of Miami-Dade County's strongest submarkets, serving a substantial daytime population driven by nearby industrial, office, logistics, and hospitality employment.
- Located next to Upland Park, a \$1 billion mixed-use, transit oriented community with +1,700 residential units, office space, a hotel, a life science center and a charter school.
- Strong national and regional tenant mix including fashion, home improvement, fitness, quick-service and fast casual dining, and service-oriented retailers that generate consistent daily traffic and repeat visitation.
- Excellent access and connectivity, with immediate proximity to Florida's Turnpike (SR-91), SR-836 (Dolphin Expressway), SR-826 (Palmetto Expressway), and Miami International Airport.
- Great parking and efficient site layout, providing excellent visibility and easy ingress/egress for customers.
- GLA: 430,000 SF



DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
2025 Total Population	126,832	317,585	581,971
2025 Total Households	42,485	106,017	199,934
2025 Average HH Income	\$101,919	\$112,006	\$109,079



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SUITE	TENANT NAME	SPACE SIZE
D-3	City Furniture	60,000 SF
D-3	Ashley Furniture	40,000 SF
D-4	Home Depot	145,790 SF
B-1	Dick's Sporting Goods	45,000 SF
B-2	Ross Dress For Less	27,319 SF
B-3	Michaels	21,425 SF
B-4	Five Below	8,614 SF
B-5	Crunch Fitness	36,000 SF
C-101	Chipotle	2,600 SF
C-102	Jersey Mike's	1,300 SF
C-103	Available	2,600 SF
C-104	Available	2,600 SF
C-301	Panda Express	2,100 SF
C-302	Techy	1,000 SF
C-303	Smoothie Spot	1,364 SF
C-304	Dainese USA	2,896 SF
C-305	AT&T	1,340 SF
C-306	Menchie's	1,200 SF
C-311	BurgerFi	2,100 SF
C-2	Chilli's	6,000 SF



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