

BLUE LAGOON SHOPPES



FOR LEASE • PREMIUM RETAIL OPPORTUNITY

5600 WATERFORD DISTRICT DRIVE • MIAMI, FL 33126 (FORMERLY 5600 BLUE LAGOON DRIVE)

ONLY 2 SPACES LEFT!

JOIN:



PROPERTY FEATURES

PRICING: CALL FOR DETAILS

AVAILABLE: UNIT 7 - 1,230± SF
UNIT 16 - 3,751± SF

GLA: 30,300 ± SF

PARKING: Abundant parking with 7 spaces per 1,000 SF dedicated to retail with 8 Tesla supercharger stations.

LOCATION: The subject site is located on the SEC of NW 57th Ave & Blue Lagoon Dr, just south of the Palmetto Expy in Miami, FL.

BLUE LAGOON SHOPPES

The Blue Lagoon Shoppes sit at the gateway to the Waterford Business District on the southeast corner of Red Road (57th Ave) and Waterford District Drive. The Waterford Business District is home to more than three million square feet of office space, nine hotels and almost 300 residential units.



CONTACT US:

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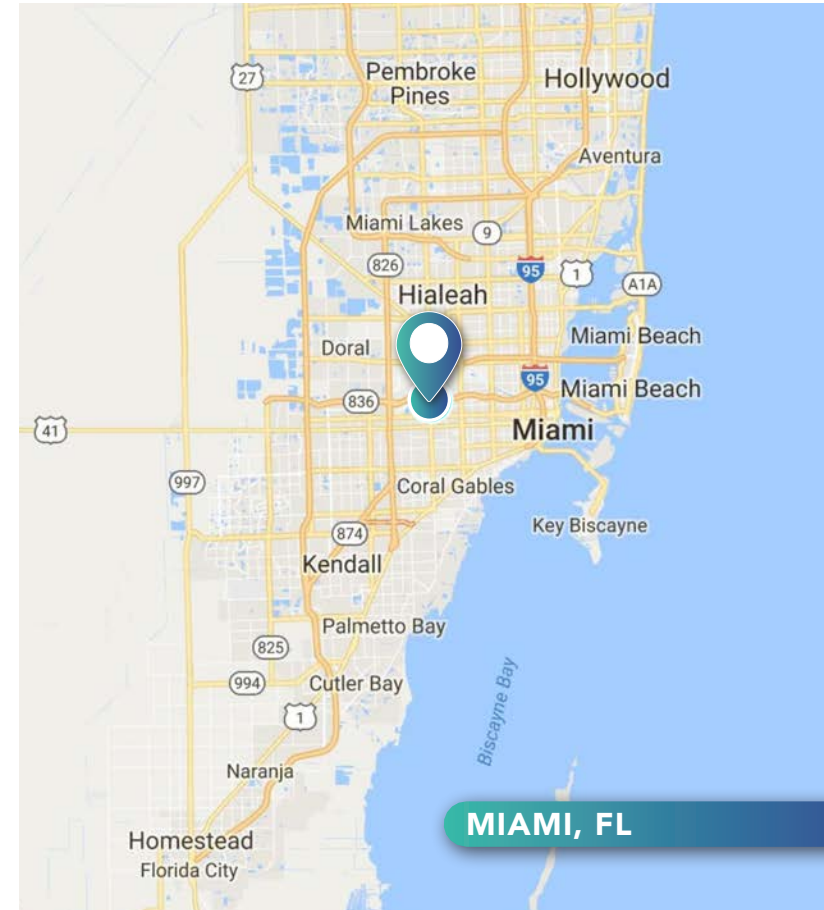
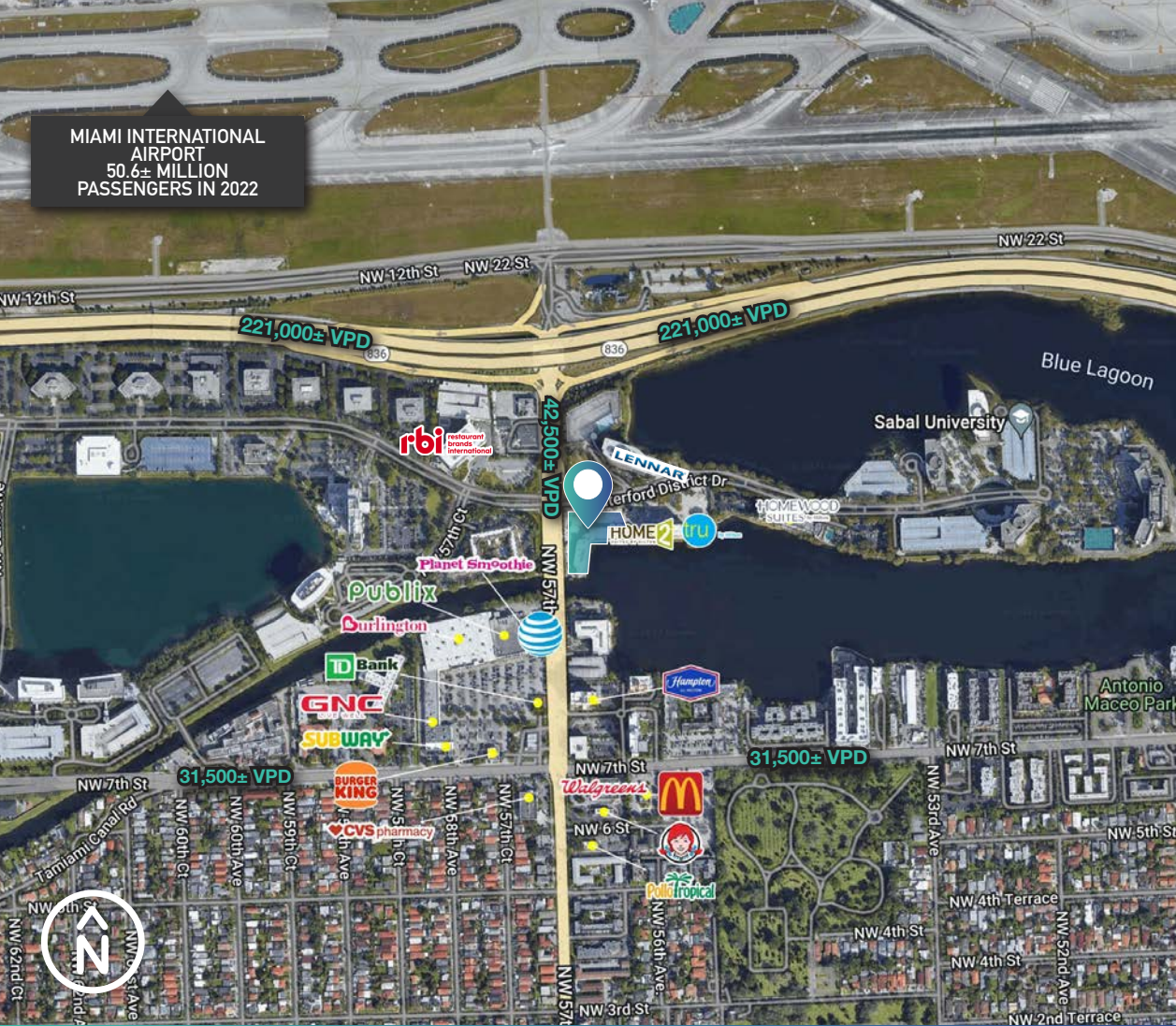
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MIAMI, FL

WATERFORD BUSINESS DISTRICT: 3,000,000 SQUARE FEET OF OFFICE SPACE AND 9 HOTELS

WBD Tenants include: Pernod Ricard Travel Retail, Finsight Group, Southeastern Management, Swatch Group, Rohde & Schwarz, The RealReal, Franchise World Headquarters (Subway), Toyota, Yamaha, FedEx, Atkins, Sony, Gilead, Novartis, SAP, FirstBank, Molson Coors BK, Estee Lauder, Marriott, Hilton and more

2025 DEMOGRAPHICS
 BLUE LAGOON SHOPPES

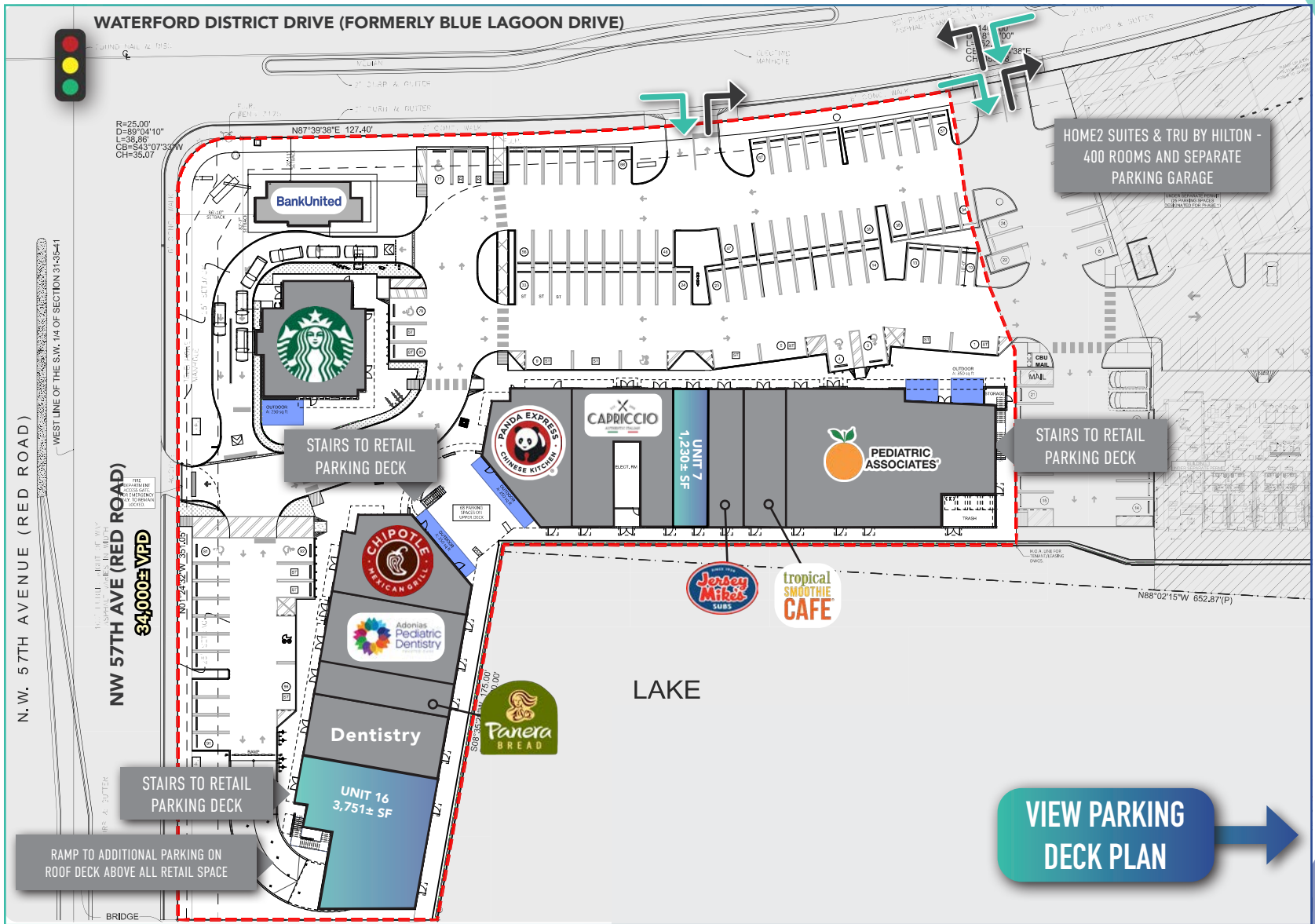
-  **AVERAGE H.H INCOME**
-  **POPULATION**
-  **EMPLOYMENT DENSITY**

	1 MILE	2 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$74,857	\$95,473	\$103,927	\$96,588
POPULATION	18,211	62,423	161,903	554,615
EMPLOYMENT DENSITY	12,929	56,348	174,528	466,930

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SITE PLAN

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VIEW PARKING DECK PLAN →

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PARKING

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