

**NEW MIAMI  
RETAIL  
DEVELOPMENT**

**2,600 SF END-CAP  
& LAST SPACE  
AVAILABLE**

# SHOPS AT BEACON LAKES

1870 NW 117 PLACE MIAMI, FL



Mike Carpenter | [Mike.Carpenter@Stiles.com](mailto:Mike.Carpenter@Stiles.com)  
**561.385.1208**

Building Better Retail Experiences



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PROPERTY  
HIGHLIGHTS

# SHOPS AT BEACON LAKES

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- 2,600 SF end cap available
- 430,000 SF of retail, dining and entertainment
- Directly across from Dolphin Mall and IKEA
- Average daily traffic count of +/-124,100 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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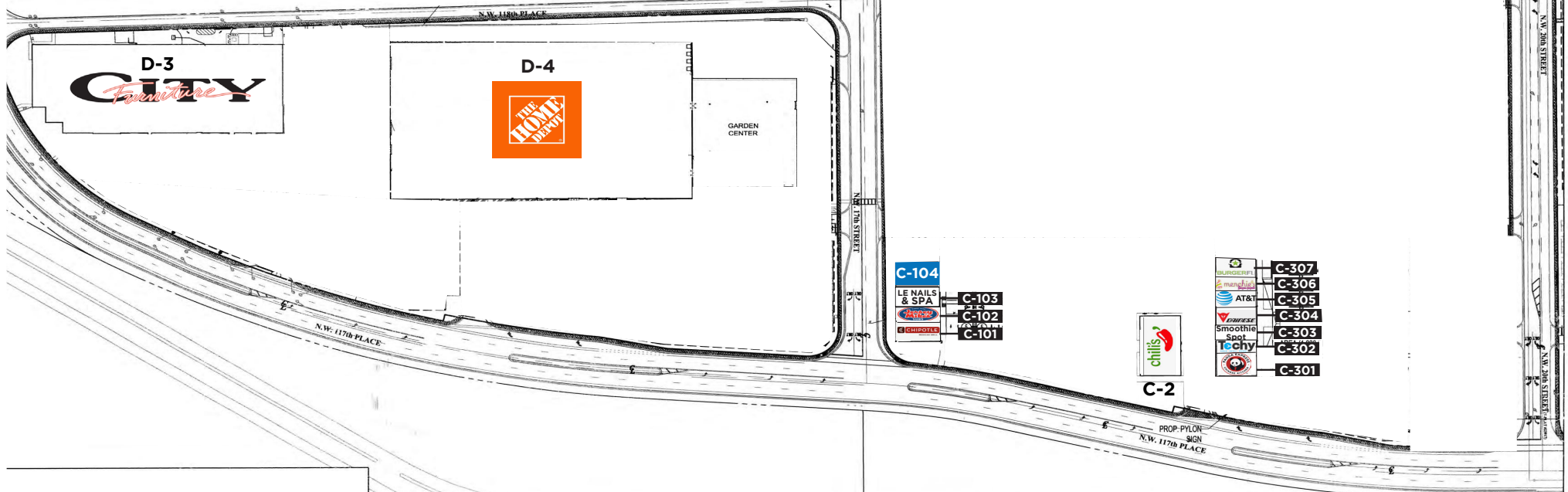
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SUITE	TENANT	SF	SUITE	TENANT	SF
D-3	City Furniture	100,000	C-104	Vacant	2,600
D-4	Home Depot	145,790	C-301	Panda Express	2,100
B-1	Dick's Sporting Goods	45,000	C-302	Techy	1,000
B-2	Ross	27,319	C-303	Smoothie Spot	1,364
B-3	Michaels	21,425	C-304	Dainese USA	2,896
B-4	Five Below	8,614	C-305	AT&T	1,340
B-5	24 Hour Fitness	36,000	C-306	Menchie's	1,200
C-101	Chipotle	2,600	C-311	BurgerFi	2,100
C-102	Jersey Mikes	1,300	C-2	Chilli's	6,000
C-103	Le Nails & Spa	2,600			



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## RETAIL AERIAL

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