

RETAIL FOR LEASE

MODERA AVENTURA

2681 NE 191ST STREET • MIAMI, FL 33180





PROPERTY HIGHLIGHTS

- **3 spaces available:**
 - **1,536 SF** and **1,807 SF** with Landlord delivering in white-box condition
 - Phase II to include **2,510 SF** suite
- Situated at the base of Modera Aventura, a new ground up development with 420 studio, one-, two- and three-bedroom homes with select den layouts and an average size of 951 square feet

3 Mile Demographics

195,509

Population

82,584

Estimated Households

43

Median Age

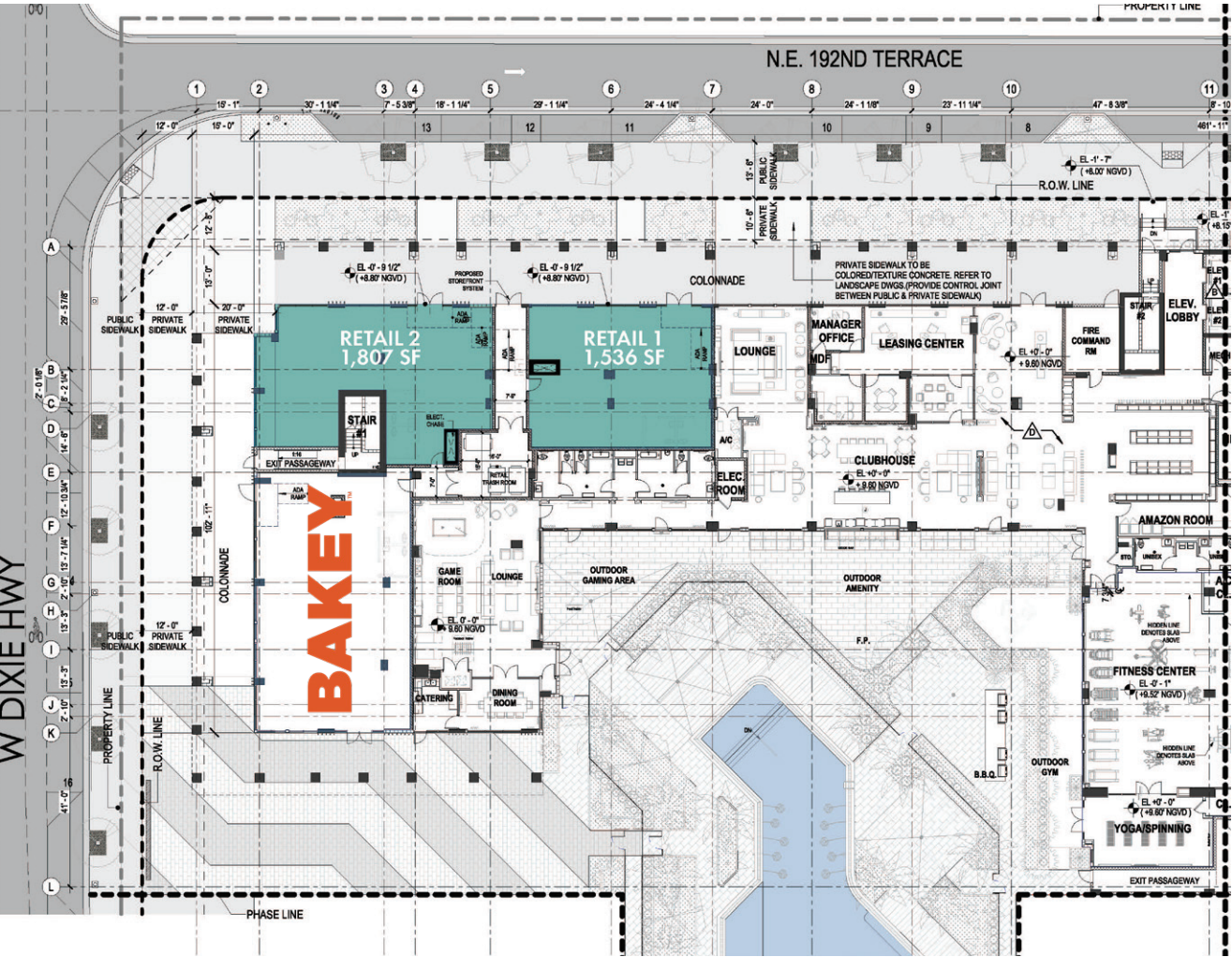
\$101,142

Average Household Income

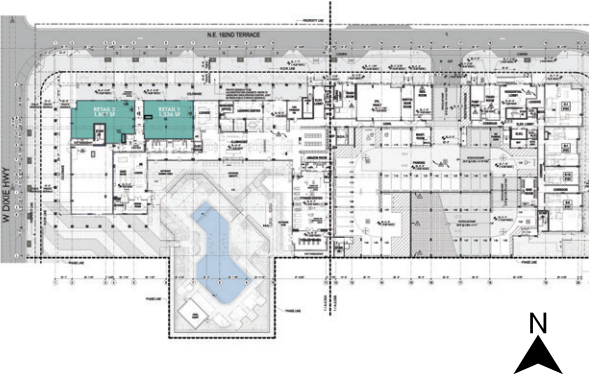
AREA RETAIL



SITE PLAN



Available Space



SUITE #	SQUARE FOOTAGE
1	1,536 SF
2	1,807 SF

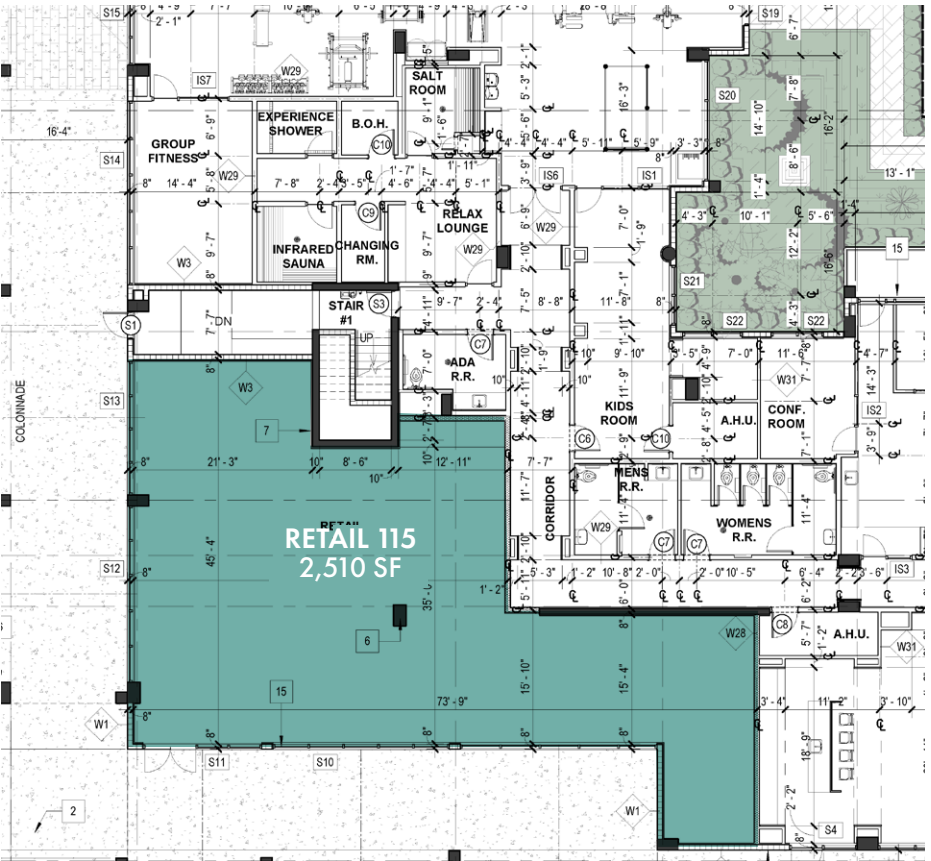
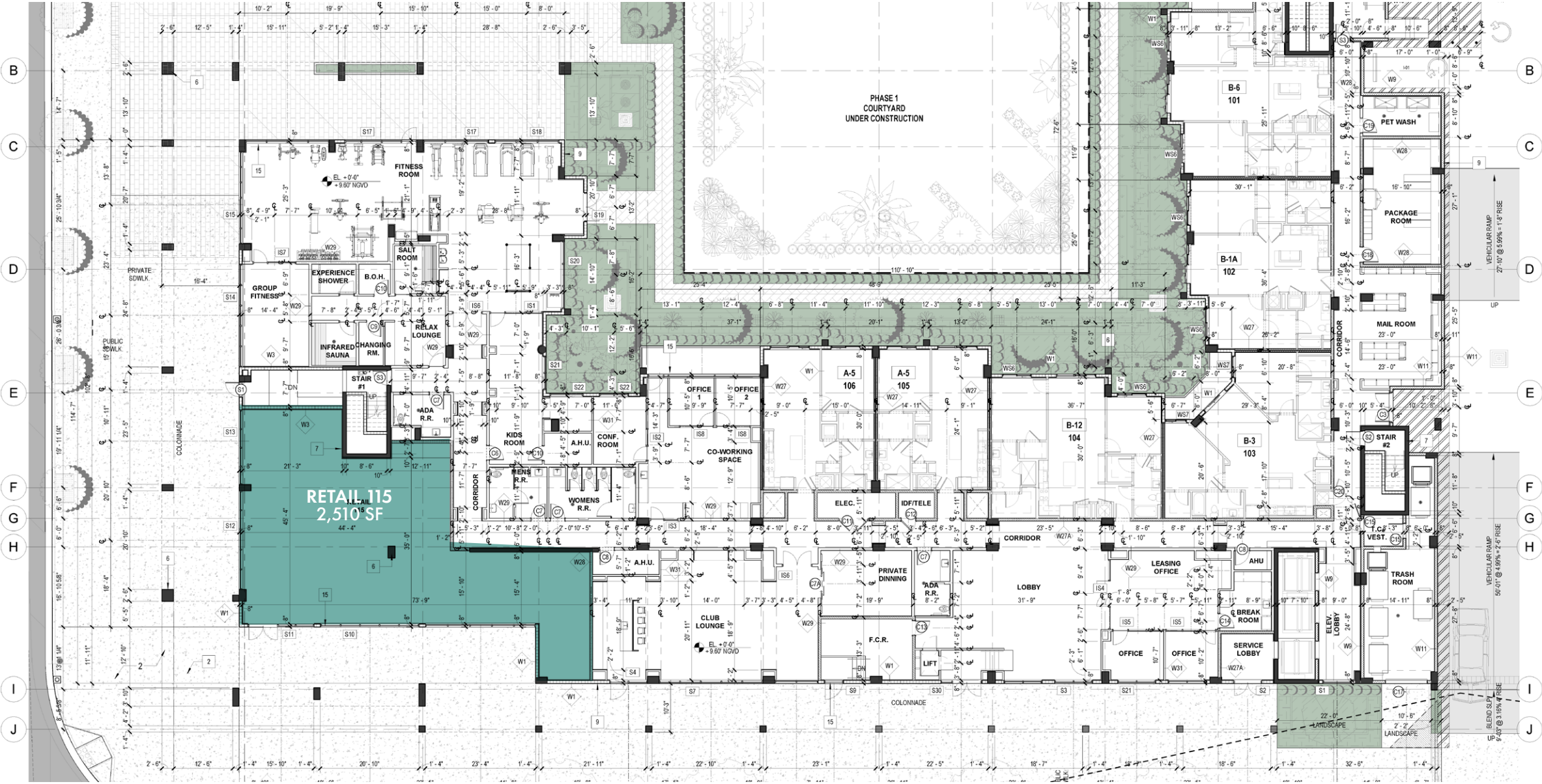
CONCEPTUAL RENDERINGS



PHASE II RENDERINGS



PHASE II SITE PLAN



SUITE #	SQUARE FOOTAGE
115	2,510 SF

CONTACT

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