

BLUE LAGOON SHOPPES



FOR LEASE • PREMIUM RETAIL OPPORTUNITY

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

ONLY 3 SPACES LEFT!



JOIN:

-
-
-
-
-
-
-
-

PROPERTY FEATURES

PRICING: CALL FOR DETAILS

AVAILABLE: UNIT 7 - 1,230± SF
UNIT 15 - 1,465± 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:

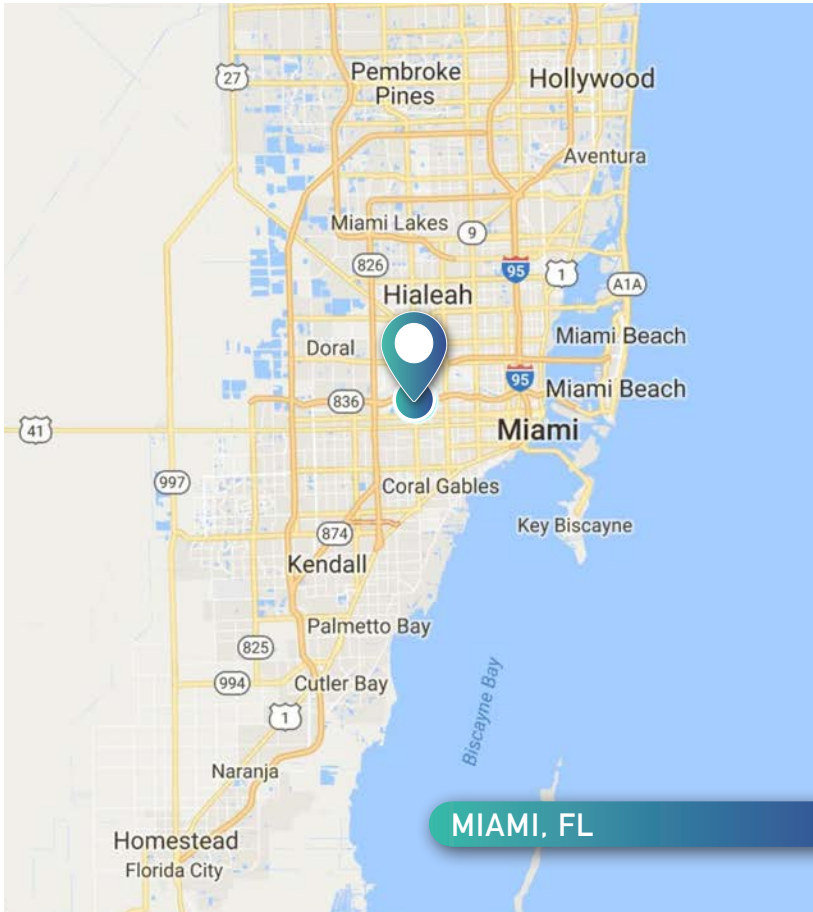
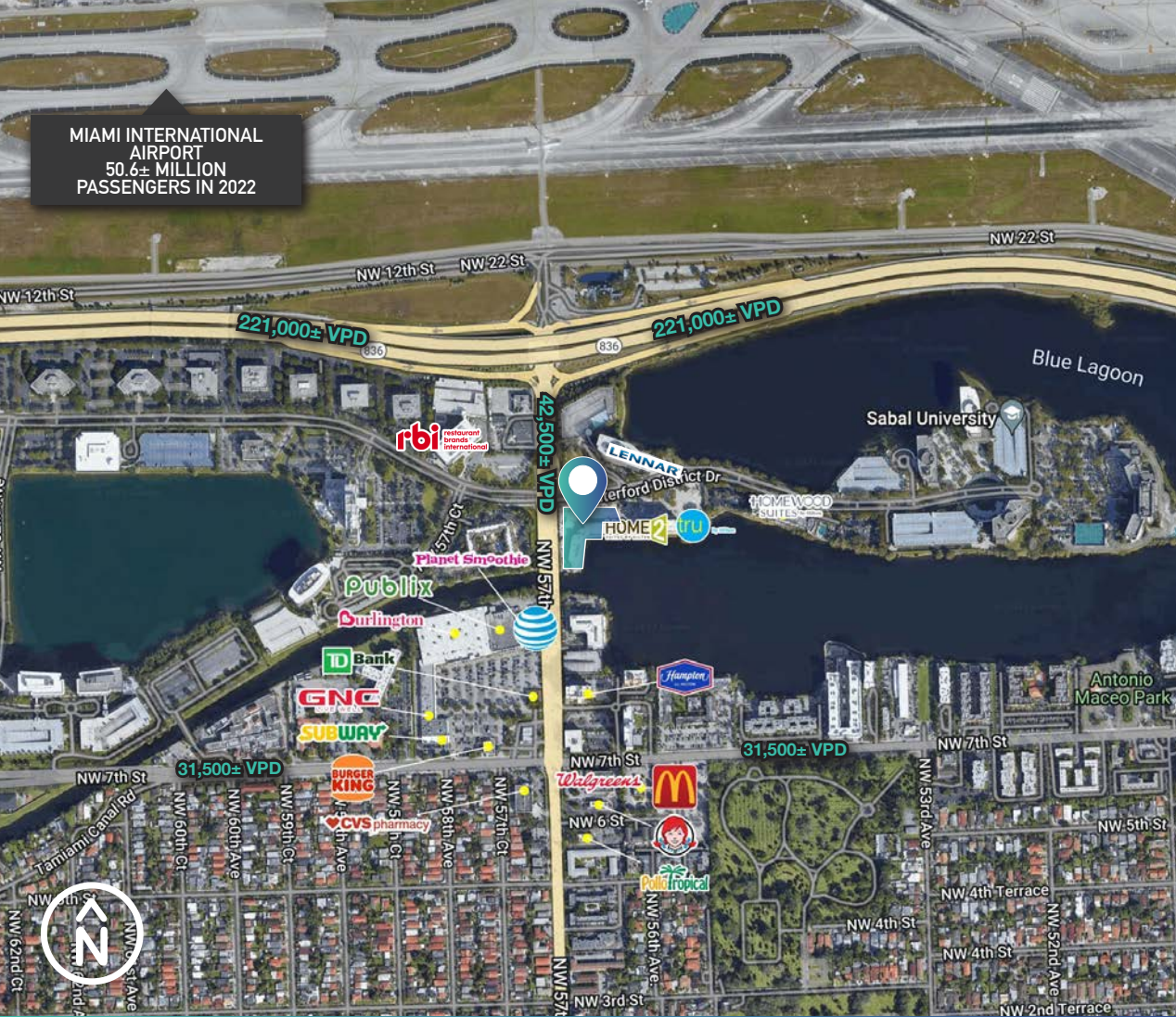
CHRIS BARNEY
Partner
954.520.7692
chris.barney@trinitycre.com

SAM DALTON
Advisor
954.520.7692
sam.dalton@trinitycre.com



BLUE LAGOON SHOPPES

FOR LEASE • PREMIUM RETAIL OPPORTUNITY
5600 WATERFORD DISTRICT DRIVE • MIAMI, FL 33126
(FORMERLY 5600 BLUE LAGOON DRIVE)



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

2023 DEMOGRAPHICS

BLUE LAGOON SHOPPES



AVERAGE H.H INCOME

	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



POPULATION



EMPLOYMENT DENSITY



trinitycre.com

1951 NW 19th St • Suite 103 • Boca Raton, FL 33431

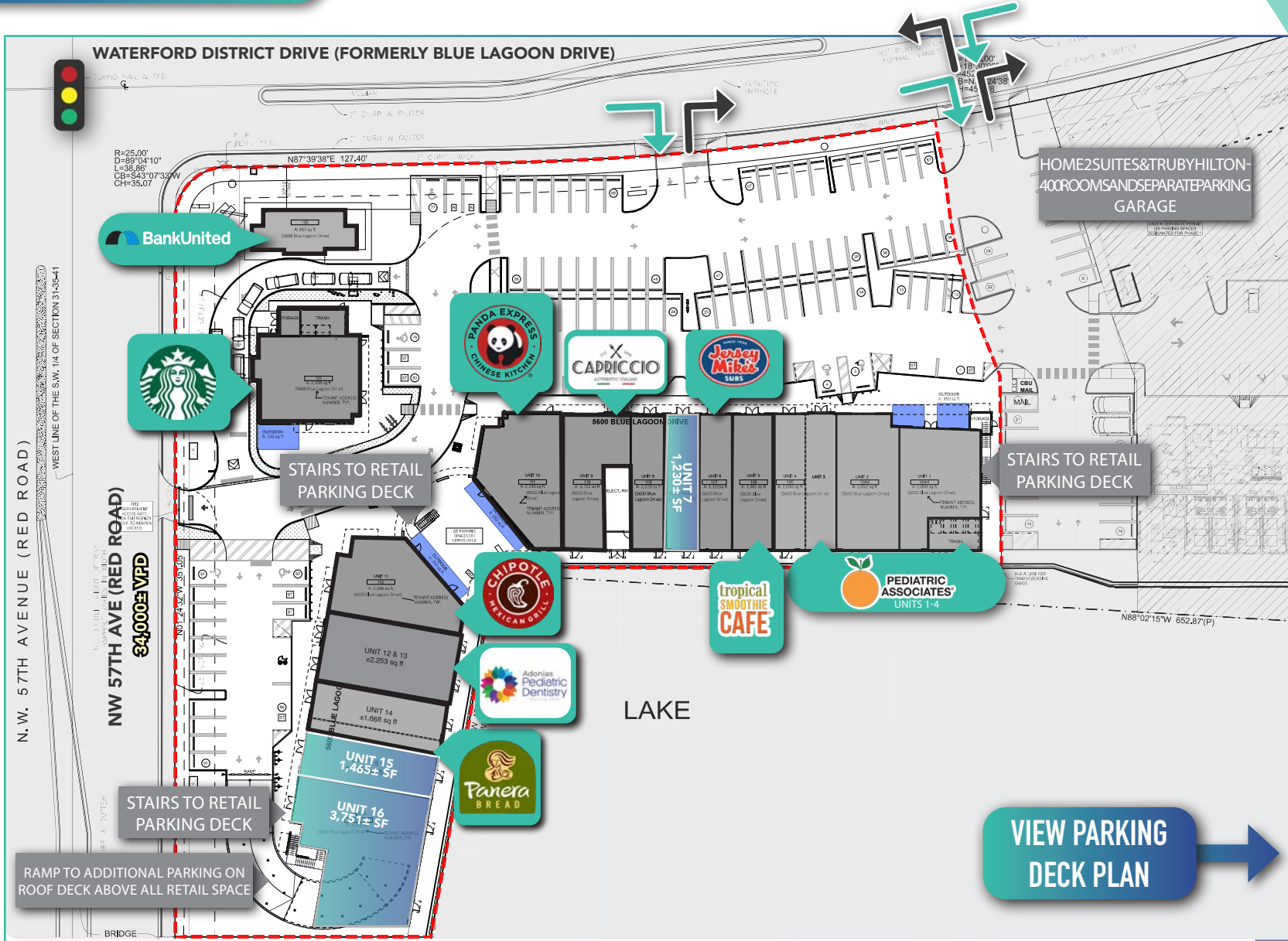
© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

BLUE LAGOON SHOPPES

SITE PLAN

FOR LEASE • PREMIUM RETAIL OPPORTUNITY
5600 WATERFORD DISTRICT DRIVE • MIAMI, FL 33126
(FORMERLY 5600 BLUE LAGOON DRIVE)



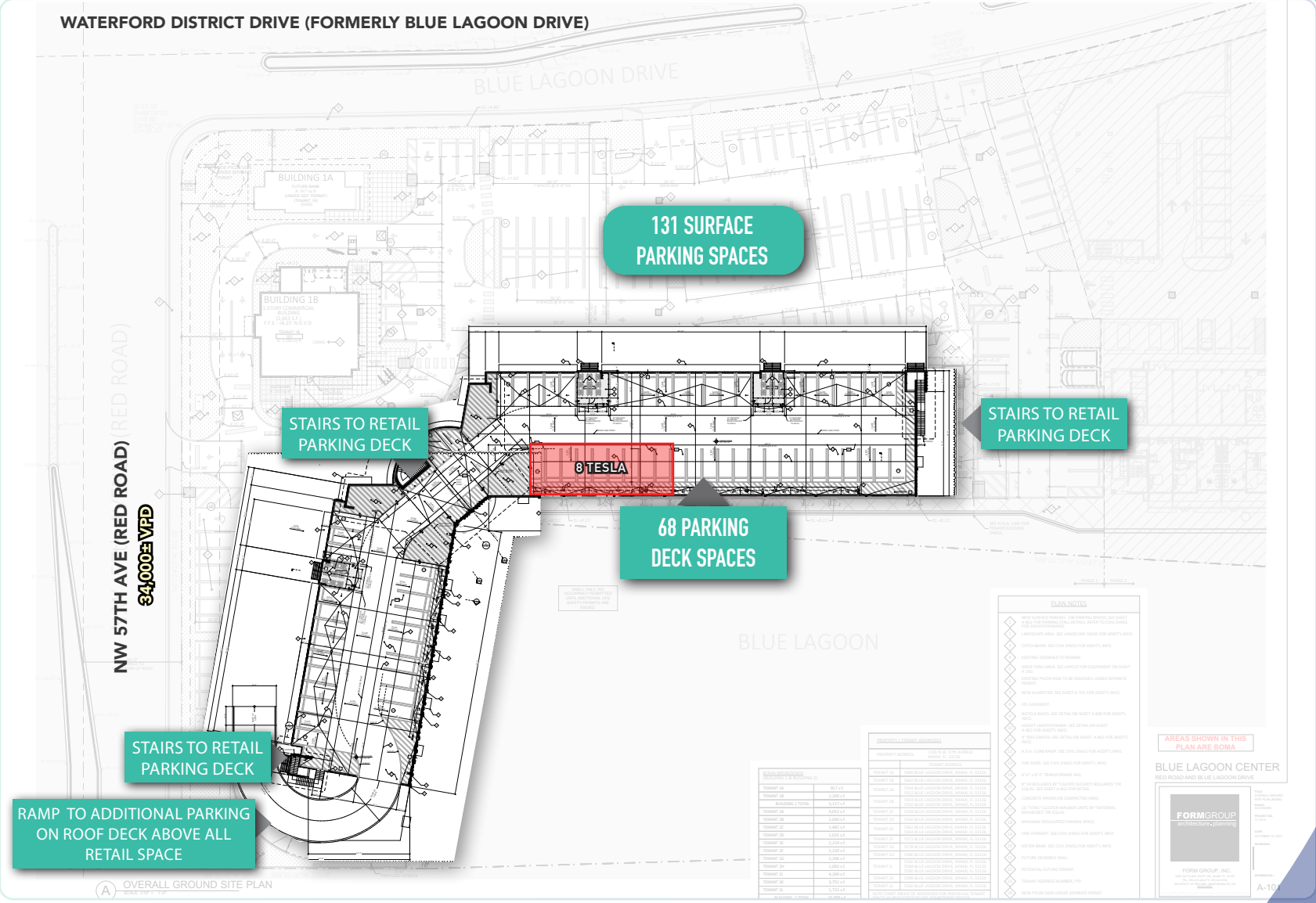
VIEW PARKING DECK PLAN →



trinitycre.com
1951 NW 19th St • Suite 103 • Boca Raton, FL 33443
© 2024 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

BLUE LAGOON SHOPPES

FOR LEASE • PREMIUM RETAIL OPPORTUNITY
 5600 WATERFORD DISTRICT DRIVE • MIAMI, FL 33126
 (FORMERLY 5600 BLUE LAGOON DRIVE)



trinitycre.com
 1951 NW 19th St • Suite 103 • Boca Raton, FL 33431
 © 2024 Trinity Commercial Group
 This information is considered accurate, but not guaranteed.