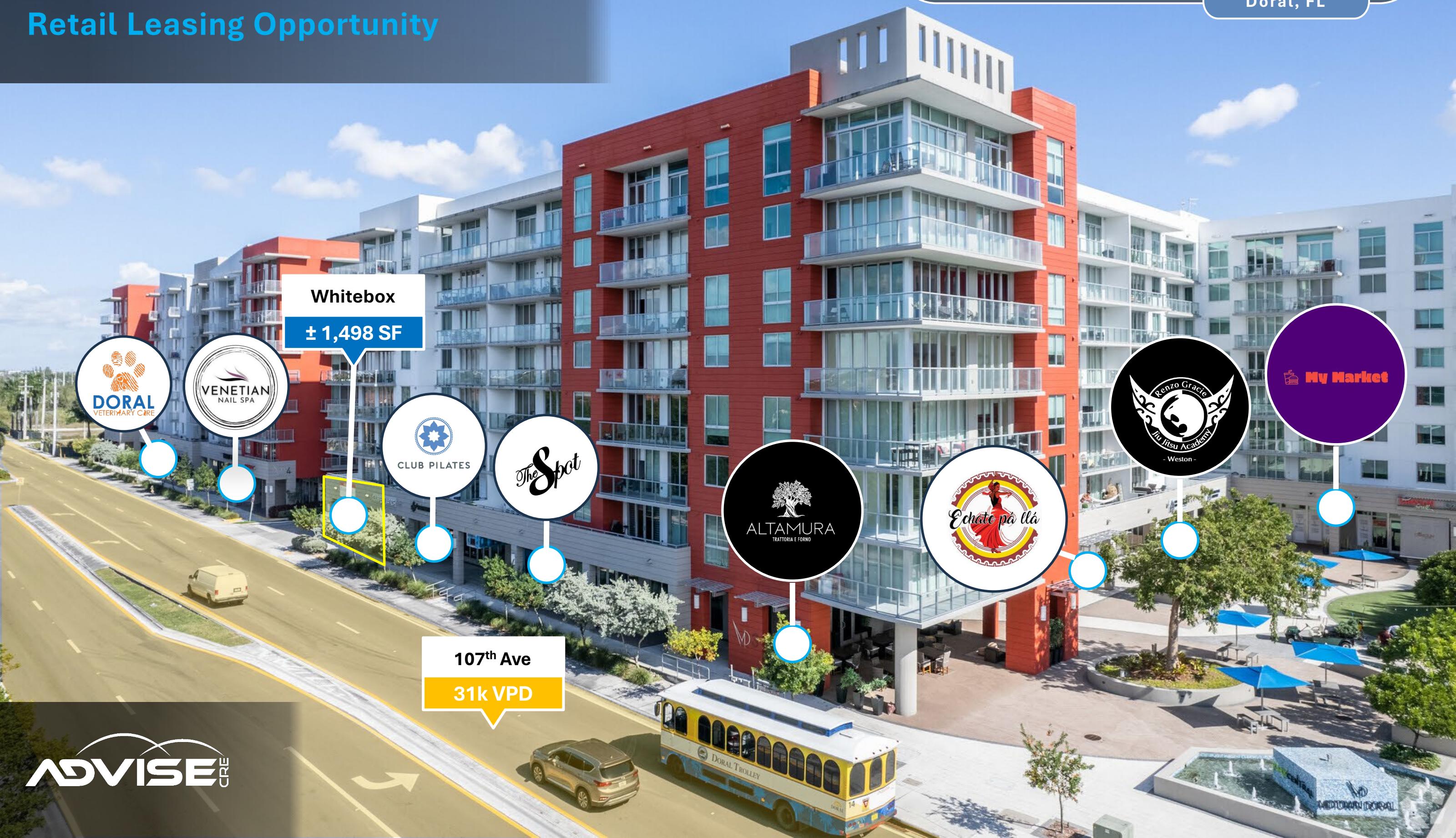


± 918 – 1,498 SF AVAILABLE
7835/7885 NW 107 AVE
Retail Leasing Opportunity

FOR LEASE

Midtown Doral

Doral, FL

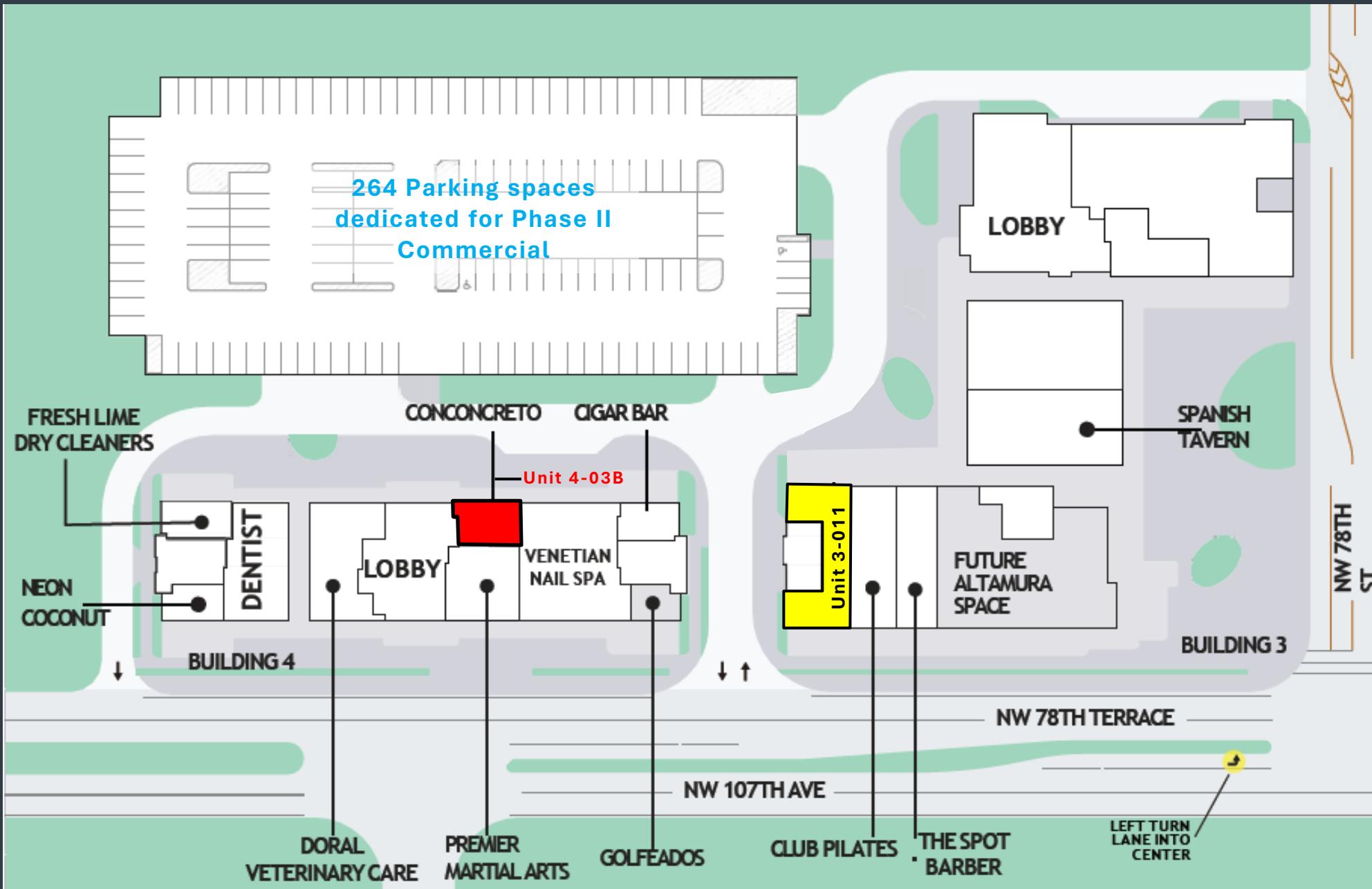


Property Highlights

- **Retail Opportunity:** Prime ± 918 – 1,492 SF ground-floor retail spaces available in the +1,800-unit mixed-use Midtown Doral project.
- **Proximity to Customers:** Midtown Doral features over 100,000 SF of premier, synergistic co-tenancy, anchored by a dynamic mix of food and beverage, fitness, and health and wellness tenants. Adjacent surrounding co-tenancy lineup consist of top-tier national retailers, including Publix, T.J. Maxx, Wells Fargo, AT&T, F45, and more.
- **Parking:** Enjoy access to 264 garage parking spaces, delivering a best-in-class 7.7/1,000 SF parking ratio – a critical advantage for tenants and customers alike.
- **Patio:** All three retail spaces feature extensive outdoor patio seating opportunities, seamlessly integrated into the courtyard for a vibrant and inviting atmosphere.
- **Market Fundamentals:** Positioned within Miami's third-largest apartment market, featuring over 20,000 units – including 2,000+ units within just a 1-mile radius – ensuring a steady and growing customer base.



For Lease



7835/7885 NW 107 AVE, Unit 3-11
 \pm 1,498 SF

Existing Condition:
 White Box Condition | Former Hair Salon

Targeted Uses:

- Dry Retail
- Service Oriented

7885 NW 107 AVE, Unit 4-03B
 \pm 918 SF

Existing Condition:
 2nd Gen Office

Targeted Uses:

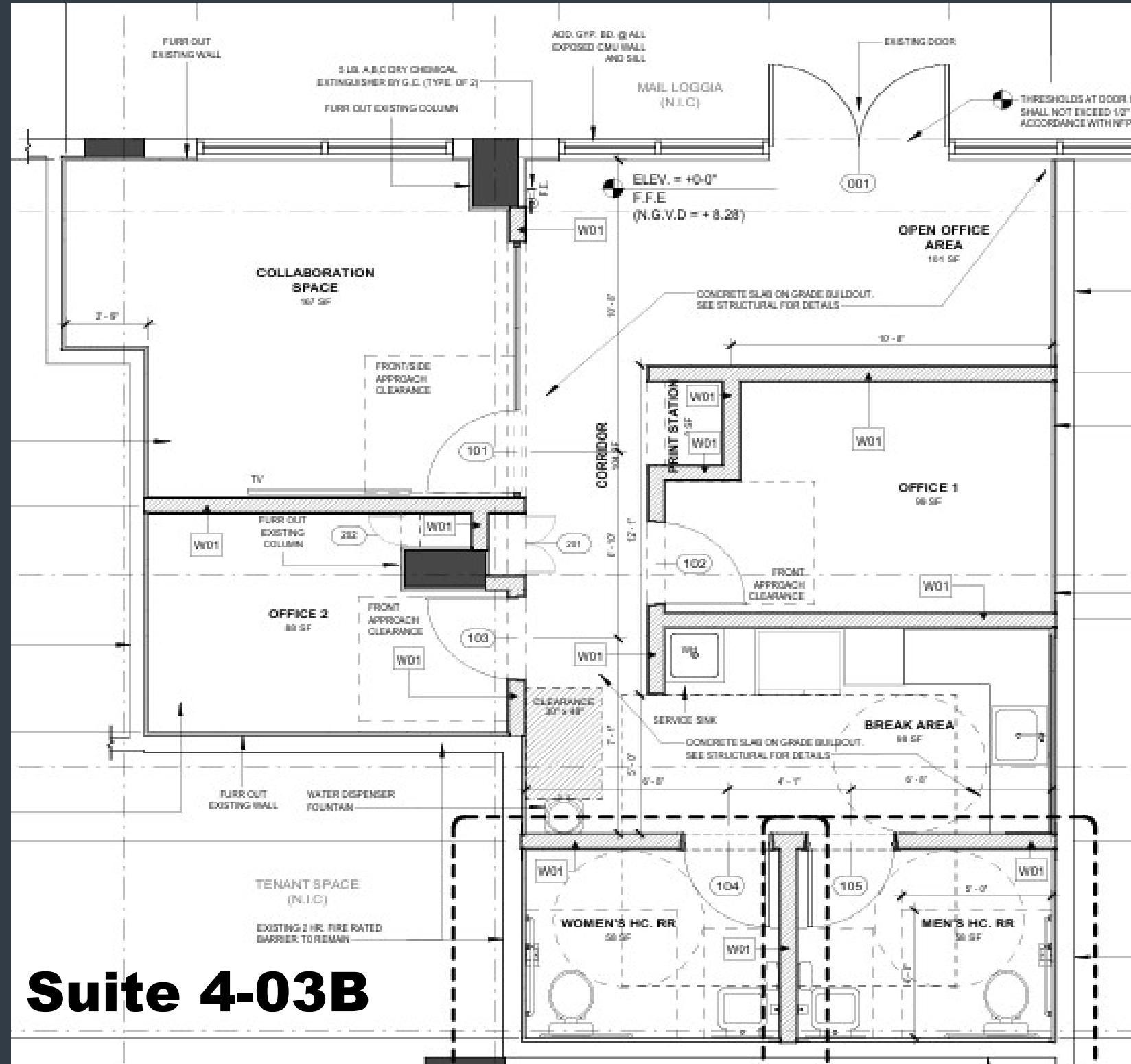
- Insurance Firm
- Accounting
- Professional Services

± 1,498 SF

White Box Condition / 2nd Gen
Hair Salon



**The Premises
(former hair salon)**

± 918 SF**2nd Gen Office**



GRAND BAY DORAL

Grand Bay at Doral is a masterplanned Lennar community which will cater to renters, entry level home buyers and executives. When completed, Grand Bay at Doral will encompass **4,137** residential units.

Doral Parc

552 units in three 10-story buildings and 22,740 square feet of retail space



MIDTOWN DORAL PHASE III

Phase III of Midtown Doral will include **+400** multifamily units, 15,000 SF retail and a 1,021 space parking garage. Project will break ground 2Q23.

MIDTOWN DORAL PHASE II

RECENTLY DELIVERED

Phase II of Midtown Doral will include **326** multifamily units, 30,000 SF of retail and a 902 space parking garage.



MIDTOWN DORAL - PHASE I

» Phase I delivered in 2017 - 537 condo units and 70,000 SF of retail.





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