

FOR LEASE

AVENIDA WALK

19101 BISCAYNE BOULEVARD, MIAMI, FL 33180



PROPERTY DESCRIPTION

This highly visible location offers exceptional frontage along Biscayne Blvd, with strong daily traffic counts and proximity to Aventura's dense residential and retail base. The property is part of a well-established shopping center featuring nationally recognized and high-performing tenants, creating consistent foot traffic and built-in customer synergy. The space includes 2,484 SF of interior area complemented by an expansive 1,600 SF outdoor patio, ideal for restaurants or experiential concepts looking to capitalize on South Florida's indoor-outdoor lifestyle.

PROPERTY HIGHLIGHTS

- 2,484 SF interior space + 1,600 SF outdoor patio
- Prime Biscayne Boulevard frontage with high visibility
- Located in a high-traffic, affluent North Miami/Aventura trade area
- Strong co-tenancy with brands like Starbucks, The Fresh Market, Old Navy, and more
- Ideal for restaurant or experiential retail (no drive-thru permitted)
- Close proximity to dense residential communities and Aventura Mall

OFFERING SUMMARY

Lease Rate: \$120.00 SF/yr (NNN)

Available SF: 2,484 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,533	75,238	159,601
Total Population	23,690	178,304	404,502
Average HH Income	\$112,519	\$97,825	\$90,515

BRYAN COHEN

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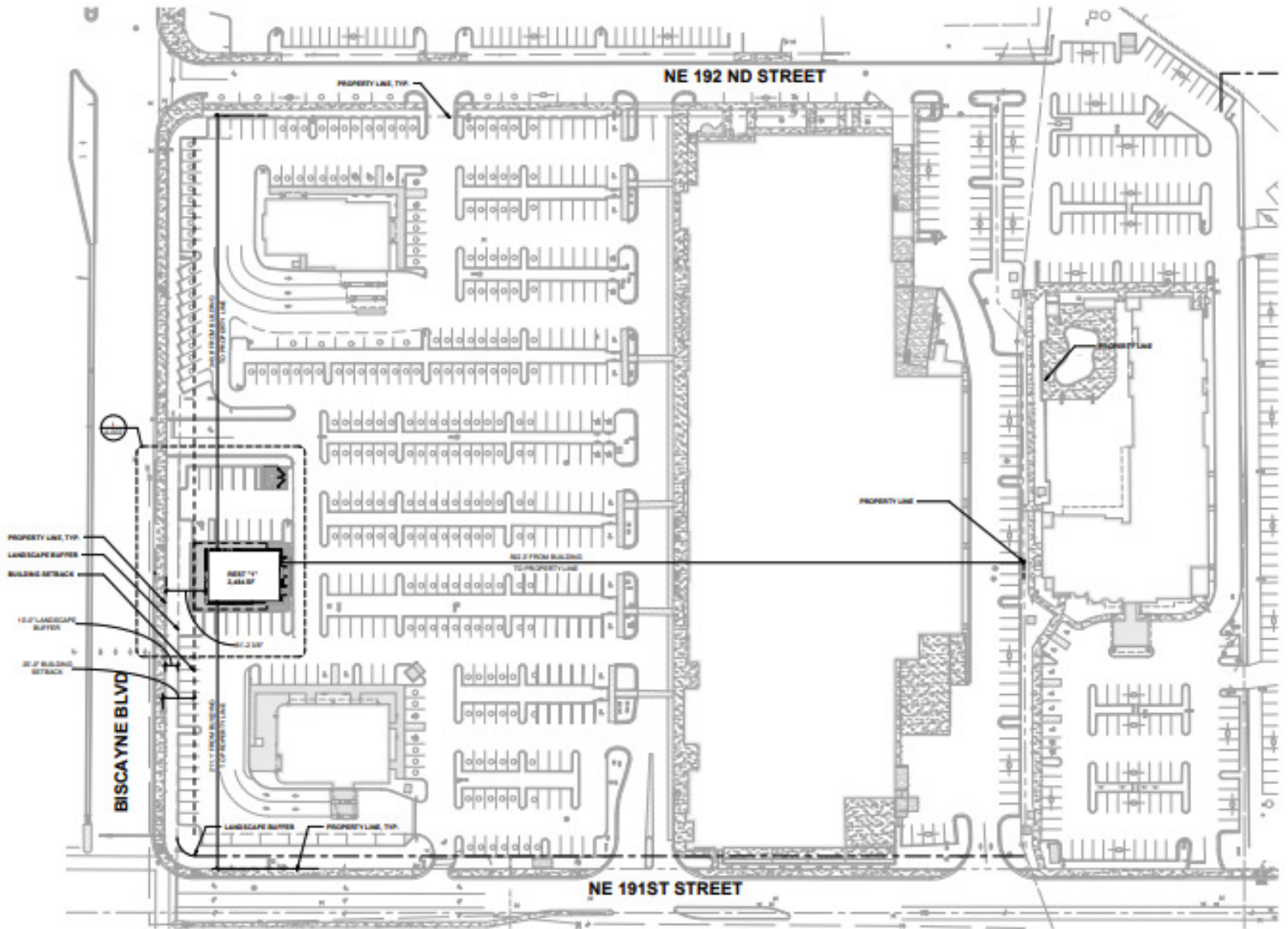
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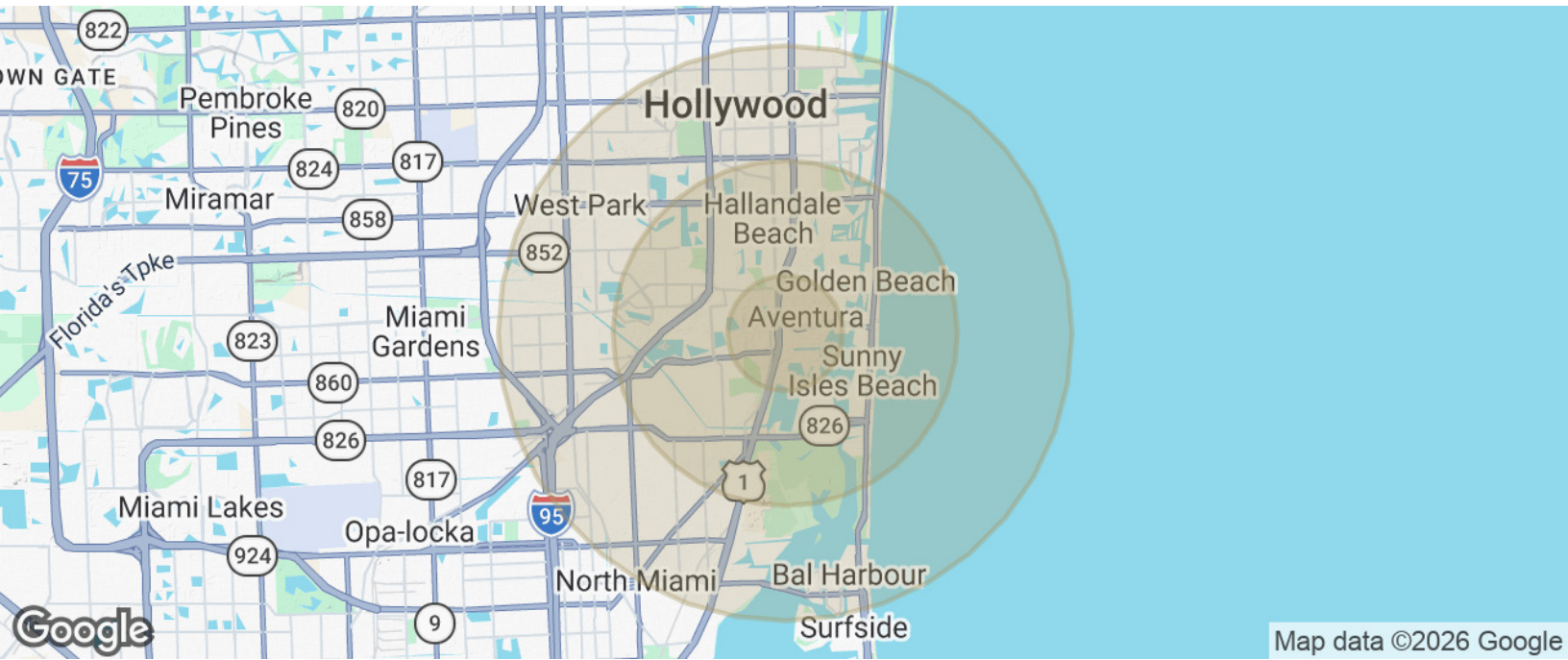
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,690	178,304	404,502
Average Age	45.9	44.8	41.6
Average Age (Male)	44.1	43.5	40.3
Average Age (Female)	47.5	45.8	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,533	75,238	159,601
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$112,519	\$97,825	\$90,515

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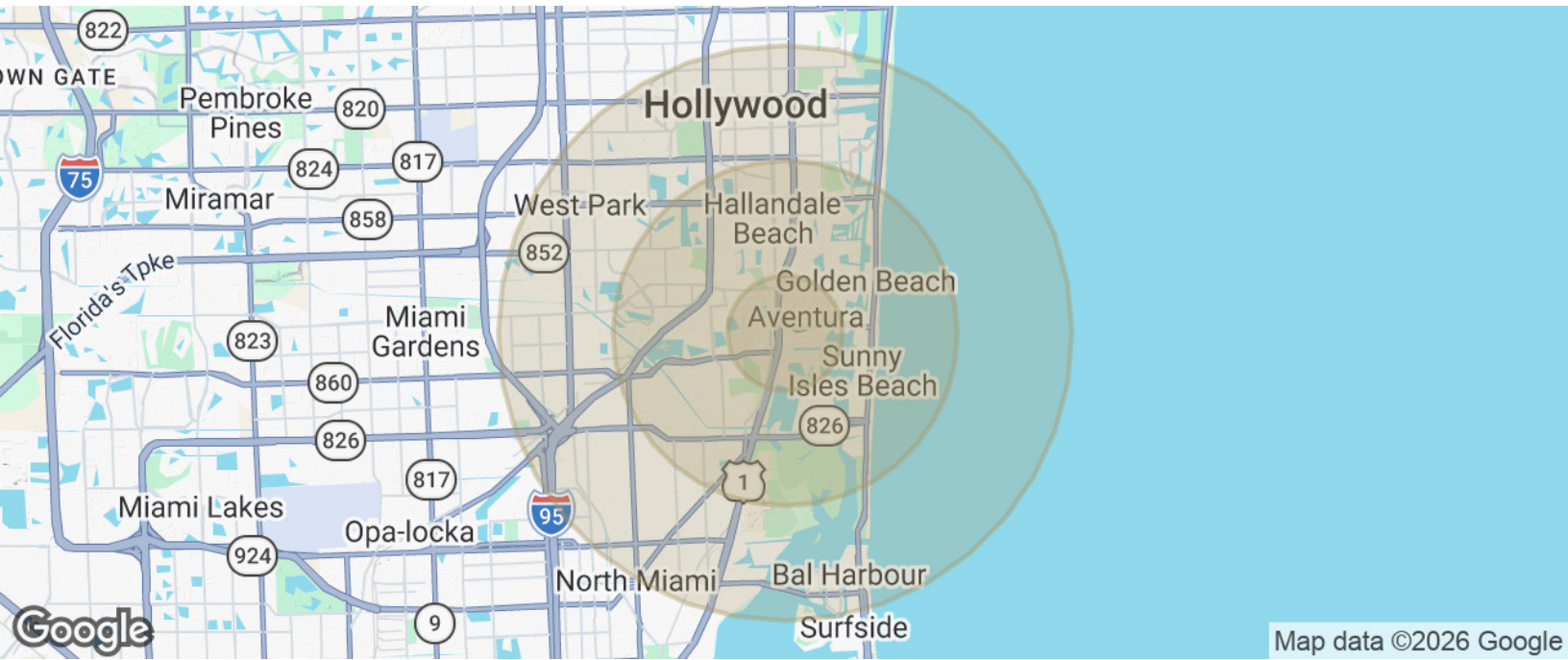
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Average House Value

\$504,964

\$470,656

\$453,856

2023 American Community Survey (ACS)

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