

TAVERNIER TOWNE CENTER

91200 Overseas Hwy, Tavernier, FL 33070



PROPERTY INFORMATION

- TAVERNIER TOWNE CENTER IS THE DOMINANT RETAIL AND ENTERTAINMENT CENTER IN THE UPPER FLORIDA KEYS.
- OVER 7 MILLION TOURISTS DRIVE THROUGH THE KEYS ANNUALLY PASSING THIS DESTINATION CENTER.
- GREAT TENANT SYNERGY AND HIGH TENANT SALES PER SF.
- TAVERNIER CINEMA 5 IS THE ONLY MOVIE THEATER IN THE UPPER KEYS.

NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

DIRECT: 305-365-2600x40

MOBILE: 786-252-4596

NICOLE@COMMODOREREALTY.COM

COMMODORE REALTY, Inc.
30 WEST MASHTA DRIVE | SUITE 400

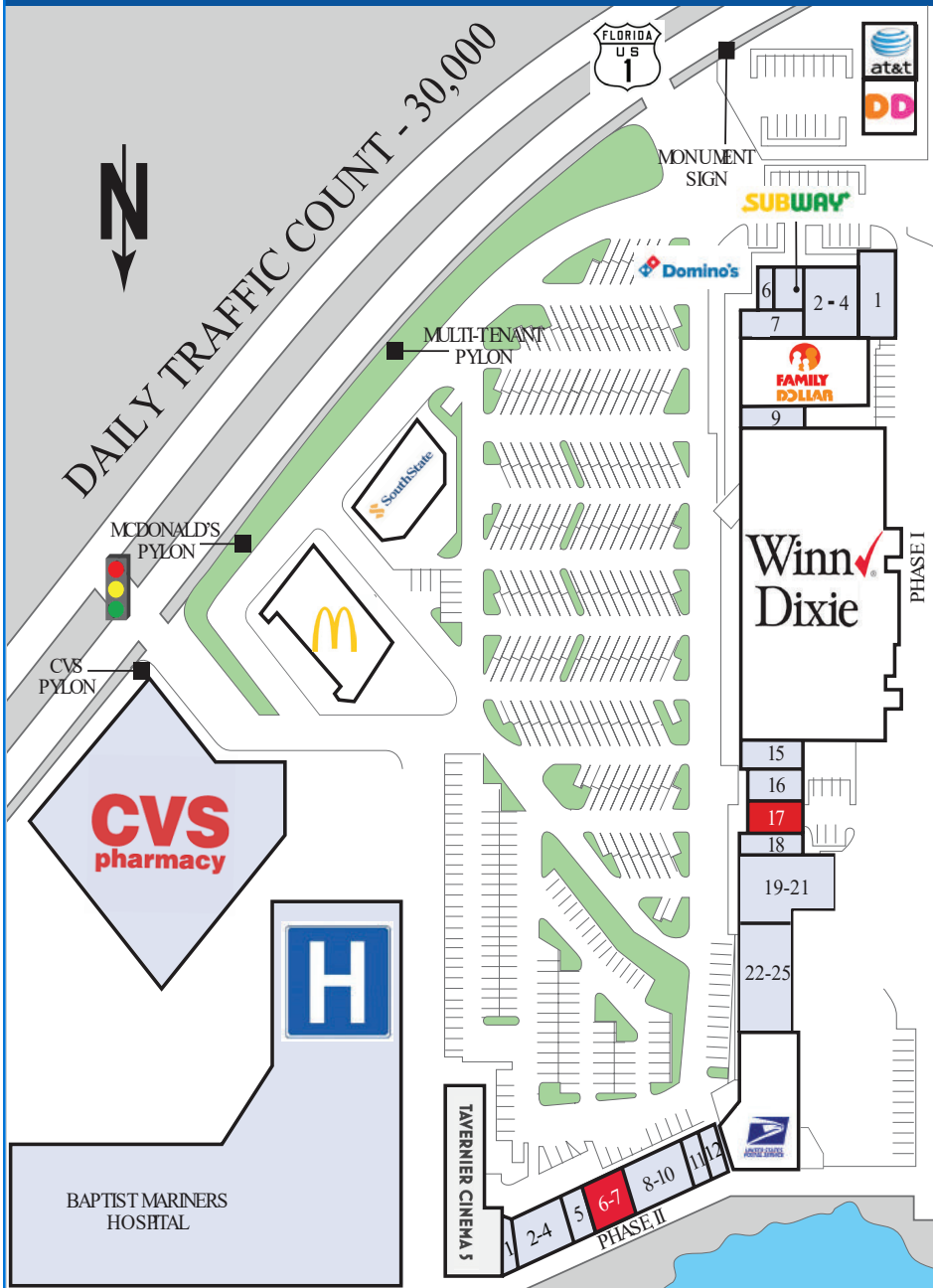
KEY BISCAYNE, FL 33149

PHONE: 305.365.2600

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www.COMMODOREREALTY.com

SITE PLAN



TENANTS

| SUITE | BUSINESS NAME | SQ.FT. |
|-----------------------------|------------------------------|----------------|
| 01 | BILL'S LIQUOR | 2,505 |
| 02-04 | DILLON'S RESTAURANT & BAR | 3,808 |
| 05 | SUBWAY | 1,362 |
| 06 | FRESH BLADEZ BARBERSHOP | 443 |
| 07 | DOMINO'S | 1,433 |
| 08 | FAMILY DOLLAR | 8,400 |
| 09 | DEPAULA JEWELERS | 1,362 |
| 10-14 | WINN DIXIE MARKETPLACE | 46,179 |
| 15 | KEYS FEDERAL CREDIT UNION | 1,400 |
| 16 | MOM AND DAUGHTER JUICE BAR | 1,200 |
| 17 | AVAILABLE MEDICAL SPACE | 2,400 |
| 18 | GREAT WALL RESTAURANT | 1,362 |
| 19-21 | PINFISH ENTERTAINMENT | 6,500 |
| 22-25 | TRULIEVE | 4,506 |
| 26 | UNITED STATES POSTAL SERVICE | 8,300 |
| PHASE II-12 | OVER EASY RESTAURANT | 1,445 |
| PHASE II-11 | FLORIDA KEYS CANNABIS CLINIC | 850 |
| PHASE II-08-10 | J-DAO THAI SUSHI | 2,550 |
| PHASE II-06-07 | AVAILABLE | 1,700 |
| PHASE II-05 | IVY NAILS | 850 |
| PHASE II-02-04 | VISION SOURCE | 2,550 |
| PHASE II-01 | VENTURE REALTY GROUP | 600 |
| PHASE II-T | TAVERNIER CINEMA 5 | 9,100 |
| OUTPARCEL A1 | AT&T | 2,066 |
| OUTPARCEL A2 | DUNKIN DONUTS | 2,200 |
| OUTPARCEL B | MCDONALDS | 4,278 |
| OUTPARCEL C | SOUTH STATE BANK | 2,000 |
| TOTAL SQUARE FOOTAGE | | 121,295 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|------------|------------|
| POPULATION | 1,854 | 6,321 | 8,259 |
| MEDIAN AGE | 49.8 | 49.7 | 50.5 |
| AVERAGE HOUSEHOLD INCOME | \$88,388 | \$79,310 | \$79,188 |
| TOTAL CONSUMER SPENDING | \$56.55 M | \$190.88 M | \$249.96 M |

PROPERTY INFORMATION

ADDRESS: 91200 Overseas Hwy, Tavernier, FL 33070
 COUNTY: Monroe
 NUMBER OF TENANTS: 27
 PARKING SPACES: : 546 (4.6/1,000 SF)
 DAILY TRAFFIC COUNT: 30,000

