



# DORAL COMMONS

7550 NW 104th Ave, Doral, FL 33178





# DORAL COMMONS

Doral Commons, conveniently located in the Northwest portion of Doral, is a 138,000 square foot Publix and TJ Maxx anchored center. This center serves over 210,000 local residents and office workers within a 2-mile radius, offering a convenient mix of retail, restaurants and services curated for the local community. The center serves as the primary grocery and discount retail center in the market. TJ Maxx services a large consumer population from an extended trade area, as this is the only major discount soft goods retailer in the Doral Market. Doral is one of the largest growing cities in Florida, with its primary trade area continuing to realize expansive growth. Doral Commons provides a destination for the community with great eateries such as Taikin Asian Cuisine, Pasion del Cielo Coffee Shop, +58Gourmet, Menchie's, Moe's Southwest Grille, as well as the opportunity to unwind with great fitness and wellness services such as F45 Training and Beauty Express Spa, making Doral Commons the primary destination for the growing community.



Publix



TJ-maxx





# PROPERTY LOCATION

Conveniently located in the Northwest portion of Doral. This prominent grocery anchored center is conveniently located on 74th Street with an average daily traffic of 53,000 cars per day. The center services local residents and office workers, with over 8,000 new homes planned or under construction in the immediate proximity. The new developments will yield a 24% increase to population within a 2-mile radius over the next 5 years. Doral Commons is the growing community's primary destination for grocery shopping, daily service needs, and dining out.

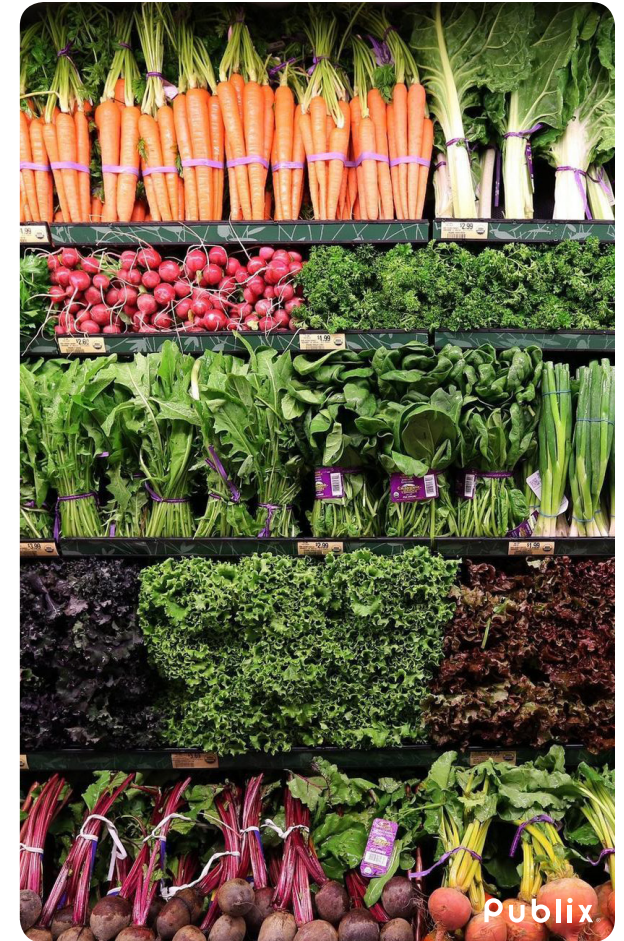




# DEMOGRAPHIC SNAPSHOT

PRIMARY TRADE AREA

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	15,460	80,991	291,953
WORKPLACE POPULATION	1,524	70,985	269,278
AVERAGE HOUSEHOLD INCOME	\$108,495	\$91,718	\$67,701
AVERAGE HOME VALUE	\$411,567	\$327,822	\$267,640
TOTAL DAYTIME POPULATION	9,681	120,323	423,412



HISPANIC POPULATION

# 81%



AVERAGE AGE

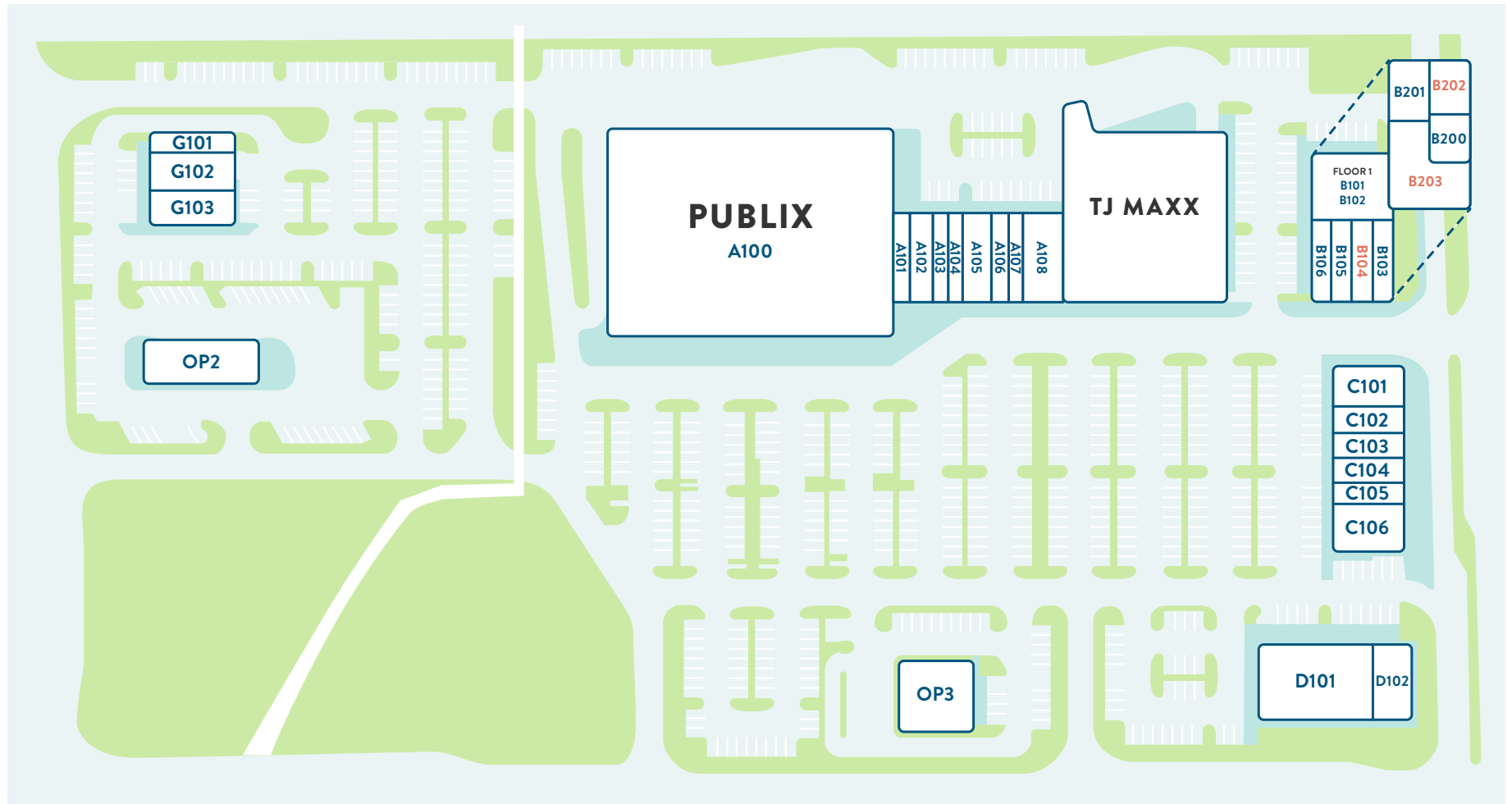
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\*Sources: ESRI

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DORAL COMMONS | LEASING OPPORTUNITY

# SITE PLAN



SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
A100	Publix	49,098	A109	TJ Maxx	23,500	B202	AVAILABLE	2,104	G102	Puppy Buddy	2,300
A101	Publix Liquors	1,215	B101	Den-Vest	1,254	B203	AVAILABLE	3,767	G103	Moe's Southwest Grill	2,300
A102	AT&T	1,559	B102	F45 Training	1,925	C101	Taikin Asian Cuisine	2,649	D101	UHealth @ Jackson Urgent Care	6,500
A103	Postal Annex	1,215	B103	Omega Learning Center	1,552	C102	The Edition Sneaker Boutique	1,323	D102	Sherwin Williams	3,127
A104	Unique Nails	1,215	B104	AVAILABLE	1,461	C103	Backdoor Miami	1,299	OP2	McDonalds	4,416
A105	Petit Smiles	2,025	B105	Jusco	1,461	C104	Menchie's	1,323	OP3	CitiBank	3,812
A106	+58 Gourmet	1,215	B106	Metro PCS	1,554	C105	Beauty Express Spa	1,323			
A107	GNC	1,215	B200	Optimum Chiropractic	1,297	C106	La Esquina	2,649			
A108	Wells Fargo	2,781	B201	Terra Realty	1,907	G101	ttvtPasion del Cielo	1,803			





WEST PALM BEACH, FL



DORAL, FL



SAN FRANCISCO, CA



BOCA RATON, FL



ATLANTA, GA

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For leasing information, please contact:

**ALEX LOPEZ**

Jamestown Realty | 305.322.5112 | [Alex.Lopez@JamestownLP.com](mailto:Alex.Lopez@JamestownLP.com)