

CENTURY
*Town
Center*



RETAIL FOR LEASE
8175 NW 107 Ave Doral FL, 33178



Conceptual rendering

An influx of new build residential, signature offices and retail draw a diverse crowd of young residents, tourists and locals alike.



Century Town Center, Doral's newest live and leisure community spanning three phases, with a fourth phase to break ground this year.

Currently spanning across 8-acres, 537 units, and 70,000 SF of dynamic retail and entertainment space, Century Town Center is changing the notion of a residential neighborhood.

Century Town Center is a unique community with unrivaled positioning within the international trade and logistics hub, one-mile from Miami International Airport. Named #22 in the top 50 cities to live in and the fastest growing city in Florida, Century Town Center will be an early namesake community in transforming Doral.

277,818

Estimated Population

357,695

Daytime Population

40

Median Age

88,976

Estimated Households

\$70,663

Average Household Income

31,299

Total Business



WELCOME

TO DORAL

#22 TOP 50 CITIES TO LIVE IN



FASTEST GROWING CITY IN FLORIDA



75-100 NEW BUSINESSES EACH MONTH



HOME TO 14 OF MIAMI'S 30 BUSINESS PARKS



INTERNATIONAL TRADE & LOGISTICS HUB



1 MILE FROM TO MIAMI INTERNATIONAL AIRPORT
12 MILES FROM DOWNTOWN



REGULARLY HOSTS 100K+ EMPLOYEES IN HEADQUARTERS

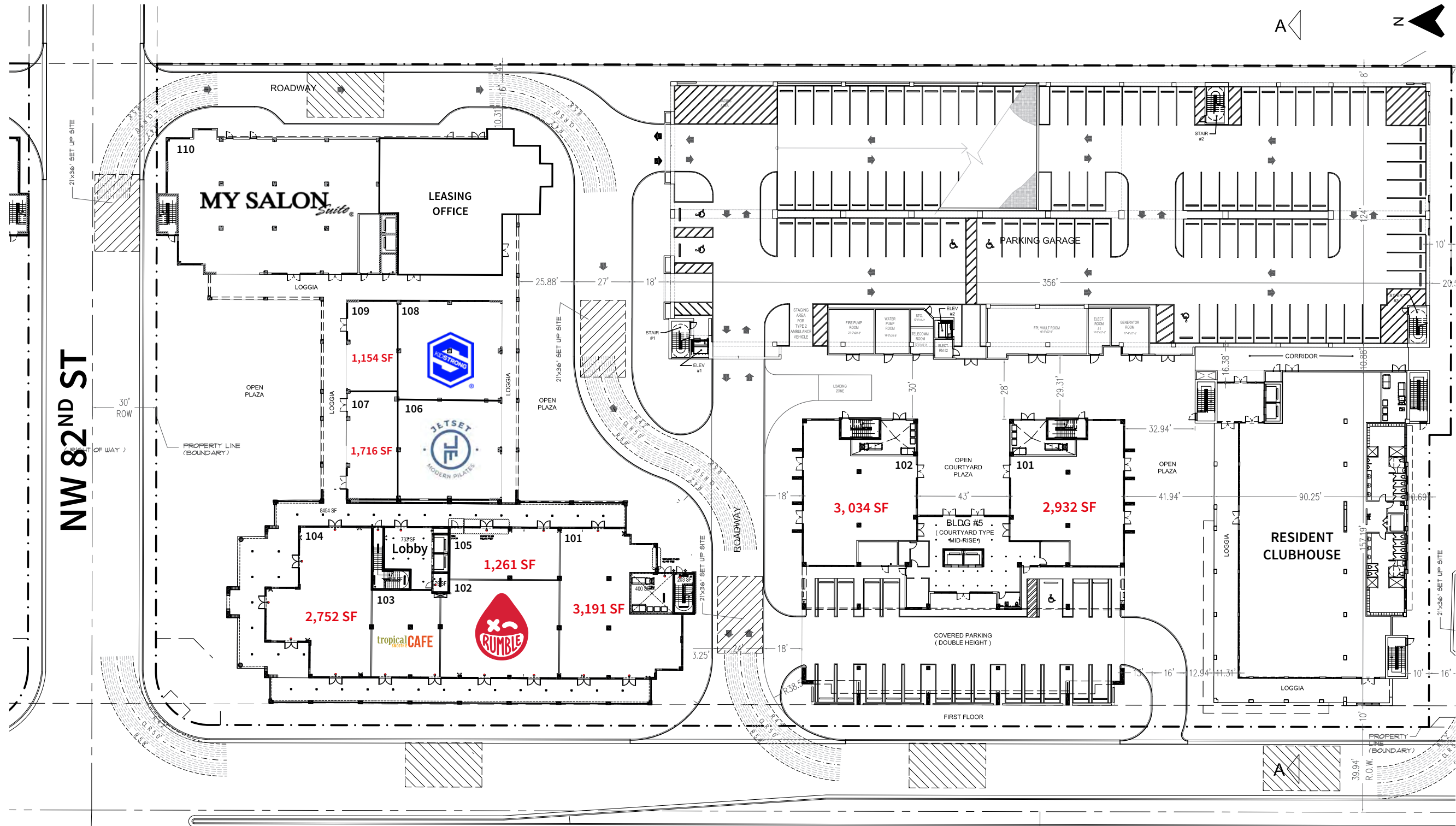
PREVIEW

PROPOSAL



- Located on NW 107th Avenue (VPD 27,500), Century Town Center is situated just to the north of Doral Commons and just to the south of W Okeechobee Road (SR-27) (VPD 51,500).
- Century Town Center is a luxury residential development nestled in close proximity to desirable destinations such as Miami International Airport, Dolphin Mall, Doral's business district, and Class A schooling.
- This phase will add to Century Town Center's existing mixed-use community of 4 luxury, 8-story buildings with 157 residential units and two 4-story garages.
- Existing tenants include Club Pilates, The Spot, Cancun Grill, Holyshakes and more.

PHASE IV



NW 82ND ST

NW 107TH AVE (30,000 VPD)

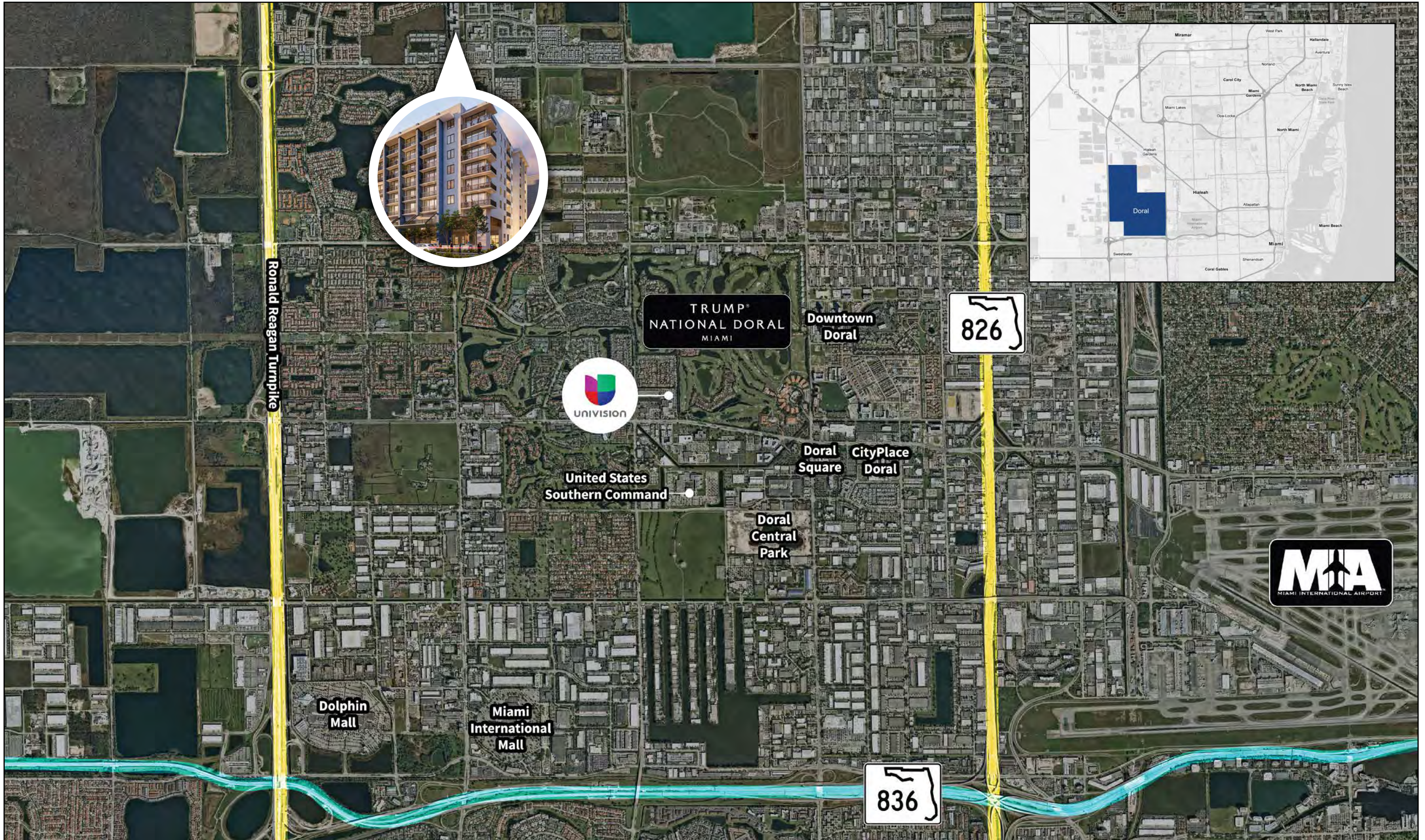
PHASE I, II, III TENANTS



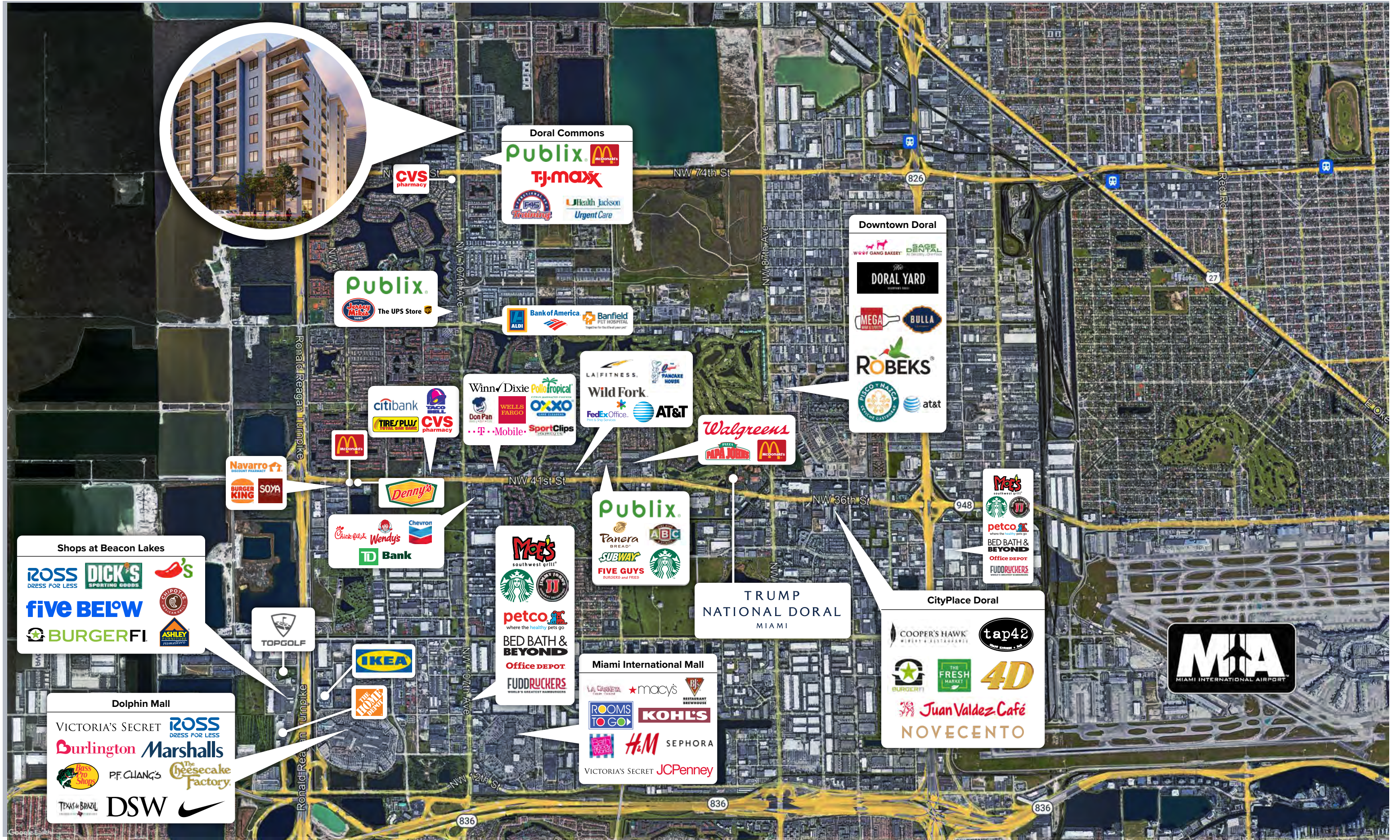
CLUB PILATES
DO PILATES. DO LIFE.



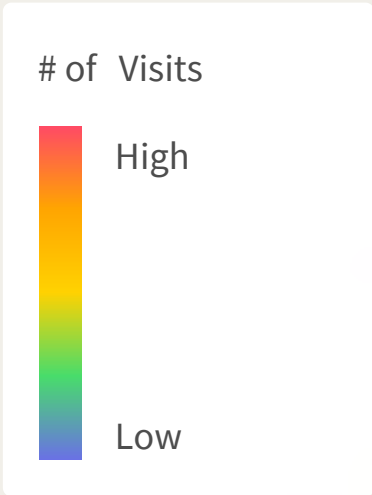
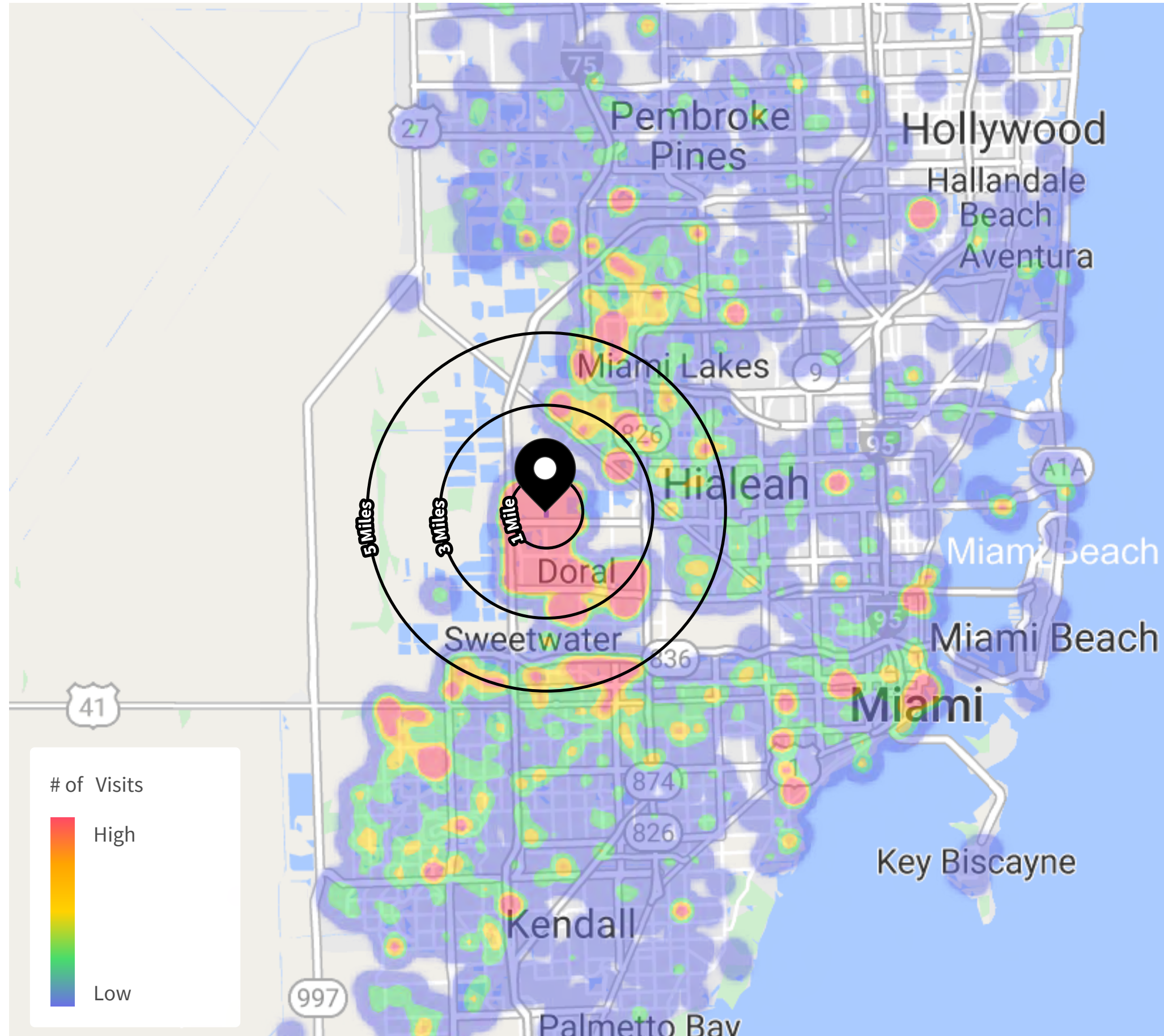
AREA OVERVIEW



RETAIL OVERVIEW



TRADE AREA



PRIMARY TRADE AREA DEMOGRAPHICS

70% of T12 Visits (YE December 2023)	
131.4 sq. mi. Trade Area Size	\$689,576 Median Home Value
907,556 Population	\$75,815 Average Household Income
294,757 Households	38.1 Median Age
3.05 People per Household	37.7 Bachelor's Degree

Source: Census 2021 data per Placer.ai

PLACER.AI FOOT TRAFFIC DATA

T12 Visits (YE December 2023)	
526.3K Annual Visits	88th Percentile in All Florida
4.14 Average Visits per Customer	191 minutes Average Customer Dwell Time
64.36% Repeat Customers (2+ Visits)	474.1K Loyal Customers (2+ Visits)

Source: Placer.ai

LOCAL DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	25,398	83,626	272,679
2028 Estimate	27,098	85,095	270,871
Growth 2023-2028	1.3%	0.4%	-0.1%
Daytime Population	1,995	68,579	239,083
Households			
2023 Estimate	8,001	27,661	88,943
2028 Estimate	8,564	28,204	88,415
Growth 2023-2028	1.4%	0.4%	-0.1%
Average Household Income			
2023 Estimate	\$141,549	\$109,441	\$77,445
Total Specified Consumer Spending			
2023 Estimate	\$322M	\$962M	\$2.593B

Source: CoStar



To learn more about our Retail Services, please contact:

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