

BLUE LAGOON SHOPPES



FOR LEASE • PREMIUM RETAIL OPPORTUNITY

5600 WATERFORD DISTRICT DRIVE • MIAMI, FL 33126 (FORMERLY 5600 BLUE LAGOON DRIVE)

**ONE SPACE REMAINING - LANDLORD IS HIGHLY MOTIVATED TO DO A DEAL!
INCREDIBLE OPPORTUNITY FOR YOUR BUSINESS TO BE NEXT TO BEST IN CLASS NATIONAL BRANDS**

JOIN:



PROPERTY FEATURES

PRICING: CALL FOR DETAILS
Landlord eager to lease final vacancy! Subject to concept and financials, Landlord is offering an above market commission and tenant allowance.

AVAILABLE: UNIT 16 - 3,751± SF

GLA: 30,300 ± SF

PARKING: Abundant parking with 7 spaces per 1,000 SF dedicated to retail with 8 Tesla supercharger stations.

LOCATION: The subject site is located on the SEC of NW 57th Ave & Blue Lagoon Dr, just south of the Palmetto Expy in Miami, FL.

BLUE LAGOON SHOPPES

The Blue Lagoon Shoppes sit at the gateway to the Waterford Business District on the southeast corner of Red Road (57th Ave) and Waterford District Drive. The Waterford Business District is home to more than three million square feet of office space, nine hotels and almost 300 residential units.



HOME2 Suites & TRU by Hilton 400 rooms & separate parking garage

CONTACT US:

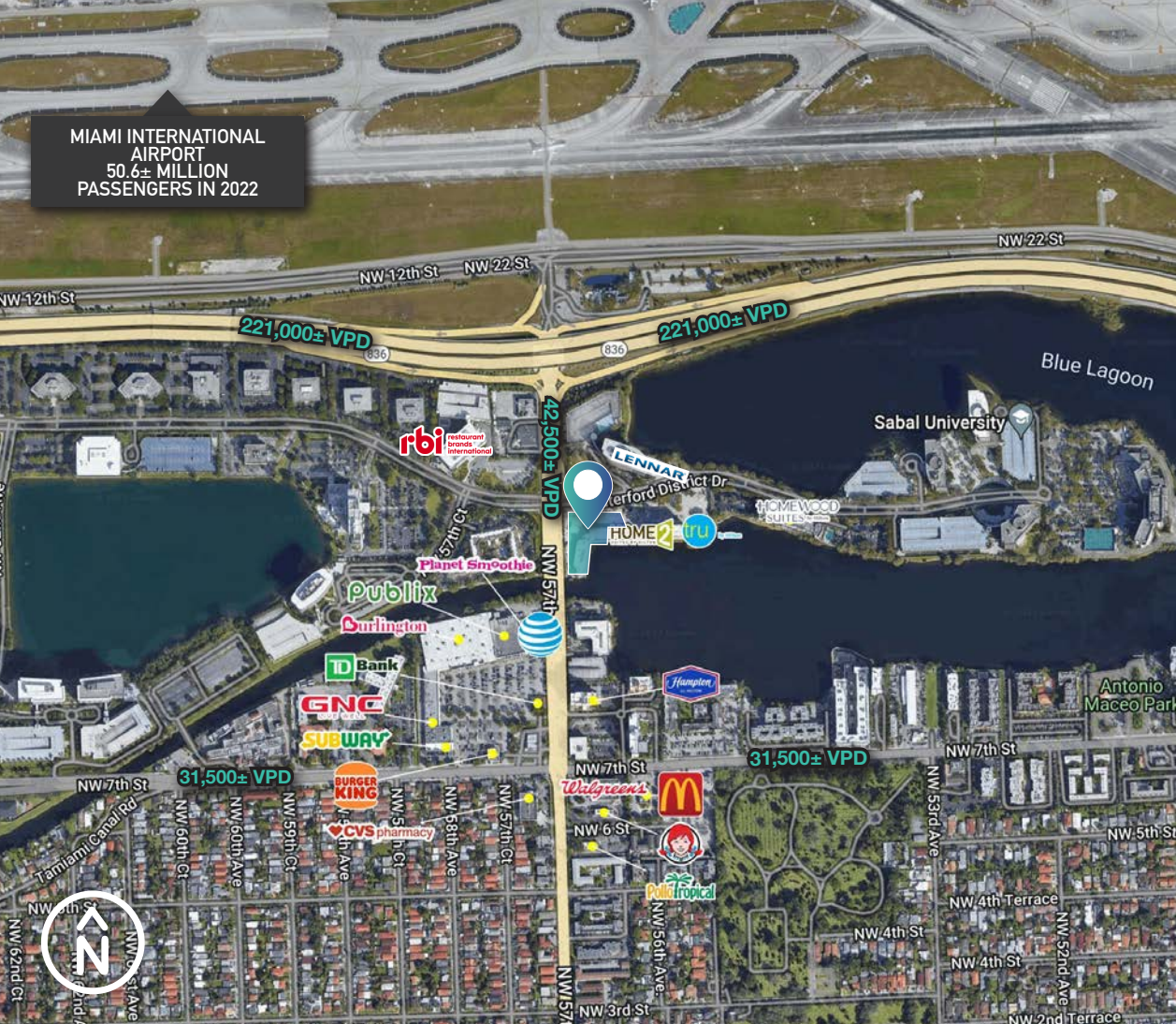
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MIAMI INTERNATIONAL
AIRPORT
50.6± MILLION
PASSENGERS IN 2022

221,000± VPD

221,000± VPD

42,500± VPD

31,500± VPD

31,500± VPD

WATERFORD BUSINESS DISTRICT: 3,000,000 SQUARE FEET OF OFFICE SPACE AND 9 HOTELS

WBD Tenants include: Pernod Ricard Travel Retail, Finsight Group, Southeastern Management, Swatch Group, Rohde & Schwarz, The RealReal, Franchise World Headquarters (Subway), Toyota, Yamaha, FedEx, Atkins, Sony, Gilead, Novartis, SAP, FirstBank, Molson Coors BK, Estee Lauder, Marriott, Hilton and more

**2025
DEMOGRAPHICS**
BLUE LAGOON SHOPPES



AVERAGE H.H INCOME



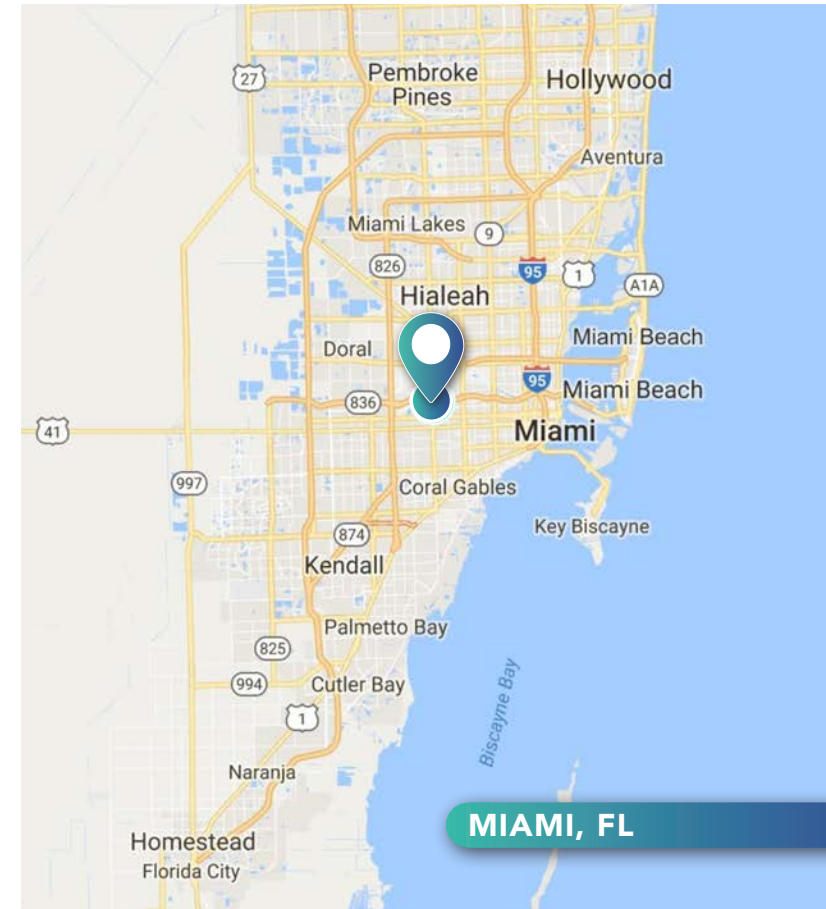
POPULATION



EMPLOYMENT DENSITY

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MIAMI, FL

	1 MILE	2 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$74,857	\$95,473	\$103,927	\$96,588
POPULATION	18,211	62,423	161,903	554,615
EMPLOYMENT DENSITY	12,929	56,348	174,528	466,930



TrinityCRE.com

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This information is considered accurate, but not guaranteed.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

BLUE LAGOON SHOPPES

SITE PLAN

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PARKING