

Promenade Shops

20301 - 20695 Biscayne Blvd.
Aventura, FL 33180
North Miami-Dade County



ANCHOR TENANTS

Marshalls/HomeGoods	48,385 sq. ft.
Winn Dixie	35,922 sq. ft.
Nordstrom Rack	34,707 sq. ft.
Michael's Arts & Crafts	21,213 sq. ft.
Chuck E. Cheese	14,000 sq. ft.

DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
1 mi.	19,708	8,433	\$122,510
3 mi.	196,668	88,491	\$96,533
5 mi.	397,669	164,447	\$87,906

LEASING

Contact: 954.537.2700
Leasing@gumberg.com



Prime Location

*Busy shopping center in the heart of prestigious Aventura, FL.
Located within 1 mile of super-regional Aventura Mall.*

- **N.E. Corner of Biscayne Blvd. & Ives Dairy Rd. (N.E. 203rd St.)**
- Prime space available in the highly sought after affluent Aventura market with strong demographics.
- High traffic Power Center
- **Daily Car Counts: Over 100,000 cars per day**

Diverse Tenant Mix

*Promenade Shops is home to over 60 stores with strong national anchors and a variety of specialty shops, services, & restaurants.
(Retail, Grocery, Medical, Auto, Educational, Fitness & more.)*

- The UPS Store
- Shell Gas Station
- Supercuts
- Pollo Tropical
- Subway
- KLA Learning Adventure
- Gallery Art
- Massage Envy
- Olympia Gym
- Vitamin World

Total Retail SQ. FT. 291,834 SF

