

Colliers



Neighbor

CENTRAL

AVENTURA

20955 BISCAYNE BLVD.
AVENTURA, FL

**THREE LEVELS OF PRIME
RESTAURANT & RETAIL
SPACES AVAILABLE FOR
LEASE DIRECTLY ON BISCAYNE
BOULEVARD**

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**PROJECT
DELIVERY
Q4 2025**



**LOCATED ON FULLY
SIGNALIZED
INTERSECTION**



**+53,000 VPD
EXPOSURE ON
BISCAYNE BLVD**



**>1 MILE FROM
AVENTURA MALL
28M VISITORS/YEAR**

Central Aventura is a new high-end development that seamlessly integrates 80,000 square feet of premium retail and restaurant areas on its first three floors, complemented by a spacious 423-space parking garage and 40,000 square feet of modern office space above.

Strategically positioned on Biscayne Boulevard, Aventura's most coveted and bustling commercial corridor. This prime location guarantees unparalleled exposure to an extensive flow of vehicular traffic and the area's reputation for luxury shopping, fine dining, and upscale residences ensures an affluent and discerning clientele.



Neighbor
CENTRAL
AVENTURA

OFFICE
+40,000 SF

PARKING GARAGE
423 SPACES

RESTAURANT & RETAIL
+80,000 SF





TURNBERRY

JW MARRIOTT

AVENTURA MALL

AVENTURA PARKSQUARE

aloft
A VISION OF W HOTELS

NORDS FROM
rack

ULTA
BEAUTY

BEST
BUY

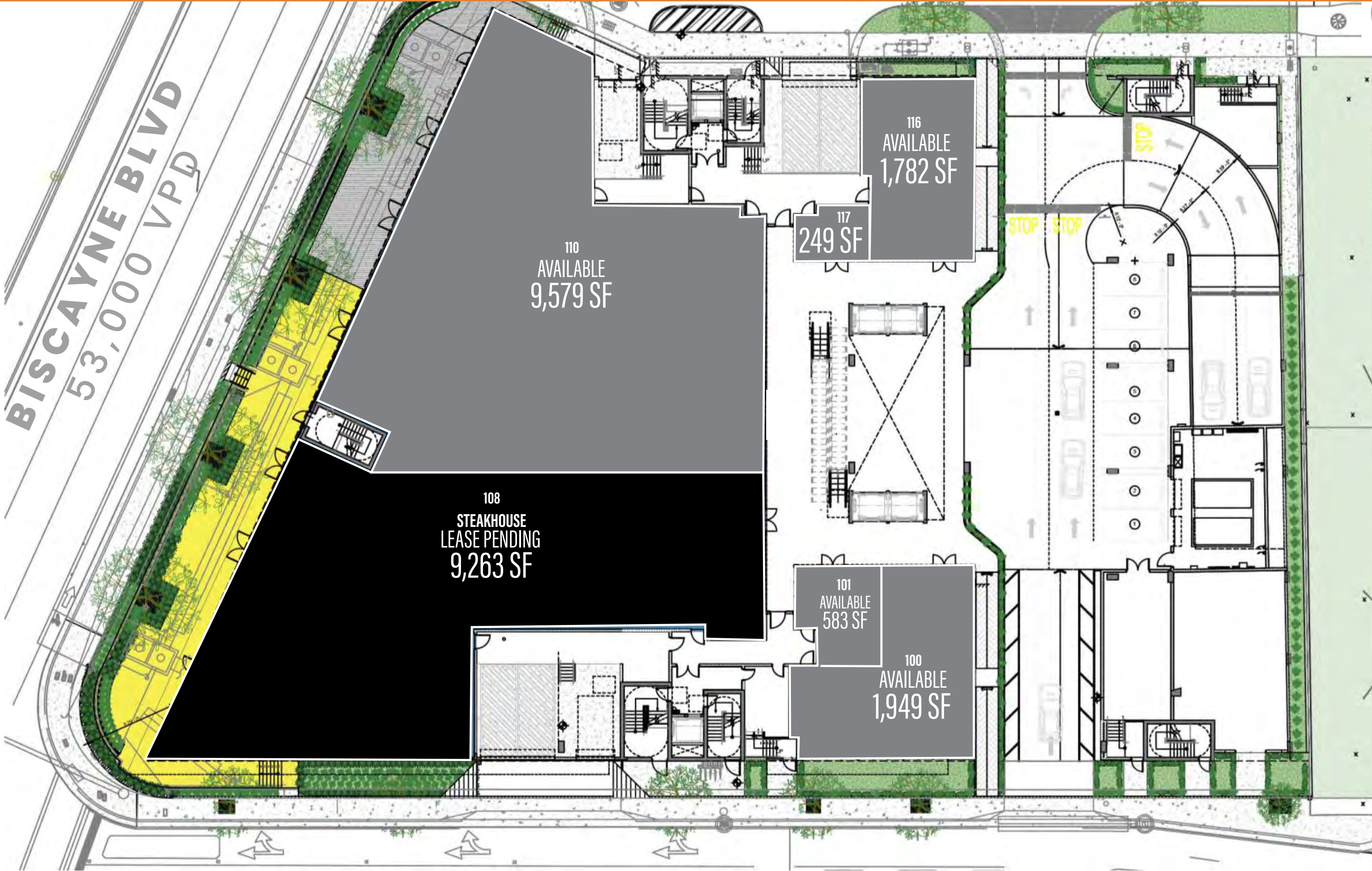
WHOLE
FOODS
MARKET

BISCAYNE BLVD (+53,000 VPD)

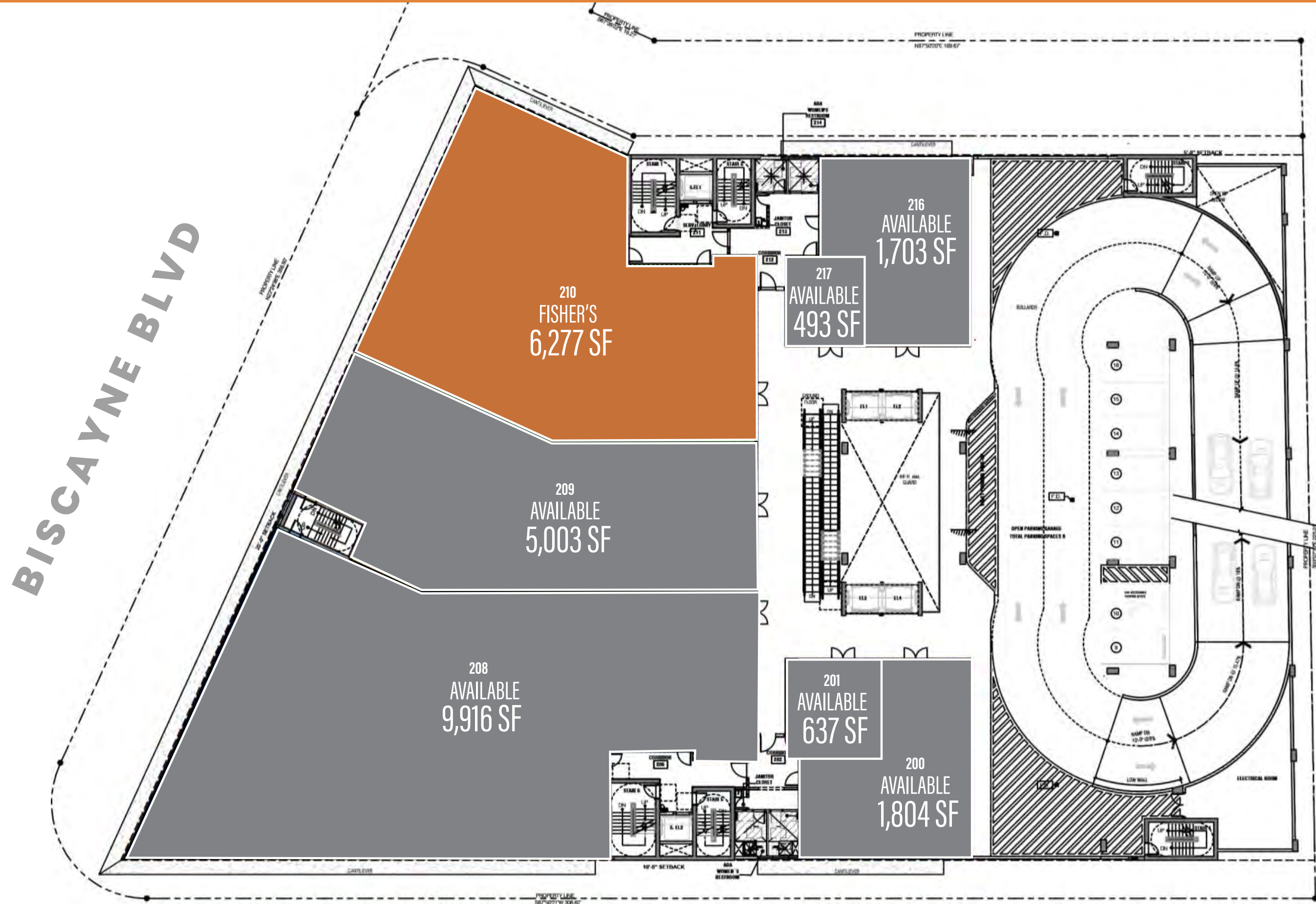
Aventura Hospital
and Medical Center

LOCATED DIRECTLY ON BISCAYNE BLVD (US-1) IN THE HEART OF AVENTURA, FLORIDA

GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



 **PEDIATRIC ASSOCIATES®**
9,318 SF

LEGACY
 **FIT**
8,576 SF

304
AVAILABLE
951 SF

305
LEASE PENDING
1,600 SF

302
AVAILABLE
3,055 SF

300
AVAILABLE
2,781 SF



AVENTURA, FLORIDA

Aventura Florida, one of Miami-Dade's most vibrant communities, spanning 3.2 square miles with a population of 40,806. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

CENTRAL sits in the heart of Aventura, about a mile North of Aventura Mall which receives over 28 million visitors a year.

DEMOGRAPHICS

	Aventura, FL
Total Population	40,280
Total Households	19,353
Total Family Households	10,423
Average Household Size	2.08
Median Household Income	\$72,058
Average Household Income	\$107,326
Median Age	49.6
Daytime Population	24,256



2.9M

SQUARE FEET OF
OFFICE SPACE

+587,000 SF
UNDER CONSTRUCTION



5,000

HOTEL
ROOMS

WITH A 63.8% 12 Mo.
OCCUPANCY RATE

+16M

OVERNIGHT
GUESTS
STAYED IN GREATER
MAIMI AREA (2019)

~1M

OVERNIGHT
GUESTS
STAYED IN GREATER
AVENTURA (2019)



SOUTH CORNER - RESTAURANT SPACE WITH TERRACE



NORTH CORNER - RESTAURANT SPACE WITH TERRACE

MAIN PICKUP/DROP-OFF AND VALET





THE INNOVATIVE DESIGN DELIVERS AN UNPARALLELED SENSE OF ARRIVAL ON EACH FLOOR





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