



**Wolf Co.**  
REAL ESTATE

# L'ISOLA RETAIL

# FOR LEASE

2777 NE 185th St, Aventura, FL



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## Service & Dry Retail Only – No Food Uses

### Project Highlights

- New construction neighborhood retail
- Two modern retail buildings
- Approx. 16,750 SF total
- Flexible shop sizes from ~1,070 SF to 1,680+ SF
- Covered canopies & modern storefronts
- High-end architectural design
- Strong Aventura demographics
- Ideal for daily-needs and lifestyle services

### Permitted / Ideal Uses

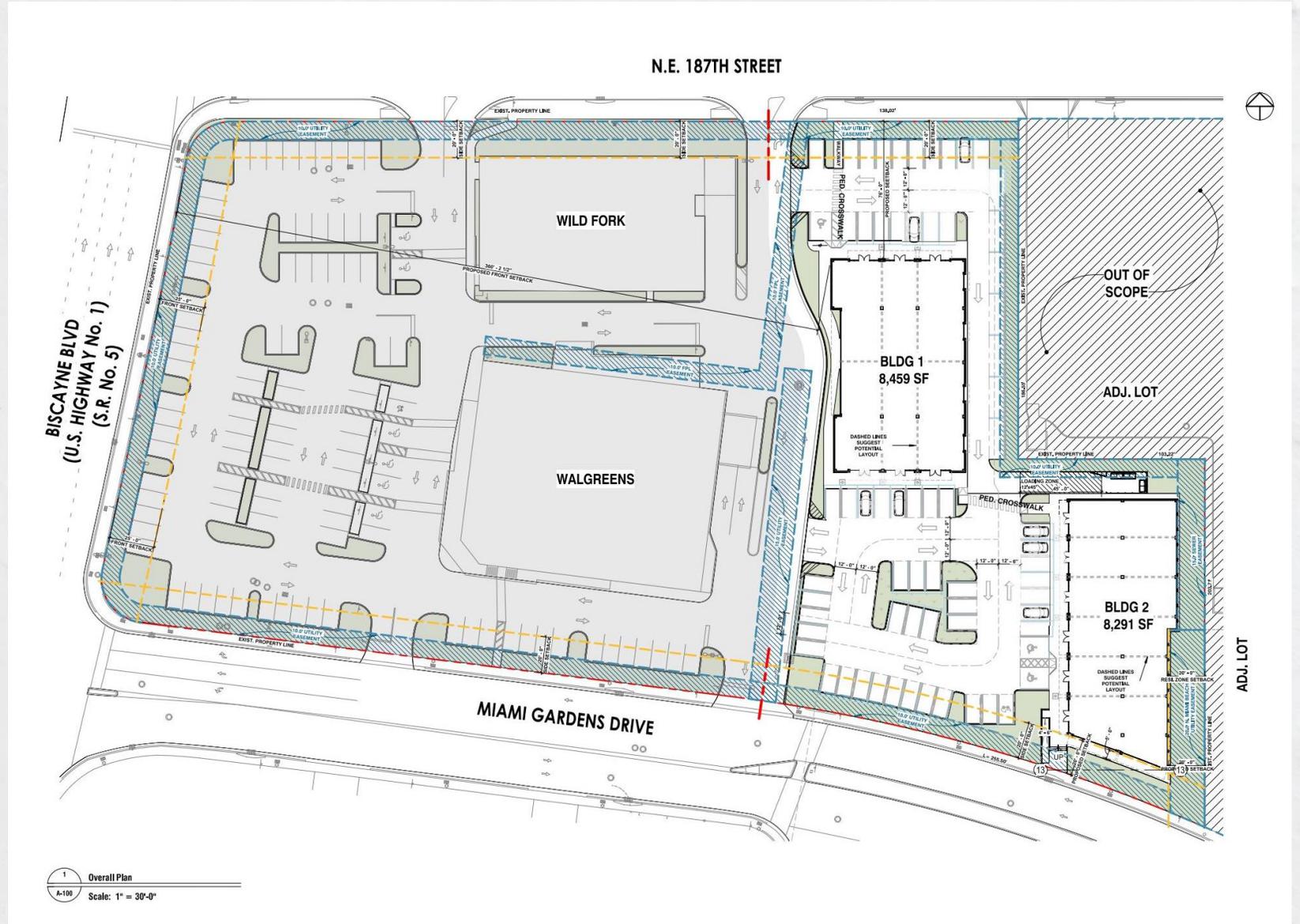
- ✓ Medical & wellness (non-food)
- ✓ Dental / orthodontic / aesthetics
- ✓ Physical therapy / Pilates / yoga
- ✓ Hair, nail, spa, skincare
- ✓ Optical
- ✓ Boutique retail (apparel, home, gifts)
- ✓ Professional services
- ✓ Fitness (non-heavy use)





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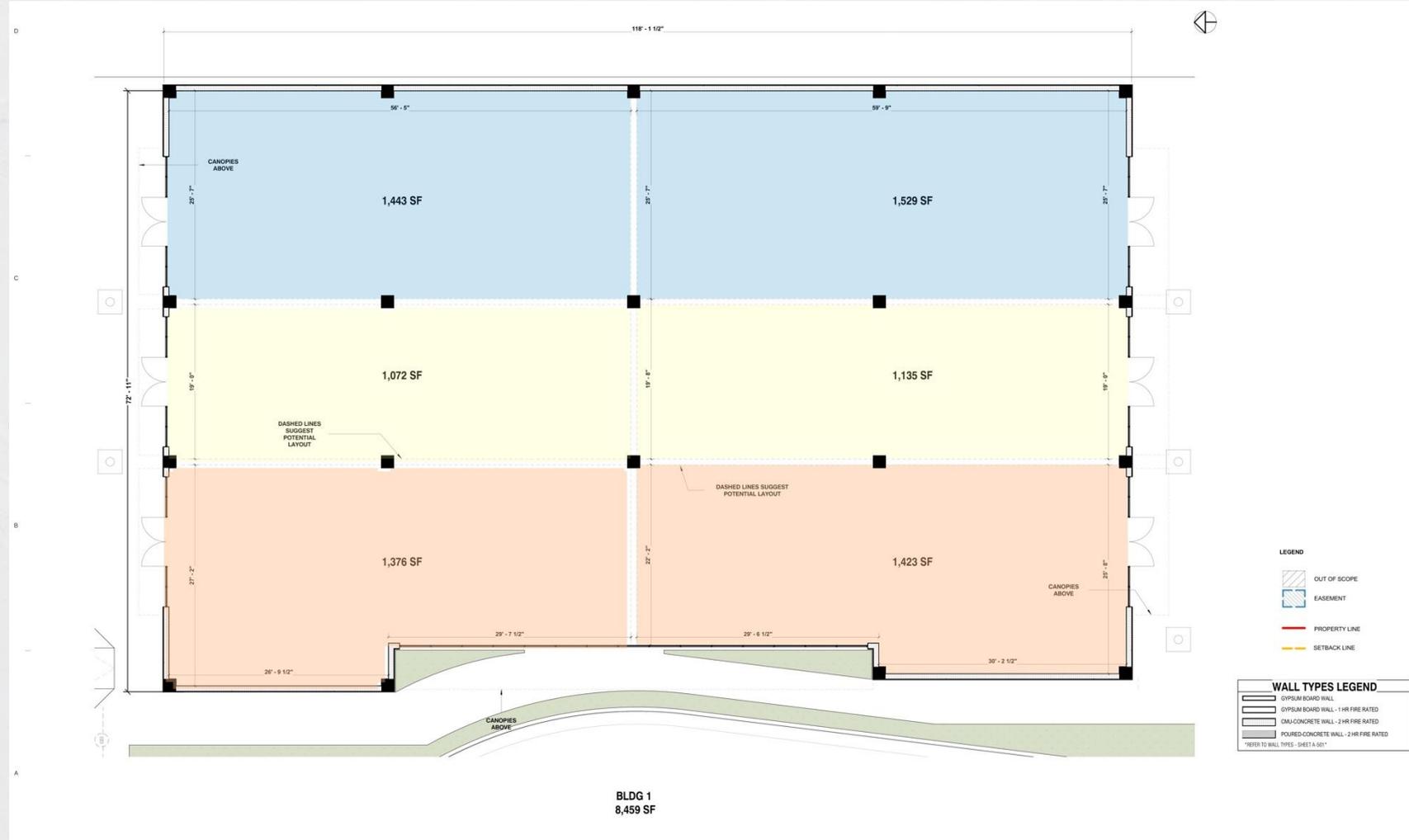
# Floor Plan







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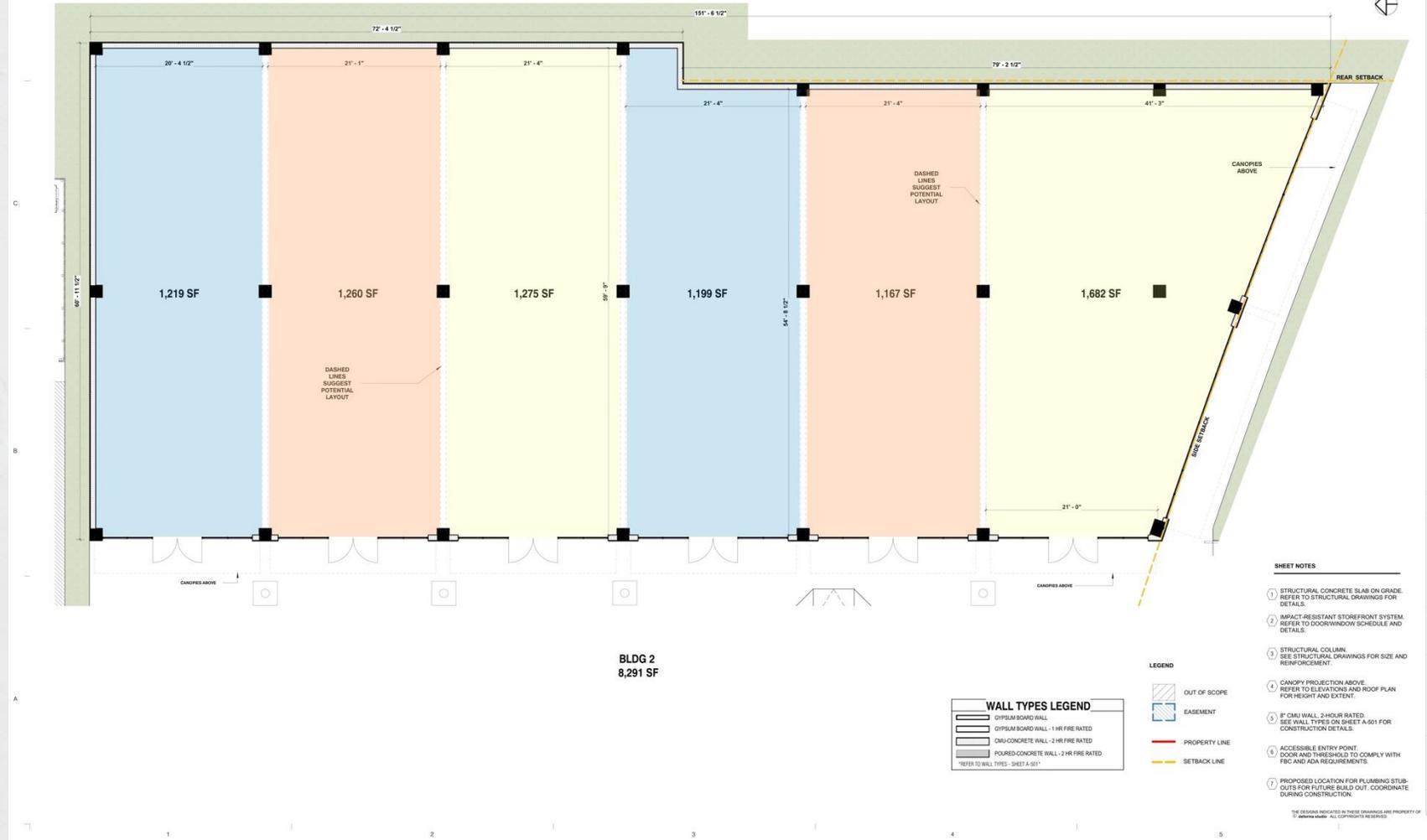


Floor Plan



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Floor plan layout and dimensions are approximate, and are subject to change.



Floor Plan



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Location



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## A Thriving Hub for Business and Lifestyle

Aventura, often called the "City of Excellence," is a dynamic and upscale suburban city located on South Florida's Atlantic coast. Strategically positioned between Miami and Fort Lauderdale, Aventura offers a sophisticated lifestyle, robust economy, and excellent connectivity, making it an attractive location for businesses and residents alike.

## The Vibe

Lifestyle and Amenities:

**World-Class Shopping and Dining:** Beyond the Aventura Mall, the city boasts an array of upscale restaurants, from casual eateries to fine dining establishments, offering diverse cuisines.

**Parks and Green Spaces:** Aventura provides numerous parks, including Founders Park (with walking trails, playgrounds, and a splash pad) and Waterways Park (scenic waterfront views). The Don Soffer Exercise Trail, a 3-mile paved loop, is popular for walking, jogging, and biking.

**Arts and Culture:** The Aventura Arts & Cultural Center hosts concerts, theatrical productions, and cultural events. The Aventura Mall itself features impressive public art installations.

Neighborhood Snapshot





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**Recreation and Wellness:** Residents enjoy access to world-class amenities at the JW Marriott Miami Turnberry Resort & Spa, including championship golf courses, tennis clubs, and the Tidal Cove Waterpark. Various gyms, spas, and wellness centers are also available.

**Education:** Aventura is home to top-rated schools, a key factor for families considering the area.

**Community Feel:** Despite its urban sophistication, Aventura maintains a strong sense of community, offering a balanced and fulfilling lifestyle.

**Demographics and Workforce:**

**Population:** Approximately 42,400 residents (as of 2025).

**Median Age:** 48-50 years old, indicating a mature and established community.

**Household Income:** Median household income of \$83,777 (2025), significantly higher than the national average.

**Education:** A highly educated workforce; a significant portion of the labor force holds college degrees, with 30.78% having a bachelor's degree and 22.35% a graduate degree (as of 2026).

**Diversity:** Aventura is a diverse city with a significant foreign-born population (over 50%). White (Non-Hispanic) accounts for 47.3%, while Hispanic residents comprise about 45% of the population, including White (Hispanic) and Two Races Including Other (Hispanic).

**Workforce:** White-collar workers make up a substantial 91.6% of the working population, indicating a professional environment. Key employment sectors include healthcare, finance, retail, and real estate.



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