

FOR LEASE MOVE IN READY MED SPA / DOCTOR'S OFFICE

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10781 NW 41st Street, Doral, Florida

- 1,410+/- Sq. Ft. Available currently used as a MedSpa
- Established retail center with frontage and high visibility on Doral Boulevard (NW 41st Street) with ample parking
- Across from new Whole Foods now open and other national chain restaurants and retail stores including Chick-fil-a, First Watch Ulta Beauty and PNC Bank currently under construction
- Recently developed 250 unit residential units behind property
- Zoned CC (City of Doral) which includes: banks, medical offices (next to HCA Florida Emergency Center), professional offices, & most retail services. However space to be leased "As Is".
- Exclusive Signage on property
- Excellent ingress/egress to NW 41st Street and 107th Avenue, traffic lighted intersection
- 1 mile to Turnpike, 2 miles to Palmetto X-Way
- Average Daily Traffic Counts:
Doral Blvd = 39,00; 107th Ave = 33,500
- 2025 Estimated Demographics:

STATISTICS	2 MILE	5 MILES	10 MILES
POPULATION	47,618	304,394	1,353,164
HOUSEHOLD	15,550	101,144	468,761
AVG. HH INCOME	\$120,029	\$95,000	\$95,895

LEASE RATE: \$63.00 PSF NNN plus CAM
As Is

Note: This offering subject to errors, omissions, prior lease or withdrawal without notice

CONTACT:



THE KATSIKOS
GROUP, INC.
LICENSED REAL ESTATE BROKER

Mercedes Arrojas
(786) 525-3462

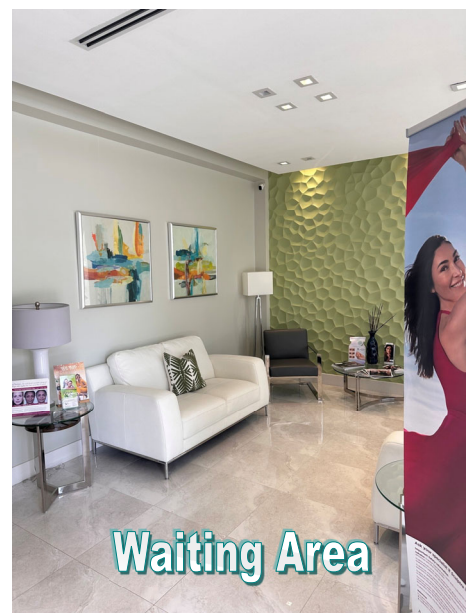
The Katsikos Group, Inc.
Licensed Real Estate Broker
8669 NW 41 Street,
Suite 315
Miami, Florida 33166
(305) 717-1880



Entrance



Reception



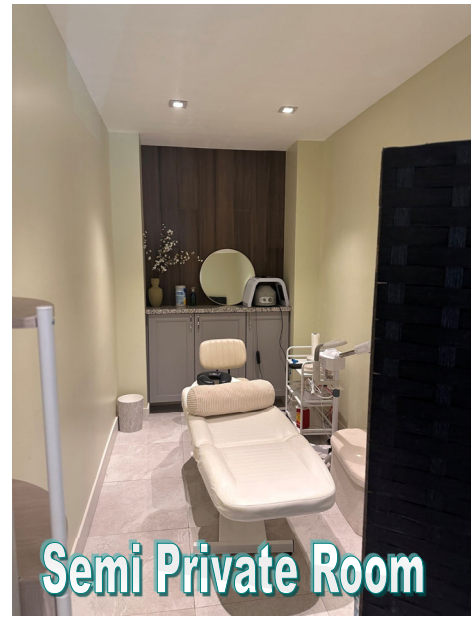
Waiting Area



Private Room 1



Private Room 2



Semi Private Room



Semi Private Chairs
(3)



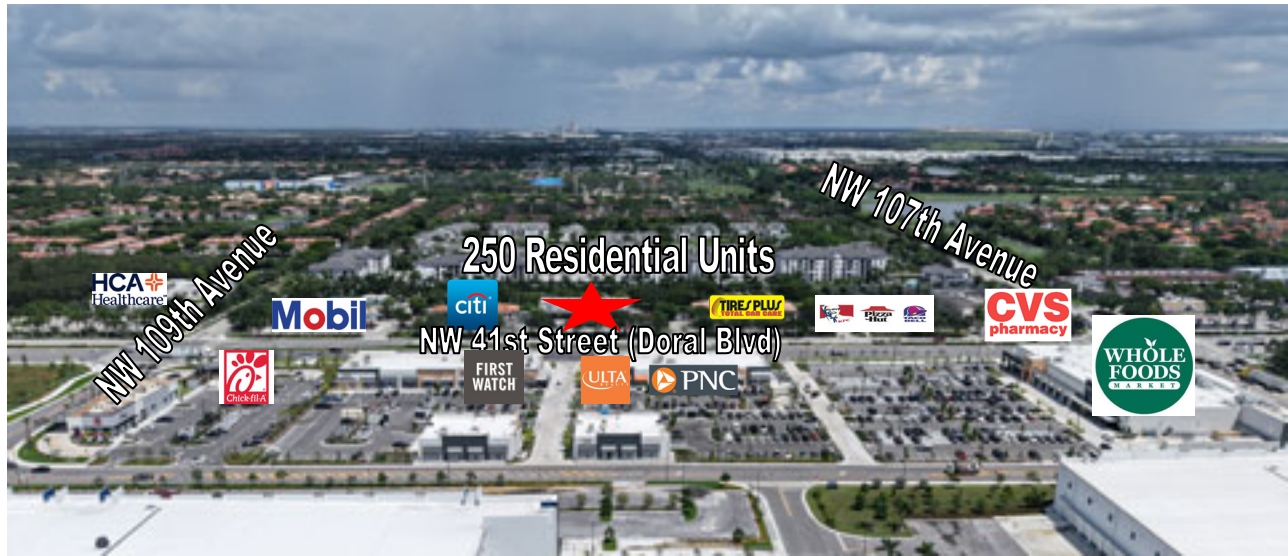
Storage Room



Employee Lounge

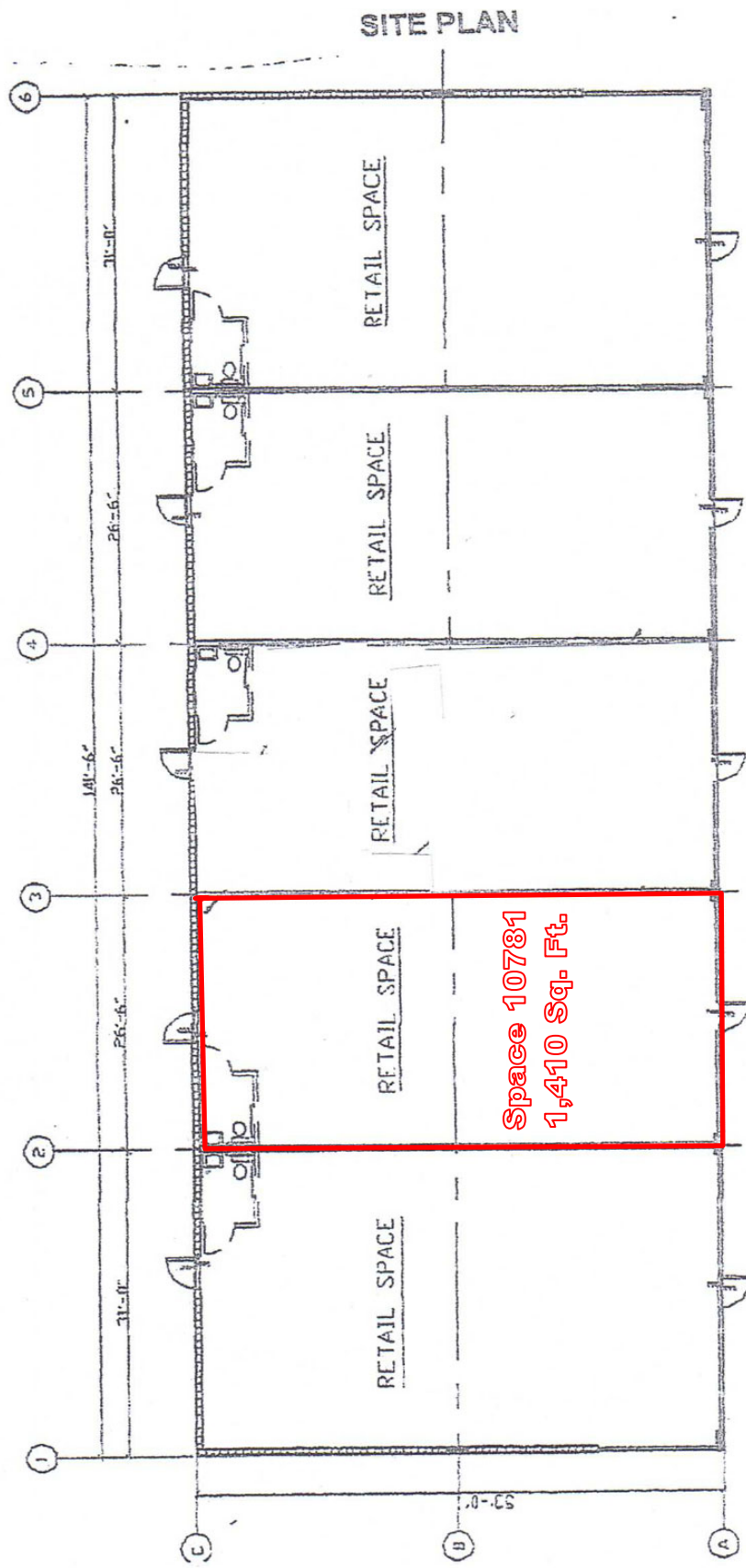
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VIEWS DORAL BLVD.



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SITE PLAN



FLOOR PLAN

(TOTAL BUILDING SIZE 7,500 S.F.)
N.T.S.

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