SITE PLAN APPROVED FOR 2,500 SF **DRIVE THROUGH** 

## SHOPS AT BEACON LAKES

1870 NW 117 PLACE MIAMI, FL







#### JOIN TENANTS:

































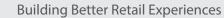








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# PROPERTY HIGHLIGHTS

## SHOPS AT BEACON LAKES

1870 NW 117 PLACE MIAMI, FL





- 430,000 SF of retail, dining and entertainment
- High profile outparcel available
- Premier end-cap restaurant space available
- Directly across from Dolphin Mall and IKEA
- +/- 2,000 linear feet of frontage along Florida's Turnpike
- Average daily traffic count of +/-116,500 cars per day
- Connected to new Top Golf entertainment complex
- Located at the entrance of Beacon Lakes Office & Industrial Park (4.6 million SF)
- Adjacent to new Telemundo Headquarters (2,000+ employees)
- Accessible from Doral Boulevard, Florida's Turnpike, Dolphin Expressway, NW 12st
  Street and NW 25th Street
- Pedestrian-friendly center designed to enhance synergy between shopping and dining

## DEMOGRAPHICS

2024 1 Mile 3 Mile 5 Mile Est. Population 143,847 328,468 4,213 Average HH Income \$71,524 \$75,693 \$78,477 Labor Force 3.421 119,905 273.937 \*Source: SitesUSA, 2024

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**Building Better Retail Experiences** 



### SITE PLAN

## SHOPS AT BEACON LAKES

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# SHOPS AT BEACON LAKES

RETAIL AERIAL

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