



BISCAYNE PALMS
PLAZA

17450 BISCAYNE BOULEVARD



For Lease | Projected 2026 Delivery

New 23,400 SF Retail Center
Coming Soon to Aventura

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Soleste NoMi Beach

367-unit, Luxury Class A,
multifamily development

Aura North Miami Beach

373-unit, Class A
multifamily development



MARINA PALMS
YACHT CLUB

HOUSTON'S

MORTON'S
THE STEAKHOUSE

P.F. CHANG'S

BISCAYNE BLVD (61,000 VPD)

LOCATION OVERVIEW

- Located directly across from Morton's, P.F. Chang's, and Houston's, which are some of the top-performing restaurants in the country.
- Two miles from Aventura Mall (28 million visitors annually)
- Join numerous well-known brands present along Biscayne Boulevard including Artefacto, Anima Domus and Fresh Market.
- Over 2.3 million square feet of office space within three miles

AREA
DEMOGRAPHICS
(3-MILE)

Total Population

185,461

Daytime Population

192,958

Traffic Count

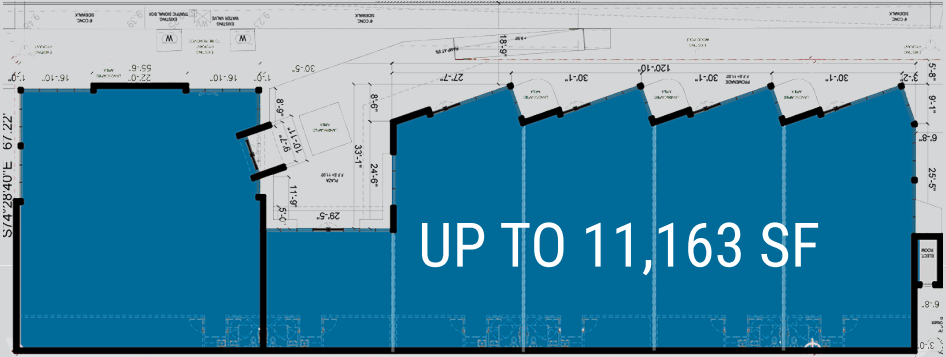
61,000

Median HH Income

\$62,877

AVAILABLE SPACE

NORTH BUILDING



SOUTH BUILDING

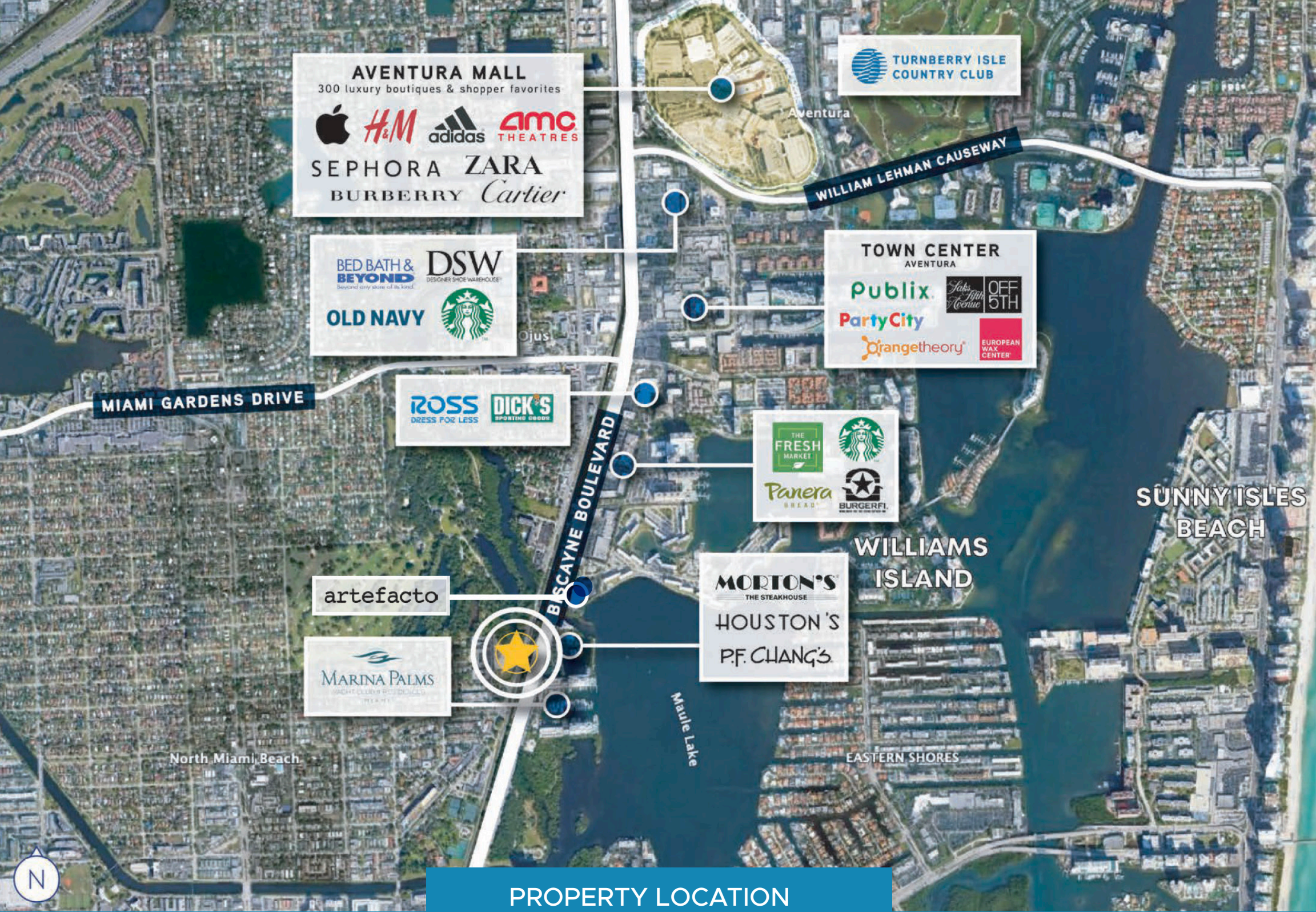


BISCAYNE BLVD (61,000 VPD)



NORTH BUILDING

SOUTH BUILDING



AVENTURA MALL
300 luxury boutiques & shopper favorites

Apple H&M adidas AMC THEATRES

SEPHORA ZARA
BURBERRY Cartier

TURNBERRY ISLE
COUNTRY CLUB

BED BATH & BEYOND DSW
OLD NAVY Starbucks

**TOWN CENTER
AVENTURA**

Publix Party City Orangetheory

Johnnie & Cecile OFF 5TH
EUROPEAN WAX CENTER

MIAMI GARDENS DRIVE

ROSS DICK'S
DRESS FOR LESS SPORTING GOODS

THE FRESH MARKET Starbucks
Panera BURGERFI

SUNNY ISLES
BEACH

WILLIAMS
ISLAND

artefacto

MORTON'S THE STEAKHOUSE
HOUSTON'S
P.F. CHANG'S

MARINA PALMS
YACHT CLUB'S RESIDENCES

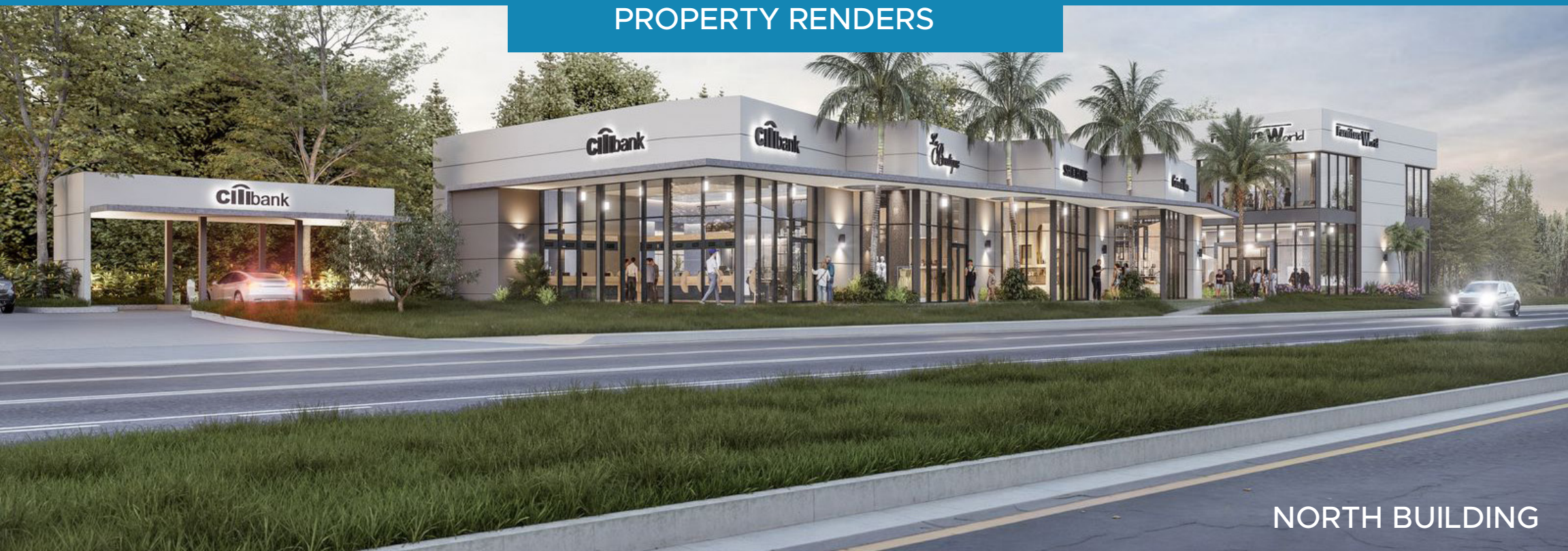
North Miami Beach

Maule Lake

EASTERN SHORES

PROPERTY LOCATION

PROPERTY RENDERS



FOR LEASE

NEW RETAIL FOR LEASE AVENTURA AREA

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