

± 1,330 – 3,172 SF AVAILABLE

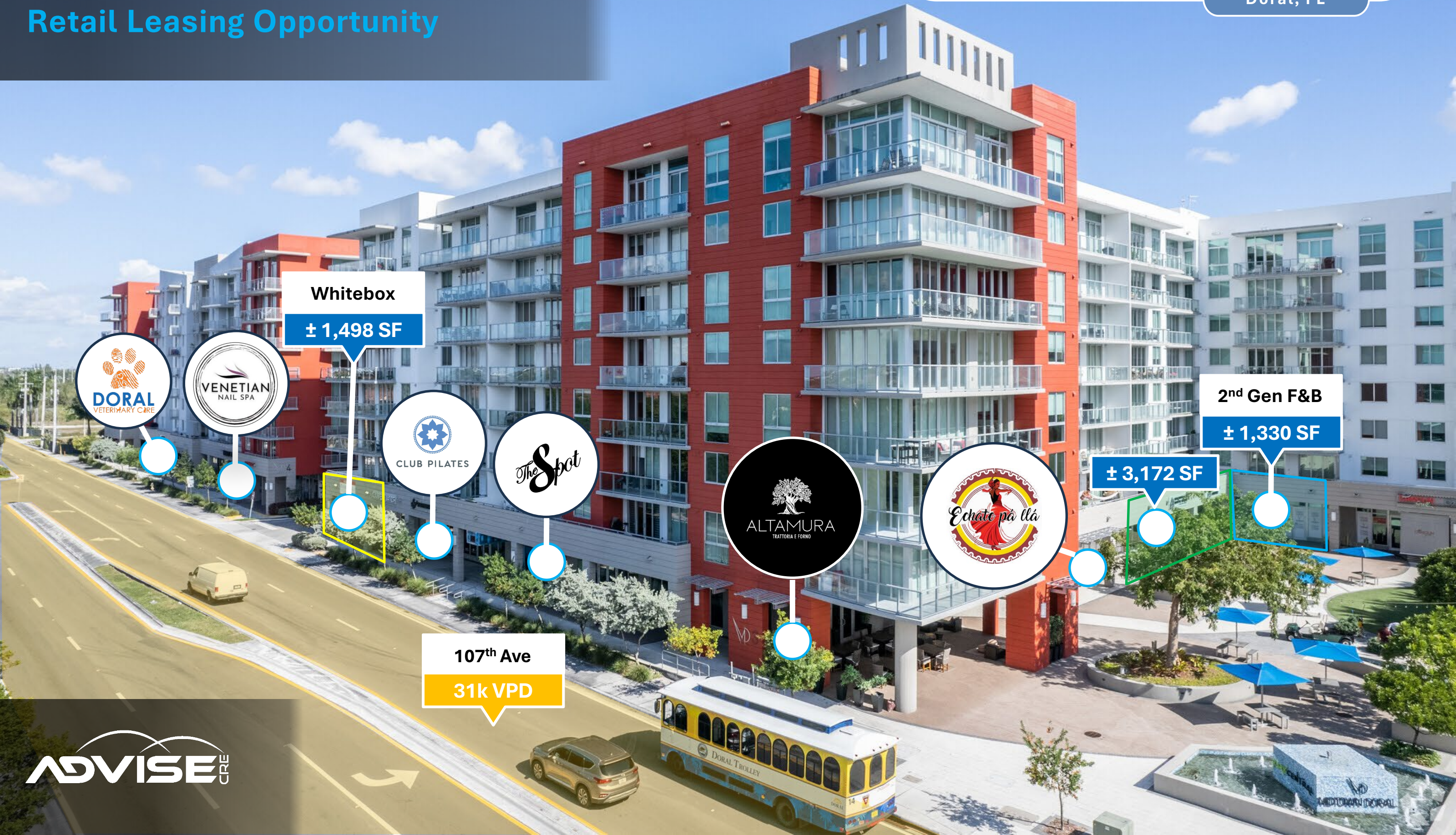
7835/7885 NW 107 AVE

Retail Leasing Opportunity

FOR LEASE

# Midtown Doral

Doral, FL



Whitebox

± 1,498 SF

2<sup>nd</sup> Gen F&B

± 1,330 SF

± 3,172 SF

107<sup>th</sup> Ave

31k VPD



## Property Highlights

- **Retail Opportunity:** Prime ± 918 – 3,172 SF ground-floor retail spaces available in the +1,800-unit mixed-use Midtown Doral project.
- **Proximity to Customers:** Midtown Doral features over 100,000 SF of premier, synergistic co-tenancy, anchored by a dynamic mix of food and beverage, fitness, and health and wellness tenants. Adjacent surrounding co-tenancy lineup consist of top-tier national retailers, including Publix, T.J. Maxx, Wells Fargo, AT&T, F45, and more.
- **Parking:** Enjoy access to 264 garage parking spaces, delivering a best-in-class 7.7/1,000 SF parking ratio – a critical advantage for tenants and customers alike.
- **Patio:** All three retail spaces feature extensive outdoor patio seating opportunities, seamlessly integrated into the courtyard for a vibrant and inviting atmosphere.
- **Market Fundamentals:** Positioned within Miami's third-largest apartment market, featuring over 20,000 units – including 2,000+ units within just a 1-mile radius – ensuring a steady and growing customer base.



# For Lease

**7835/7885 NW 107 AVE, Unit 3-04**  
± 1,330 SF

**Existing Condition:**  
2<sup>nd</sup> Generation Restaurant

- Targeted Uses:**
- Café/Coffee Shop
  - Juice Bar

**7835/7885 NW 107 AVE, Unit 3-05**  
± 3,172 SF

**Existing Condition:**  
Office Build Out

- Targeted Uses:**
- Dry Retail
  - Office / Pharmacy/Convenience Store / Gym/Medical

**7835/7885 NW 107 AVE, Unit 3-11**  
± 1,498 SF

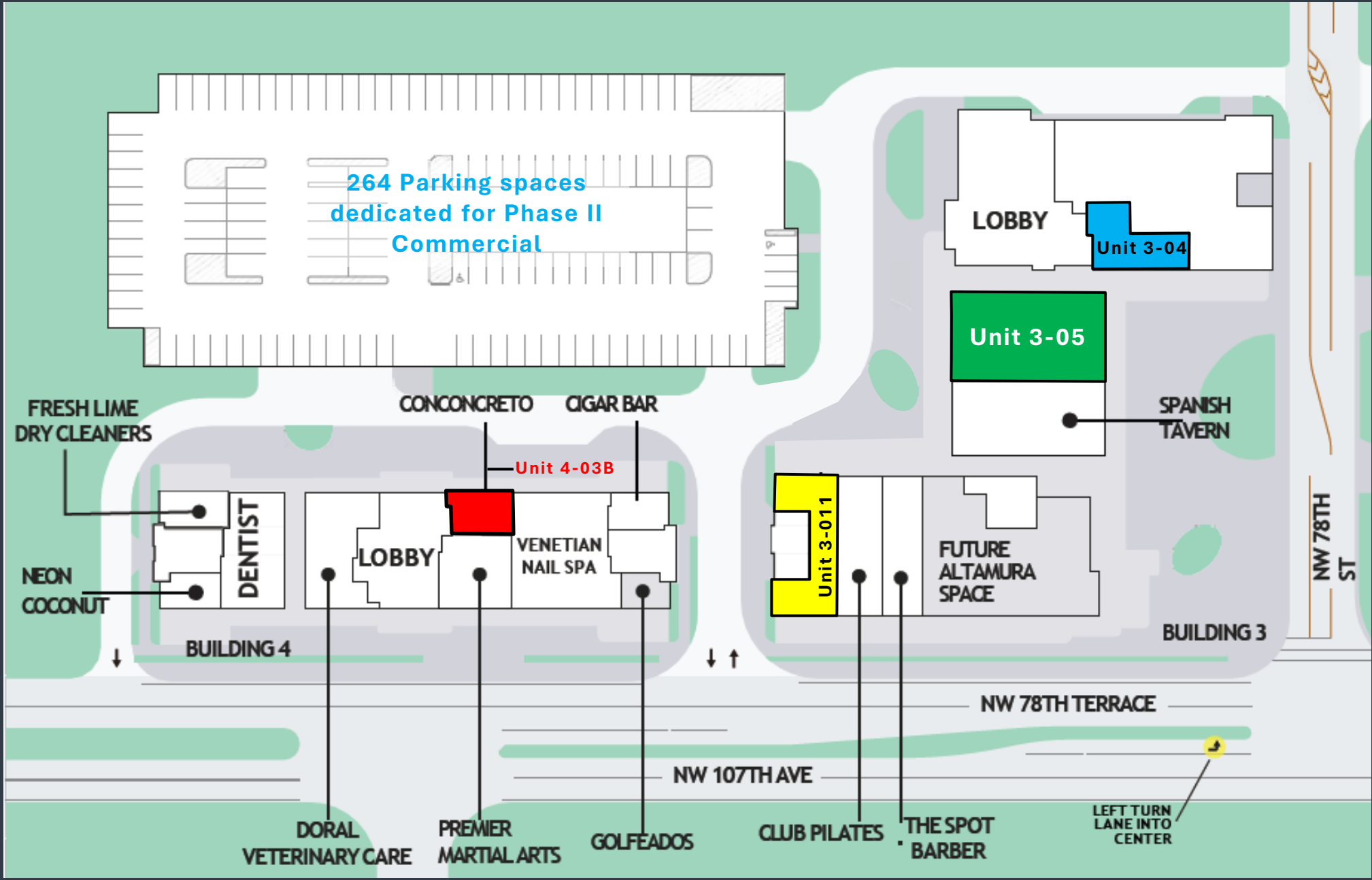
**Existing Condition:**  
White Box Condition | Former Hair Salon

- Targeted Uses:**
- Dry Retail
  - Service Oriented

**7885 NW 107 AVE, Unit 4-03B**  
± 918 SF

**Existing Condition:**  
2<sup>nd</sup> Gen Office

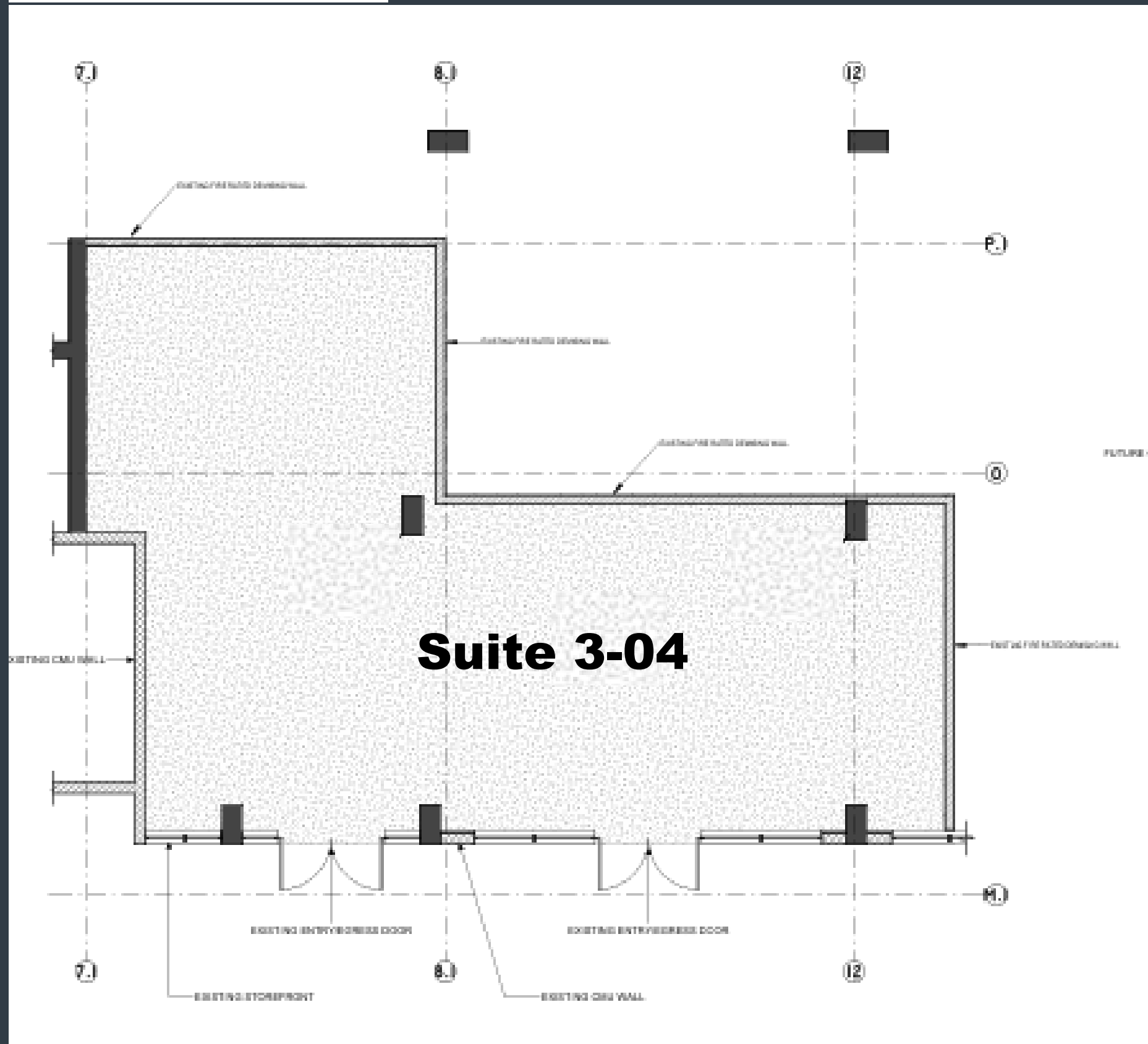
- Targeted Uses:**
- Insurance Firm
  - Accounting
  - Professional Services



± 1,330 SF

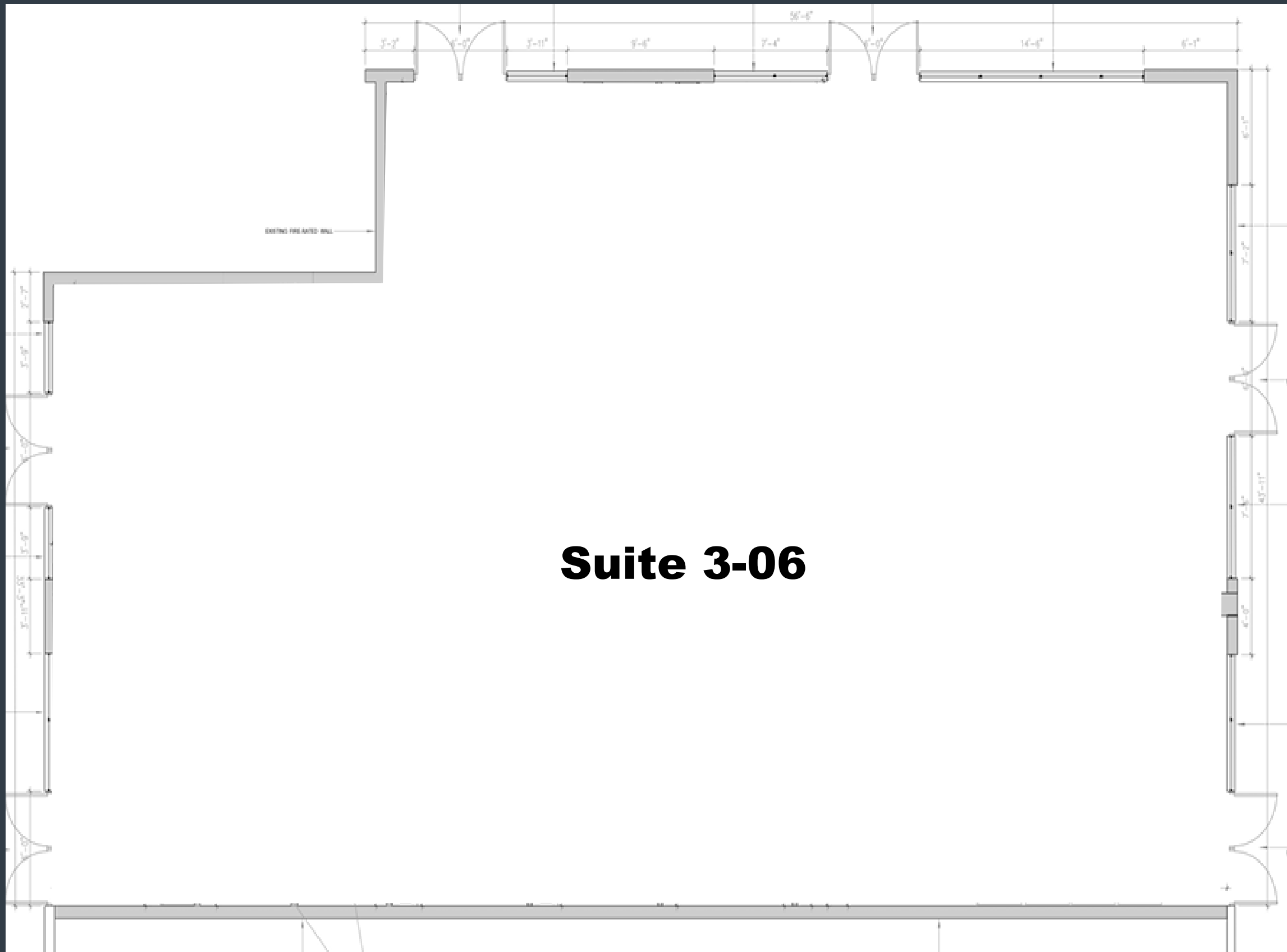
2<sup>nd</sup> Generation Restaurant

2<sup>nd</sup> Generation Restaurant

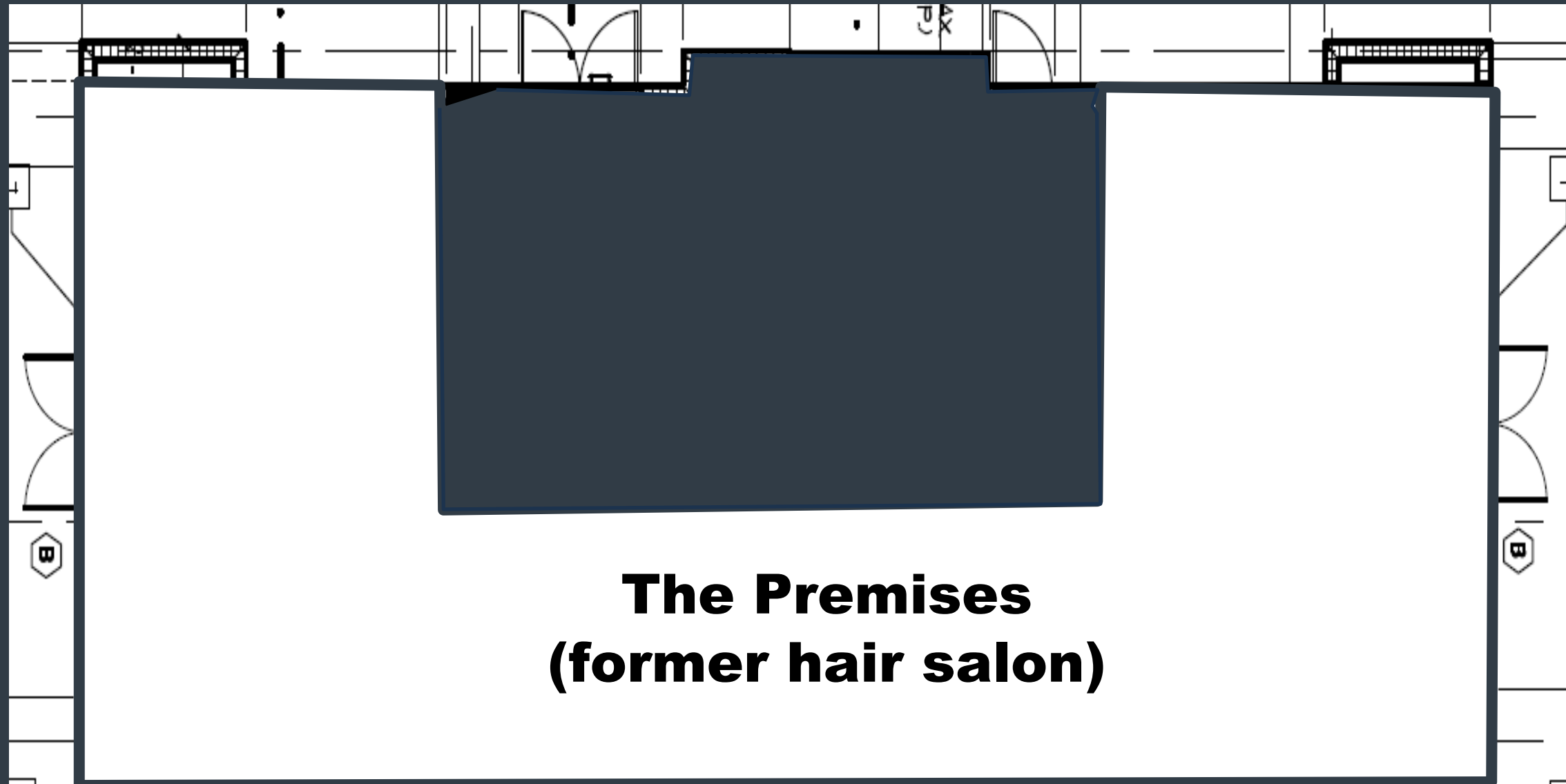


± 3,172 SF

White Box Condition

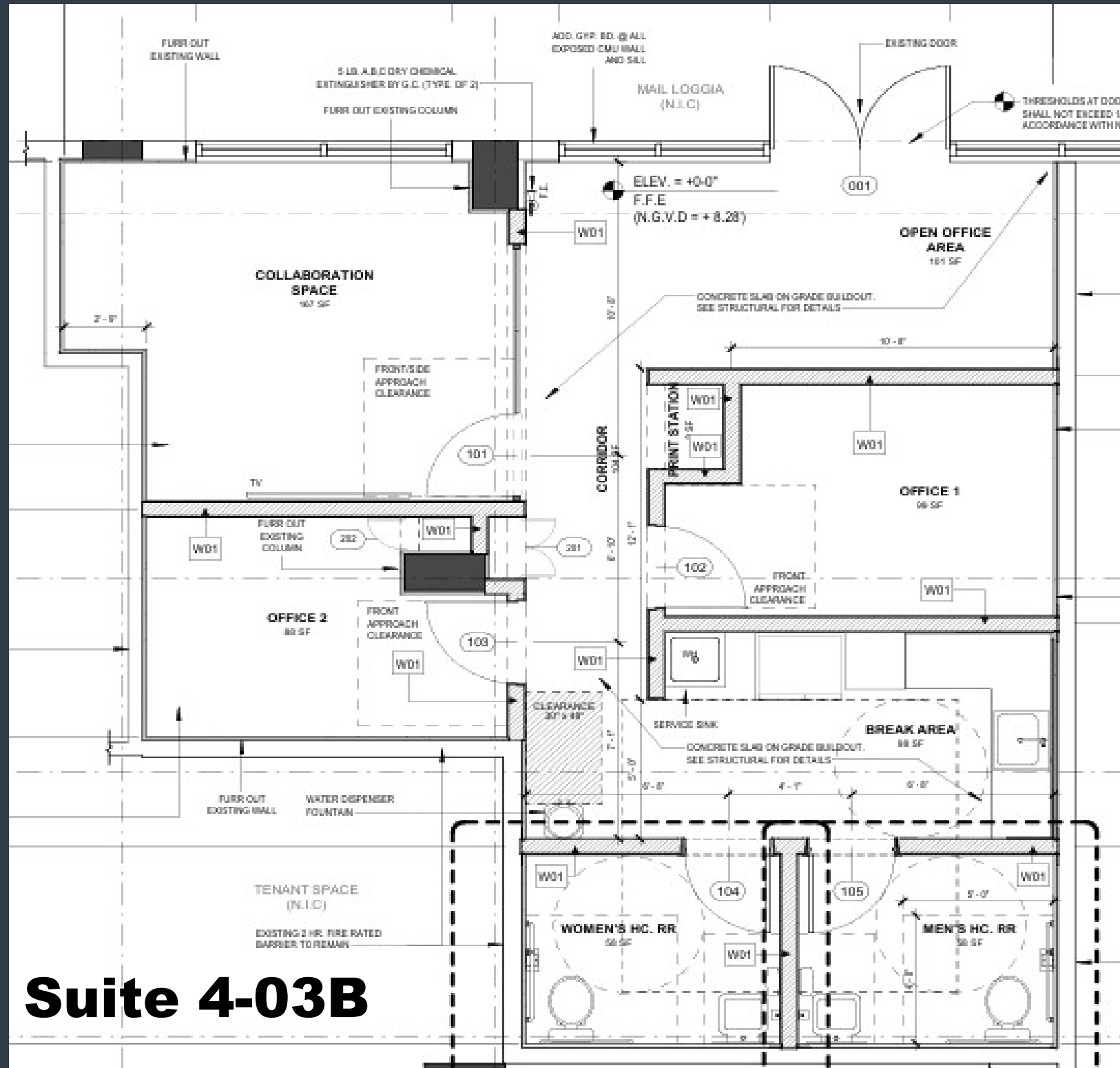


**Suite 3-06**

**± 1,498 SF**White Box Condition / 2<sup>nd</sup> Gen  
Hair Salon**The Premises  
(former hair salon)**

± 918 SF

2<sup>nd</sup> Gen Office



**Suite 4-03B**

TENANT SPACE (N.I.C)  
EXISTING 2 HR. FIRE RATED BARRIER TO REMAIN



## Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	26,169	87,932	257,359
Median Age	35.5	38.6	41.6
Average HH Income	\$104,188	\$95,217	\$76,394

## GRAND BAY DORAL

Grand Bay at Doral is a masterplanned Lennar community which will cater to renters, entry level home buyers and executives. When completed, Grand Bay at Doral will encompass **4,137** residential units.

### Doral Parc

552 units in three 10-story buildings and 22,740 square feet of retail space



### VESADA

389 Multifamily (Lennar) units recently delivered (2021) currently 95% leased.



### DORAL COMMONS RETAIL



NW 107 AVE.

### MIDTOWN DORAL PHASE III

Phase III of Midtown Doral will include **+400** multifamily units, 15,000 SF retail and a 1,021 space parking garage. Project will break ground 2023.

### MIDTOWN DORAL PHASE II

#### RECENTLY DELIVERED

Phase II of Midtown Doral will include **326** multifamily units, 30,000 SF of retail and a 902 space parking garage.

### MIDTOWN DORAL - PHASE I

» Phase I delivered in 2017 - 537 condo units and 70,000 SF of retail.





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