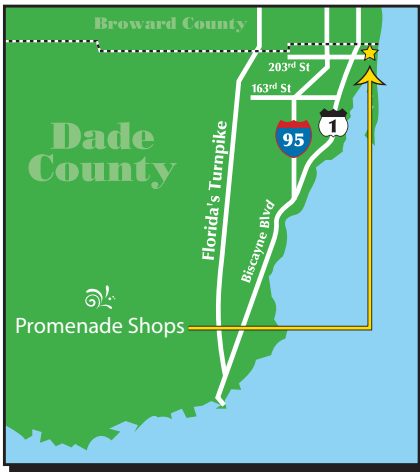


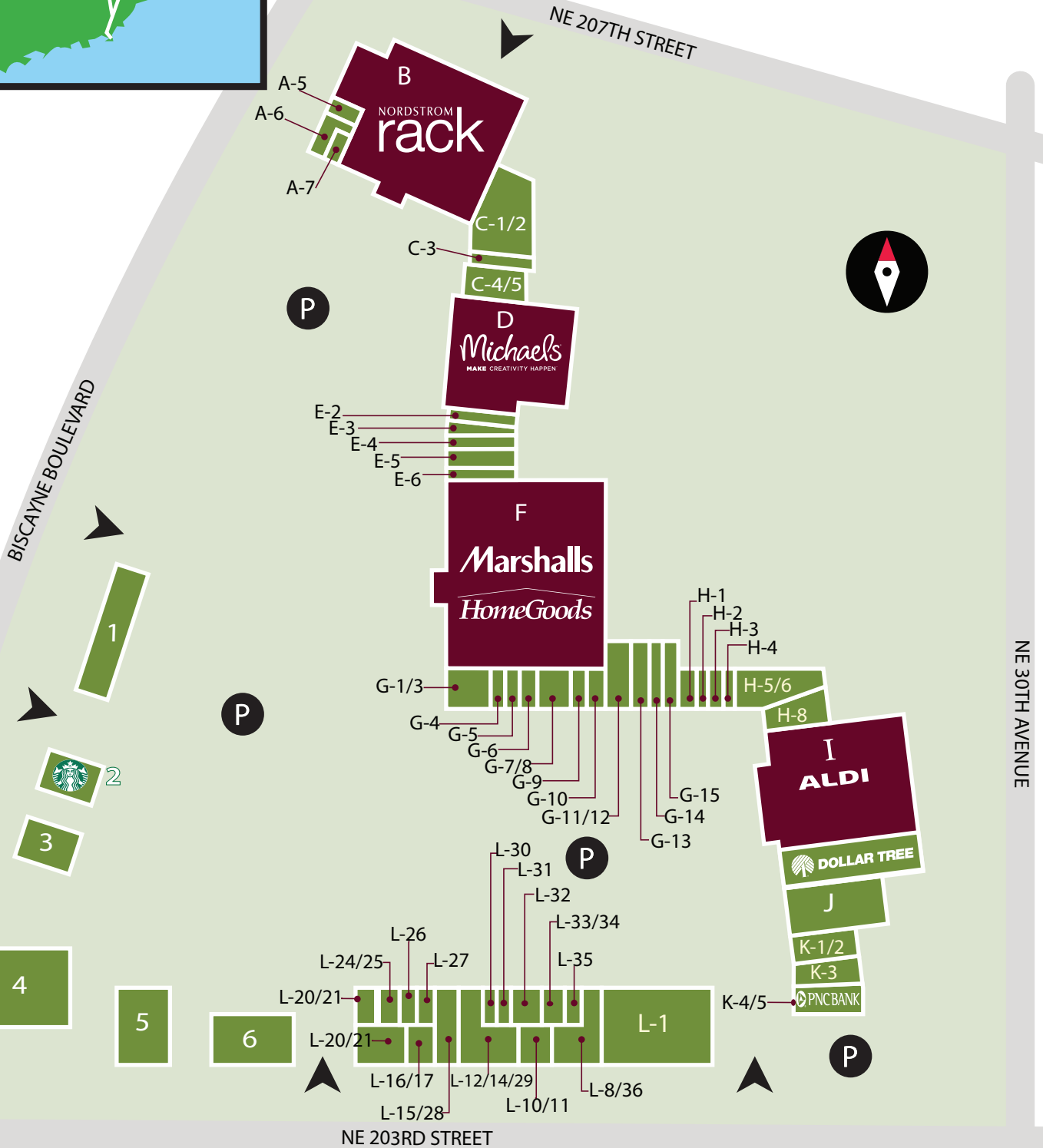


Located at the
northeast corner
of Biscayne Blvd.
and Ives Dairy Road
(NE 203rd Street)

GUMBERG

ASSET MANAGEMENT CORP.

For Leasing Information, contact us at 954-537-2700





Promenade Shops

Biscayne Boulevard and Ives Dairy Road
Aventura, Miami-Dade County, FL 33180

Parking: 1,624 + Spaces

Traffic: Over 100,000 + cars per day

Population: 397,669 + within 5 miles

Average Household Income:
\$87,906 within 5 miles / \$122,510 within 1 mile

Median Age: 40 years within 5 miles

291,834 (GLA) **Winn-Dixie** **Marshalls** **NORDSTROM** **1 RACK** **Michaels**

Bay	Tenant	Sq. Footage	Bay	Tenant	Sq. Footage
1	Shell Gas Station	2,000	G-15	Fetta Republic	1,700
2	Starbucks	3,200	H-1	AT&T	1,250
3	Pollo Tropical	3,505	H-2	Fast Connect	750
4	KLA Kids Learning Adventure	6,500	H-3	Entonces Watch & Jewelry	1,000
5	Amore Animal Hospital	4,500	H-4	GG Hobby Cards	750
6	Armstrong Auto Care	6,500	H-5/6	Miami Dade College	2,250
A-5	Subway	1,000	H-8	Quest Diagnostics	3,062
A-6	D'Lites	1,200	I	Aldi	23,263
A-7	Vitamin World	800	I-2	Dollar Tree*	12,659
B	Nordstrom Rack	34,707	J	Mia Cucina	7,500
C-1/2	Gallery Art	7,871	K-1/2	Asaka Japanese	3,000
C-3	Mare Boutique	1,700	K-3	A Step Above Shoes	2,530
C-4	Massage Envy	3,400	K-4/5	PNC Bank*	3,400
D	Michaels Arts & Crafts	21,213	L-1	Chuck E. Cheese	14,000
E-2	Jessie's Boutique	1,275	L-8/36	City Bikes	4,500
E-3	Supercuts	1,727	L-10/11	Essence Med Spa & Wellness	2,285
E-4	The UPS Store	1,275	L-12/14/29	Fox's Ladies Apparel	5,000
E-5	Amir Rugs*	2,560	L-15/28	Learning Express	3,000
E-6	Crumbl Cookies	1,280	L-16/17	Premier Martial Arts Aventura	1,570
F	Marshall's /Home Goods	48,385	L-18/21/201	Pratique Fitness	15,914
G-1/3	Barrio Latino	3,500	L-20/21	Nini and Loli	1,915
G-4	Allstate Insurance	750	L-24/25	Available Fall 2026	1,550
G-5	Lux Spa	780	L-26	Bagels & Bagels*	1,013
G-6/7/8	La Boulangerie Boul'Mich	2,970	L-27	LEV Jewelers	1,000
G-9	Aventura Dental Group	1,250	L-30	Shoe Repair Plus	750
G-10	Tina's Beauty Atelier	750	L-31	JDO Couture	1,000
G-11/12	Sicilian Pizza	2,975	L-32	Aventura Salon 21	1,925
G-13	Verizon Wireless	1,700	L-33/34	Sally Beauty	1,750
G-14	Available	1,275	L-35	Pelokitos Hair Cuts & Fun	1,500

*coming soon