

2ND
GENERATION
STAND ALONE

RESTAURANT
FOR LEASE IN
DORAL FL.

➤ 2255 NW 87 Avet Doral, Fl.



INTERNATIONAL REALTY
MARKETING CORP.



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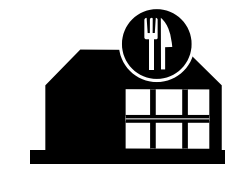
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Exclusively Marketed BY:
International Realty Marketing Corp.





THE SPACE



RESTAURANT

Location 2255 NW 87 Ave

County Miami Dade

APN 35-3034-044-0050

Annual Rent PSF \$65.00

Lease Type \$14 NNN

International Realty Marketing Corp is pleased to present 2255 NW 87th Avenue, a premier second-generation restaurant opportunity located in the heart of Doral, one of Miami-Dade County's most active and high-growth commercial corridors.

This freestanding ±7,500 square foot restaurant sits on approximately 1.20 acres of land within the Miami International Commerce Center, offering exceptional visibility and direct access to NW 87th Avenue and SR-826 (Palmetto Expressway). The site is fully built out for food and beverage operations, with existing infrastructure that includes a commercial kitchen, large dining area, and ample on-site parking.

Executive Summary



It's strategic location—just 6 miles from Miami International Airport and less than 15 miles from Downtown Miami—makes it ideally positioned to serve both local residents and the region's robust daytime business population. The surrounding area features strong demographics, a diverse customer base, and a thriving mix of retail, hospitality, and logistics-oriented businesses.

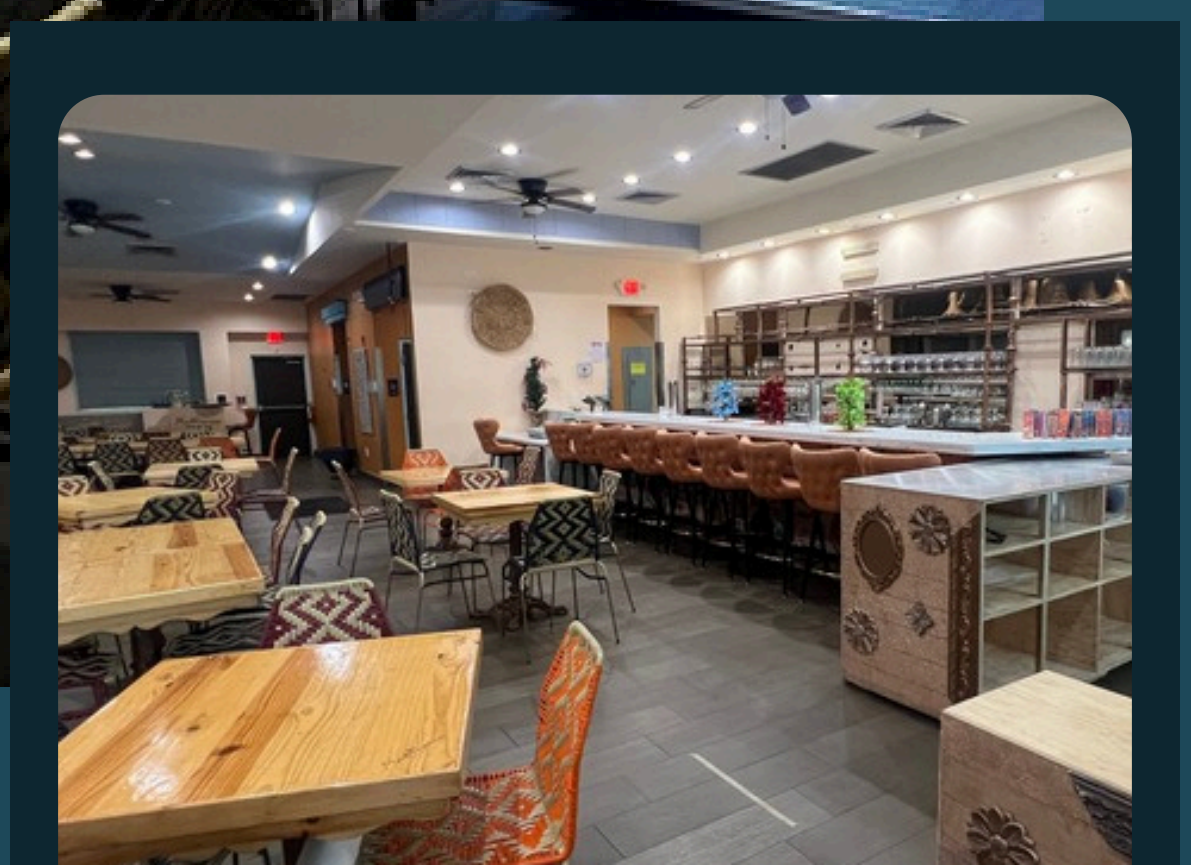
With rising demand for quality restaurant space in Doral and limited supply of standalone, fully equipped facilities, this property presents a rare opportunity for restaurant operators or owners seeking a high-visibility, turn-key location in one of South Florida's most dynamic submarkets.

Property Description





Large Dining Room with Movable Partition Walls





Bar Area





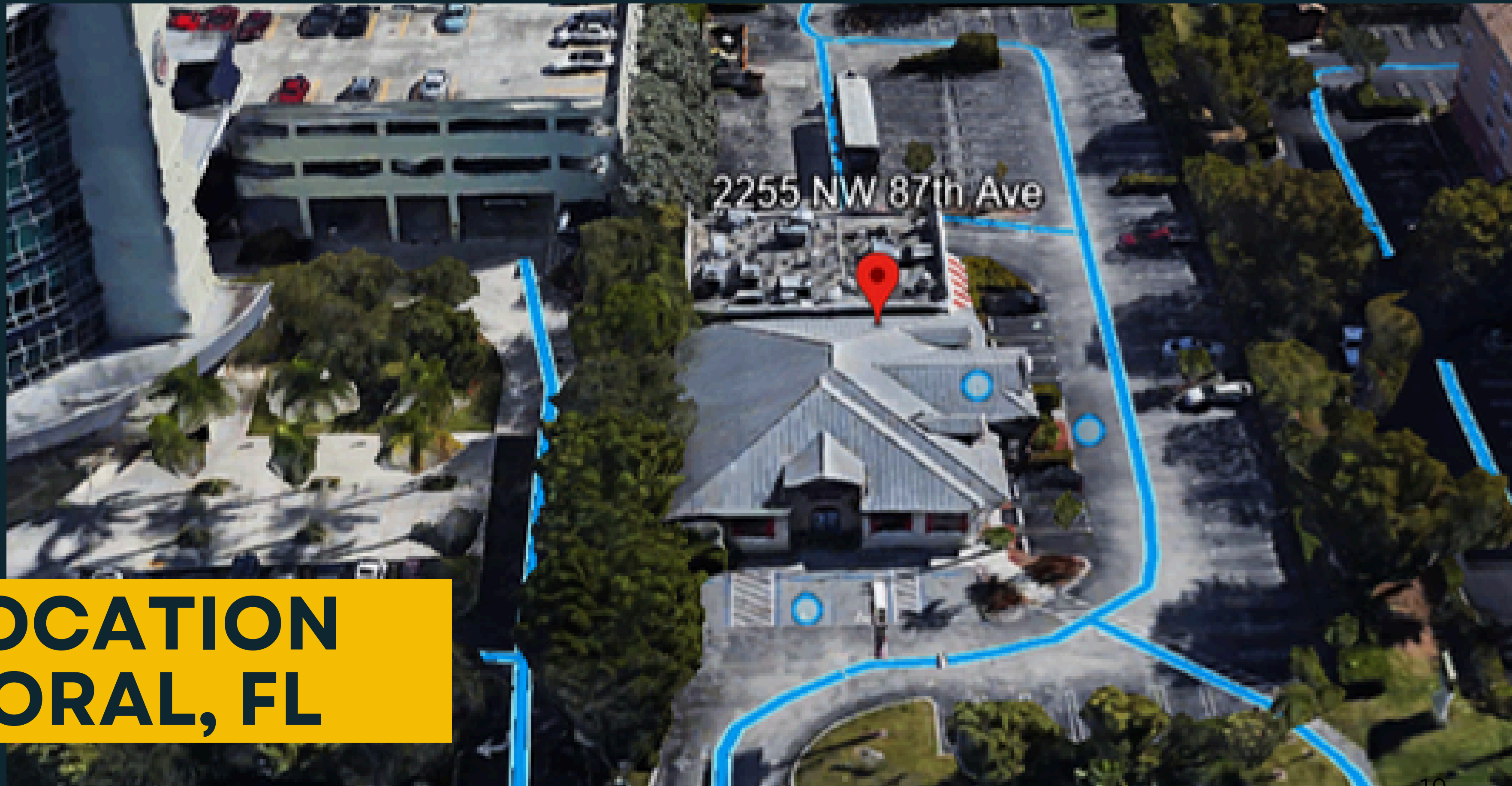
Kitchen Area

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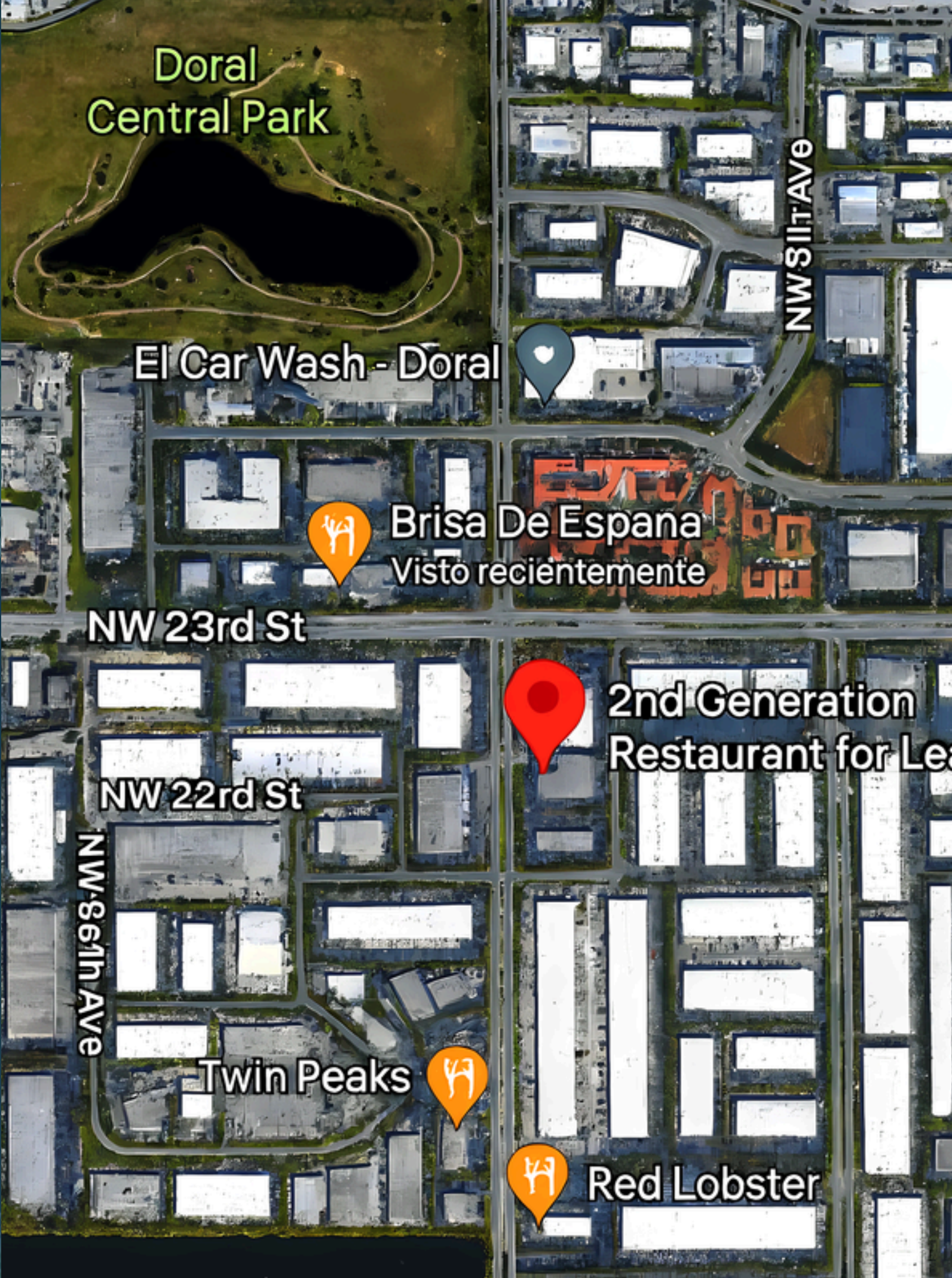


Outside
Space





**LOCATION
DORAL, FL**



Major Industries by Employee Count

Key Employers / Notes

Industry

Estimated Employees

| |
|------------------------------|
| Logistics & Transportation |
| Education |
| Government / Military |
| Healthcare & Social Services |
| Hospitality & Tourism |
| Retail Trade |
| Real Estate & Construction |
| Finance & Insurance |
| Media & Communications |

| |
|----------|
| ~30,000+ |
| ~25,000+ |
| ~20,000+ |
| ~15,000+ |
| ~12,000+ |
| ~11,000+ |
| ~10,000+ |
| ~8,000+ |
| ~4,000+ |

| |
|--|
| DHL, FedEx, UPS, World Courier, Ryder Logistics (Doral is a logistics hub) |
| Miami-Dade County Public Schools (largest employer in the county) |
| U.S. Southern Command, Federal Agencies, Doral Government Center |
| Jackson Health System, Baptist Health, community clinics |
| Intercontinental, Trump National Doral, Marriott, restaurant clusters |
| CityPlace Doral, Miami International Mall, Dolphin Mall |
| Developers, brokerages, contractors in Doral's growing housing market |
| Banks, mortgage, and insurance firms concentrated in Doral area |
| Univision, SBS, local media outlets |



Market Overview & Demographics

Radius

1 Mile

3 Miles

5 Miles



2025 Population

21,750

167,400

453,800



Annual Growth Rate

2.80%

2.00%

1.60%



Population
Growth

Household Income



Employment & Economy

- Unemployment Rate: 2.5% (Doral, Fl. 2025)
- Job Growth (2020–2025): +18.5%
- Projected Job Growth (2025–2030): +12–15%

Radius

1 Mile

3 Miles

5 Miles

Median Income

\$81,000

\$92,700

\$96,200

Average Income

\$96,800

\$110,300

\$119,500

Households

7,900

62,200

167,100



Market Overview & Demographics Cont.

Accessibility

- 6 miles to Miami International Airport
- Direct access to SR-826 (Palmetto Expressway)
- Located in the Miami International Commerce Center business corridor

Consumer Snapshot (3-Mile Radius)

- 52% of households earn \$75K+
- 60% owner-occupied homes
- Median age: 41
- 70–75% Hispanic/Latino population
- Highly bilingual (Spanish & English)

Additional Notes:

- Doral has one of the highest business densities in South Florida.
- Over 150 multinational companies have regional HQs or operations in this area.
- The area is within the Miami International Commerce Center (MICC), a hub for industrial and business logistics.



EDUARDO OROZCO

ADVISOR PROFILE

This second-generation, fully improved restaurant space delivers a true turnkey opportunity for operators seeking immediate deployment in one of Miami-Dade's most active corridors. The property features an updated grease trap, upgraded electrical and plumbing systems, new flooring throughout, and a modernized bar area that aligns with 2025 operational standards. The dining room includes movable partition walls for flexible seating configurations, while the back-of-house has been enhanced with two commercial freezers and efficient prep/storage zones.

With no key money required and all major infrastructure already in place, operators can dramatically reduce downtime, cost, and uncertainty. This is an asset where you can bring a proven concept, turn on the lights, and move straight into revenue generation—far faster than retrofitting a cold shell or dealing with unpredictable renovation timelines.

In short, this space is engineered for speed-to-market, operational efficiency, and seamless onboarding for regional or national restaurant brands looking to secure a high-visibility foothold in Doral

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- The property is offered “as-is” without any warranties.

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**Exclusively Marketed BY:
Eduardo Orozco P.A. MSIRE, CCIM**

RESTAURANT FOR LEASE IN DORAL FL.

