

The image features a stylized abstract background. On the left, there are several overlapping, brush-stroke-like shapes in various shades of blue, ranging from light to dark. On the right, a large, solid orange shape curves upwards. A white rectangular box with a thin black border is centered horizontally across the middle of the image. Inside this box, the words "DORAL COMMONS" are written in a bold, black, sans-serif font.

# DORAL COMMONS

# DORAL COMMONS



THE NEIGHBORHOOD

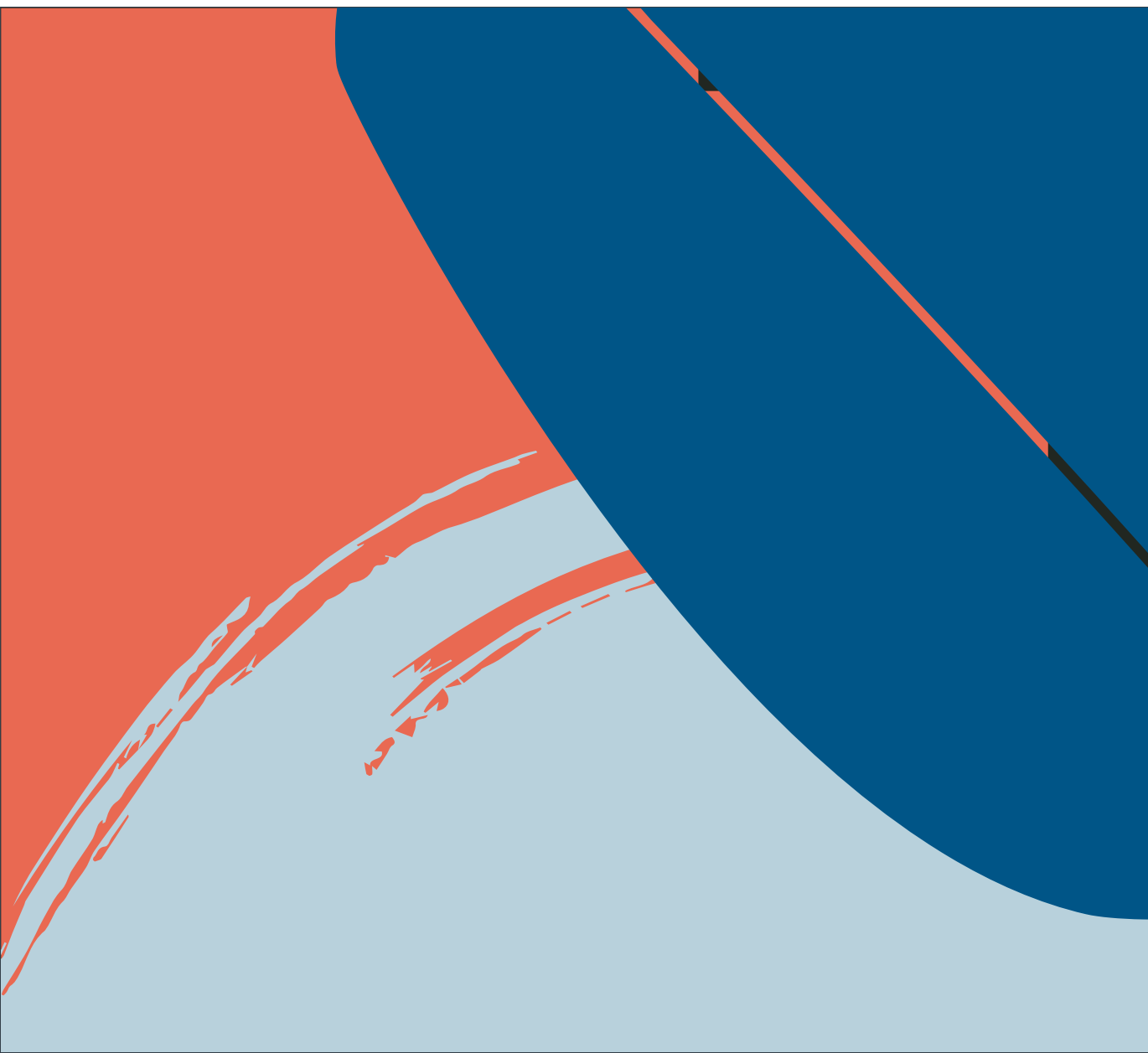


ABOUT THE PROPERTY



SITE PLAN

Doral Commons serves over 210,000 local residents and office workers within a 2-mile radius, offering a convenient mix of retail, restaurants and services curated for the local community.



**FAMILY CENTRIC**  
GROCERY ANCHORED CENTER IN DORAL

HOME TO THE TOP PERFORMING  
**TJ MAXX**  
IN THE MARKET



**OVER 53K CARS**  
PASS BY THE PROPERTY DAILY



# THE NEIGHBORHOOD

Doral is one of the largest growing cities in Florida, with its primary trade area continuing to realize expansive growth. Conveniently located in the Northwest portion of Doral this prominent grocery anchored center is located on 74th Street with an average daily traffic of 53,000 cars per day. The center services local residents and office workers, with over 8,000 new homes planned or under construction in the immediate proximity. The new developments will yield a 24% increase to population within a 2-mile radius over the next 5 years.



**11<sup>th</sup>**  
fastest growing  
city in the U.S.



Voted  
**best city**  
in Florida for  
startups



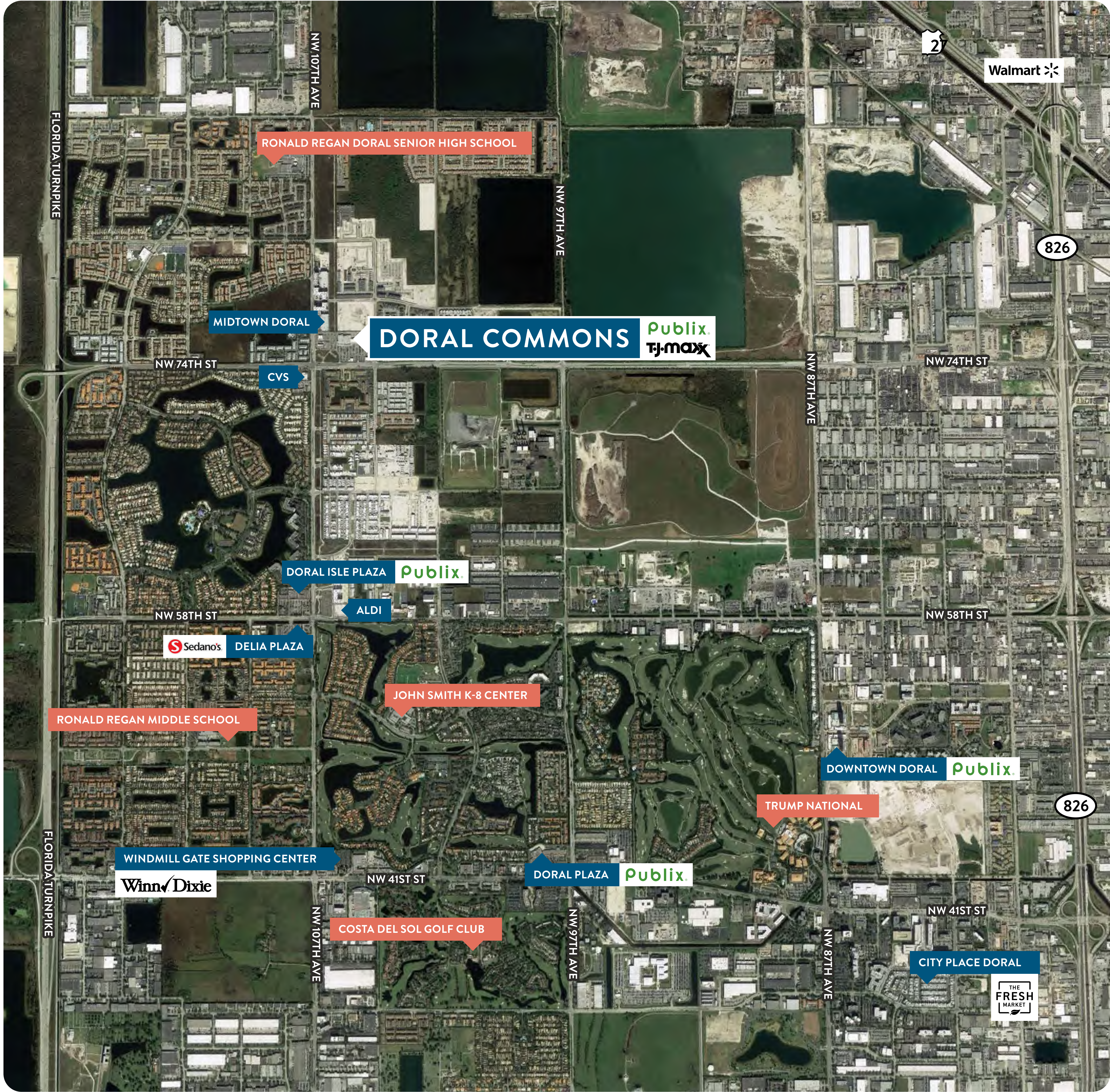
**23**  
hotels averaging  
over 85%  
occupancy rate



Over **15**  
Fortune 500  
companies in the  
surrounding area

[AREA MAP](#)

# DORAL COMMONS AREA MAP



[HOME](#)

[NEIGHBORHOOD](#)

[PROPERTY](#)

[SITE PLAN](#)

# ABOUT THE PROPERTY

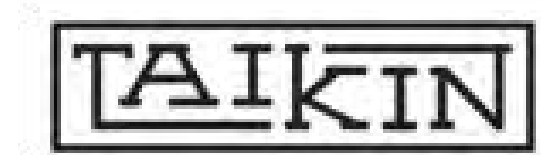
Doral Commons, conveniently located in the Northwest portion of Doral, is a 138,000 square foot Publix and TJ Maxx anchored center. The center serves as the primary grocery and discount retail center in the market. TJ Maxx services a large consumer population from an extended trade area, as this is the only major discount soft goods retailer in the Doral Market. Doral Commons provides a destination for the community with great eateries such as Taikin Asian Cuisine, +58Gourmet, Menchie's, as well as the opportunity to unwind with great fitness and wellness services such as F45 Training and Beauty Express Spa, making Doral Commons the perfect destination for the growing community.

Publix®



SHOPPER DEMOGRAPHICS

TJ·maxx®



[HOME](#)

[NEIGHBORHOOD](#)

[PROPERTY](#)

[SITE PLAN](#)

# SHOPPER DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	15,460	80,991	291,953
WORKPLACE POPULATION	1,524	70,985	269,278
AVERAGE HOUSEHOLD INCOME	\$108,495	\$91,718	\$67,701
AVERAGE HOME VALUE	\$411,567	\$327,822	\$267,640
TOTAL DAYTIME POPULATION	9,681	120,323	423,412



HISPANIC POPULATION

# 82.9%

HOME



NEIGHBORHOOD

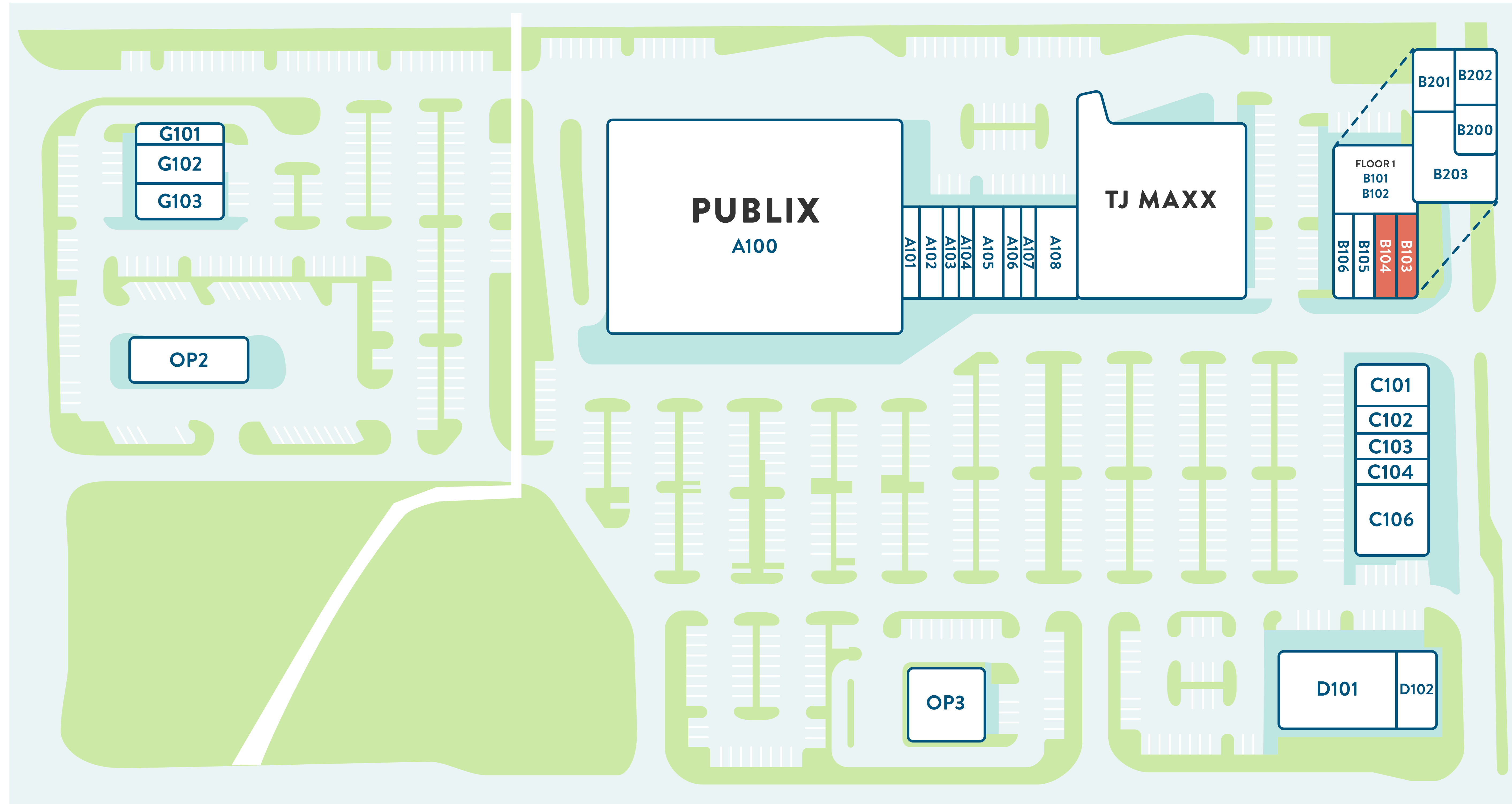
AVERAGE AGE

# 40

PROPERTY

SITE PLAN

# SITE PLAN



SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
A100	Publix	49,098	A109	TJ Maxx	23,500	B202	Gracie Barra Daycare	2,104	G103	Talkin' Tacos	2,300
A101	Publix Liquors	1,215	B101	Den-Vest	1,254	B203	Gracie Barra JiuJitsu	3,767	D101	UHealth @ Jackson Urgent Care	6,500
A102	AT&T	1,559	B102	F45 Training	1,925	C101	Taikin Asian Cuisine	2,649	D102	Sherwin Williams	3,127
A103	Postal Annex	1,215	B103	AVAILABLE	1,552	C102	Blade Barber Shop	1,323	OP2	McDonalds	4,416
A104	Unique Nails	1,215	B104	AVAILABLE	1,461	C103	Opti Express	1,299	OP3	CitiBank	3,812
A105	Petit Smiles	2,025	B105	Alma Mia Artisan Pops & Gelato	1,461	C104	Menchie's	1,323			
A106	+58 Gourmet	1,215	B106	La Francia Joyeria	1,554	C106	Lucca	2,649			
A107	GNC	1,215	B200	Optimum Chiropractic	1,297	G101	Dunkin'	1,803			
A108	Wells Fargo	2,781	B201	Red Air	1,907	G102	IVX Health	2,300			

# ABOUT JAMESTOWN



**Jamestown is a real estate investment and management firm** with a 41-year track record and a mission to transform spaces into innovation hubs and community centers. Since its founding by Christoph Kahl in 1983, Jamestown has executed transactions totaling approximately \$40 billion. As of December 31, 2023, the company has assets under management of \$11.7 billion and a portfolio spanning key markets throughout the U.S., Europe, and Latin America. Jamestown properties include retail, multi-family, office, and mixed use developments, from iconic sites such as Ghirardelli Square in San Francisco, Ponce City Market in Atlanta and Chelsea Market in New York City, to grocery-anchored shopping centers in South Florida and Georgia.

[HOME](#)

[NEIGHBORHOOD](#)

[PROPERTY](#)

[SITE PLAN](#)

FOR MORE INFORMATION, CONTACT:

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**DORAL COMMONS**

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