

# RETAIL FOR LEASE

## MODERA AVENTURA

2681 NE 191ST STREET • MIAMI, FL 33180









# PROPERTY HIGHLIGHTS

- Situated at the base of Modera Aventura, a new ground up development with 420 studio, one-, two- and three-bedroom homes with select den layouts and an average size of 951 square feet
- 6,400 SF corner retail opportunity with potential for divisions
- Restaurants welcomed, with tie-ins to grease traps and venting to be in place
- Steps from the Brightline Aventura station

## 3 Miles Demographics

**194,967**

Population

**43**

Median Age

**81,323**

Estimated Households

**\$96,053**

Average Household Income



# AREA RETAIL





[illegible]

■ Available Space



# CONCEPTUAL RENDERINGS



Club Room





Media Room



Lobby



## CONTACT

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