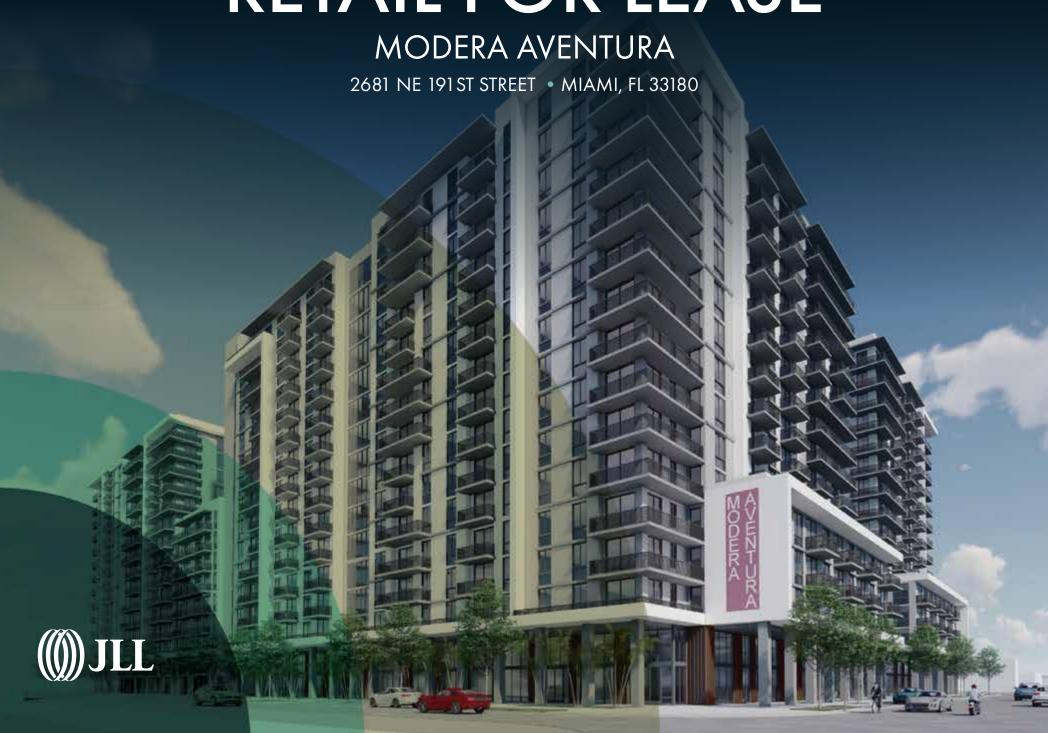
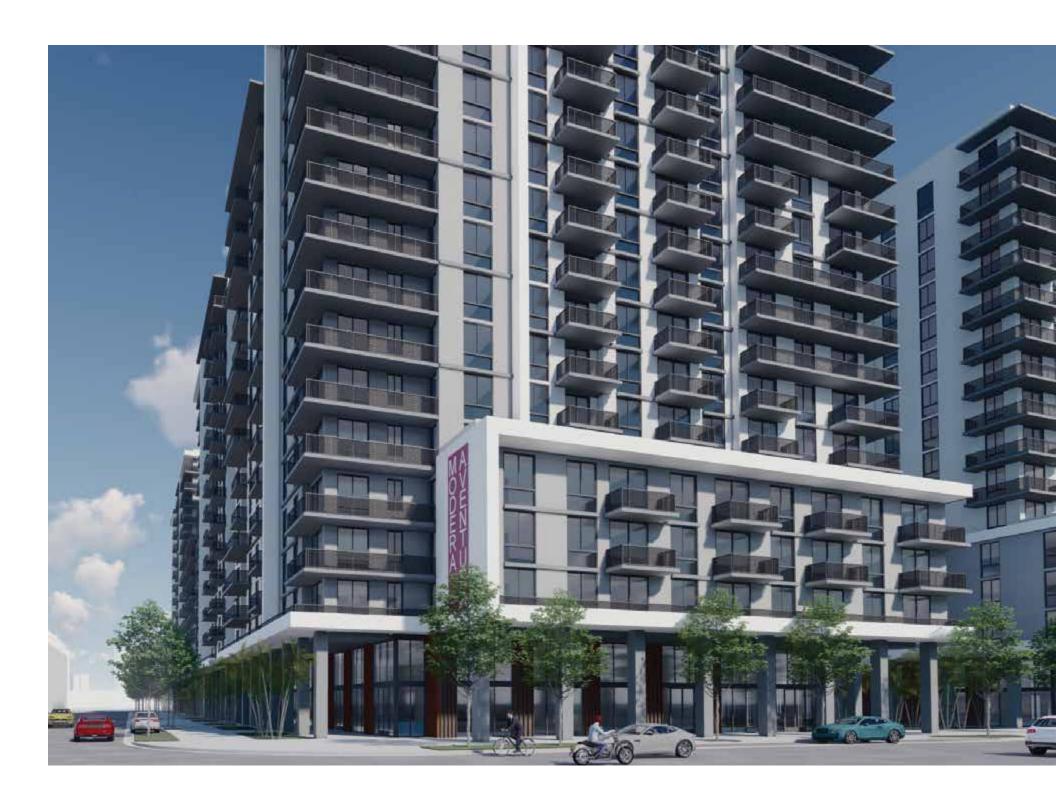
# RETAIL FOR LEASE







## PROPERTY HIGHLIGHTS

- Situated at the base of Modera Aventura, a new ground up development with 420 studio, one-, two- and threebedroom 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** 

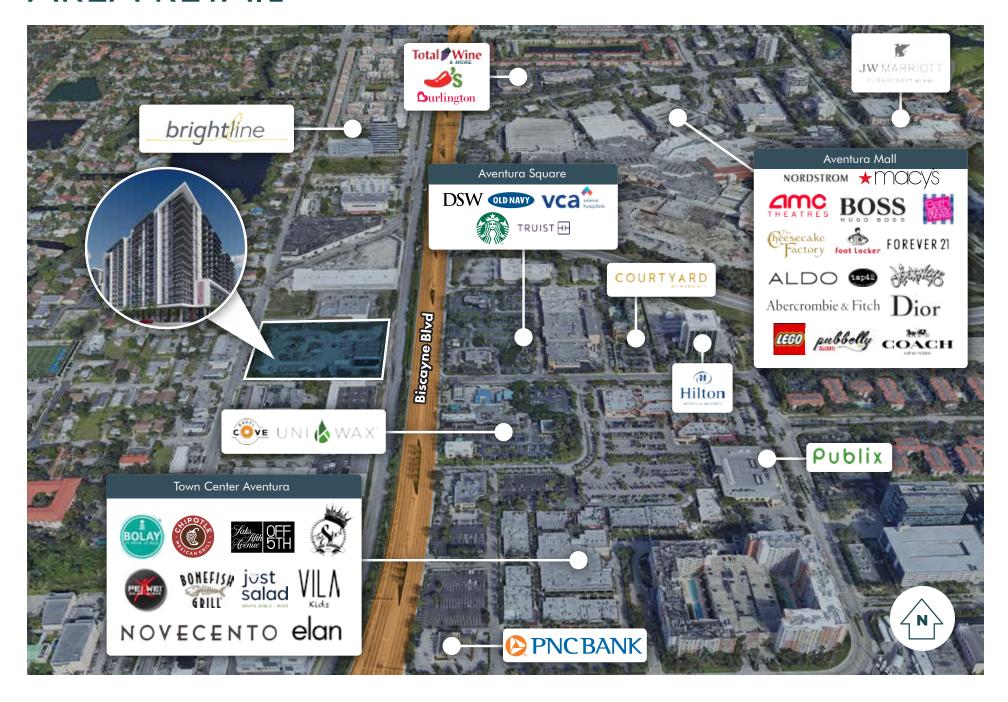
81,323

**Estimated Households** 

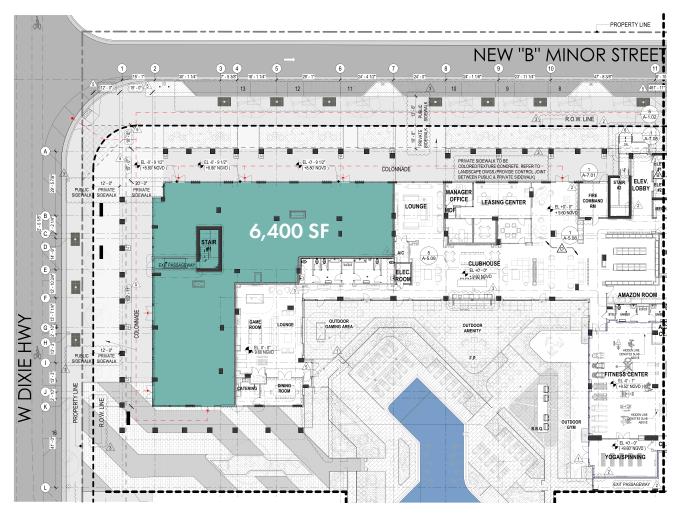
\$96,053

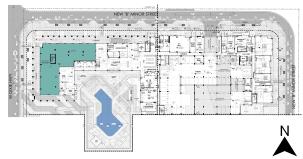
Average Household Income

#### 



#### SITE PLAN '/////////





Available Space

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