

FOR LEASE

ARUBA 154 PLAZA

15400 BISCAYNE BOULEVARD, NORTH MIAMI, FL 33160



PROPERTY DESCRIPTION

Located on the west side of Biscayne Boulevard between Aventura and North Miami, this property is just minutes away from Aventura Mall and Gulfstream Racetrack & Casino.

PROPERTY HIGHLIGHTS

- Strategically positioned between Aventura and North Miami, offering easy access to major commercial hubs
- 2,600-square-foot second-generation restaurant available
- Features a diverse mix of tenants, including retail, dining, and service-oriented businesses
- High visibility with frontage along Biscayne Boulevard, a bustling thoroughfare

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	21,600 SF

DEMOGRAPHICS	3 MILES	5 MILES
Postal Count Population	196,084	437,523
Median Age	38.0	40.3
Average HH Income	\$79,331	\$78,754

BRYAN COHEN

561.471.0212

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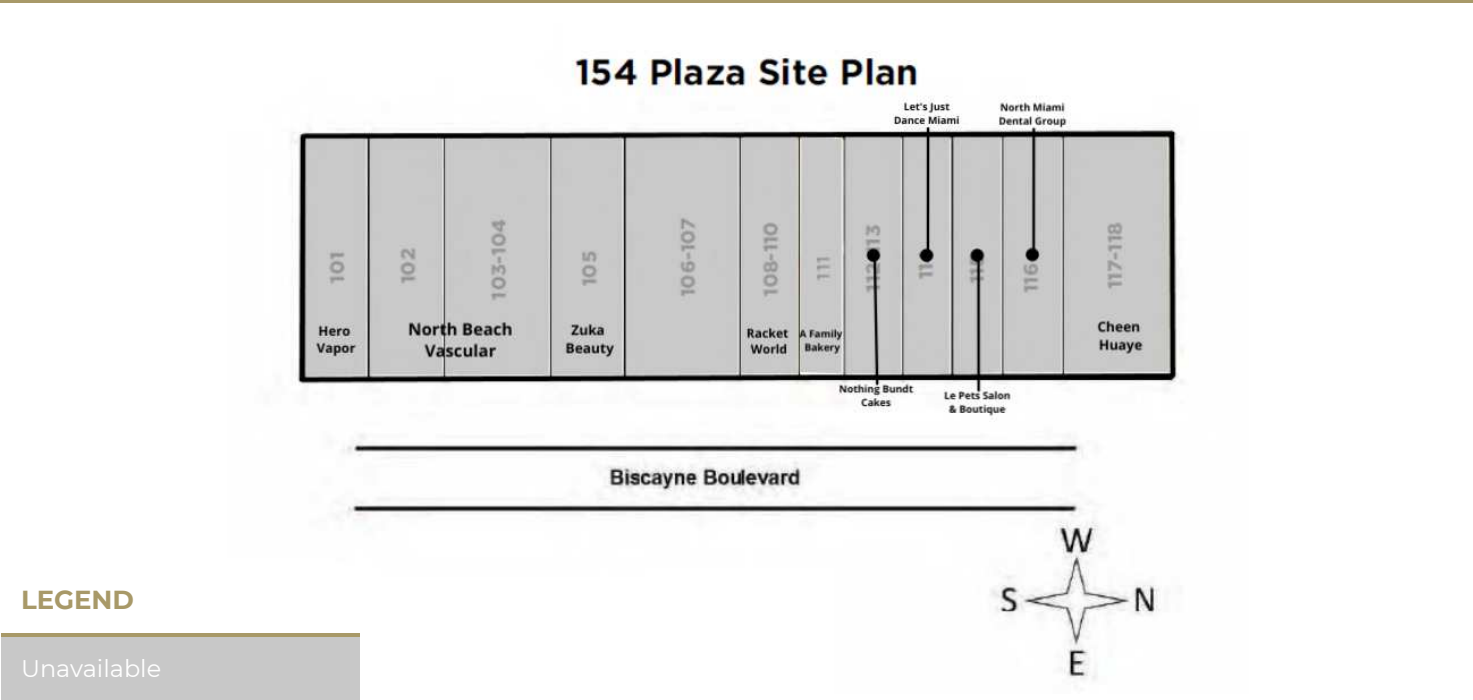
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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
106-107	-	2,600 SF	NNN	-	-

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Hero Vapor	101	1,300
North Beach Vascular	102	1,300
North Beach Vascular	103-104	2,600
Zuka Beauty	105	1,300
Racket World	108-110	3,700
Amarone Restaurant	106-107	2,600
A Family Bakery	111	1,200
Nothing Bundt Cakes	112-113	2,000
Let's Just Dance Miami	114	1,600
Le Pets Salon & Boutique	115	1,000
North Miami Dental Group	116	1,000
Cheen Huaye	117-118	2,000
TOTALS/AVERAGES		21,600

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