



For Lease | Retail

# Midtown Aventura

20080 West Dixie Highway, Miami, FL 33180

## 800 SF

Retail Space Available

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## Property Highlights

- Adjacent to Aventura Brightline Station, connecting passengers in Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando
- Visibility to Biscayne Boulevard with 80,500 VPD
- Across from Aventura Mall, one of the top shopping centers in the US, with an average of 28 million annual visitors
- 400 apartment units with 3,985 sf retail space

## Nearby Destinations (Driving Distance)

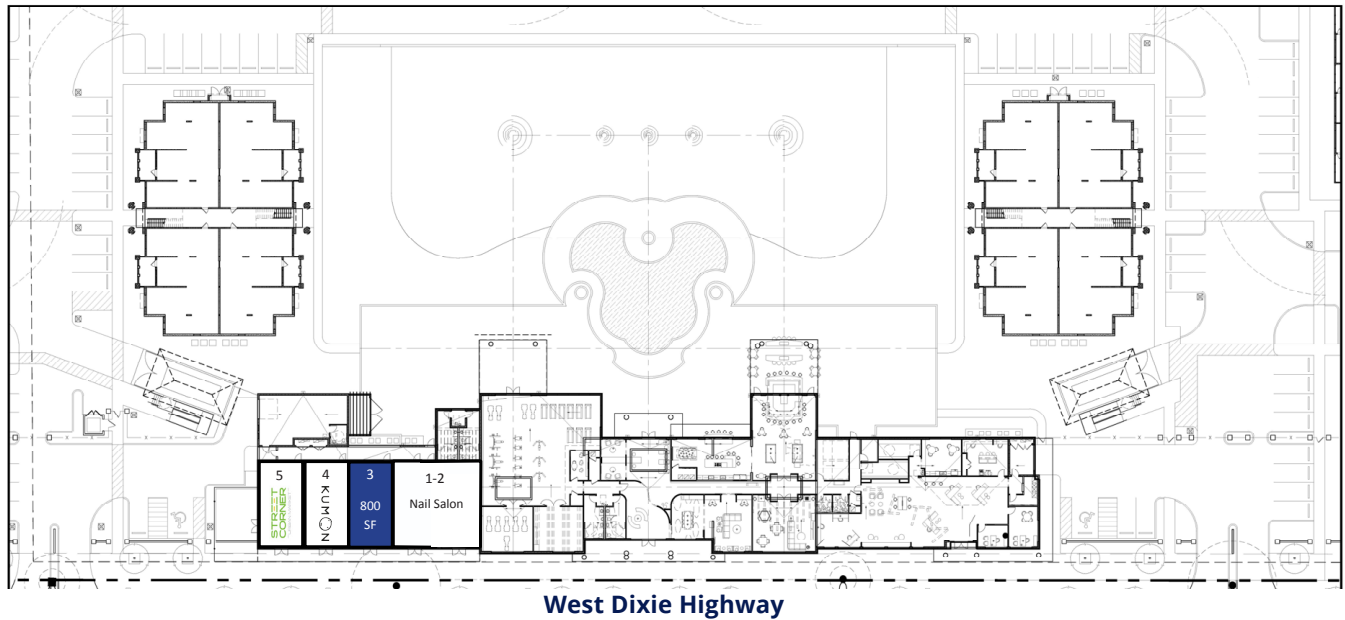


Aventura Mall  
4 Minutes



Aventura Brightline Station  
3 Minutes

# Midtown Aventura | Site Plan



| Suite | Tenant    | Size (SF) | Suite | Tenant               | Size (SF) |
|-------|-----------|-----------|-------|----------------------|-----------|
| 1     | Mini Mart | 800 SF    | 3     | Available            | 800 SF    |
| 2     | Kumon     | 785 SF    | 4-5   | Seven House of Nails | 1,600 SF  |

## Demographics (3 miles)



**Population**  
206,817



**Median Age**  
44.7



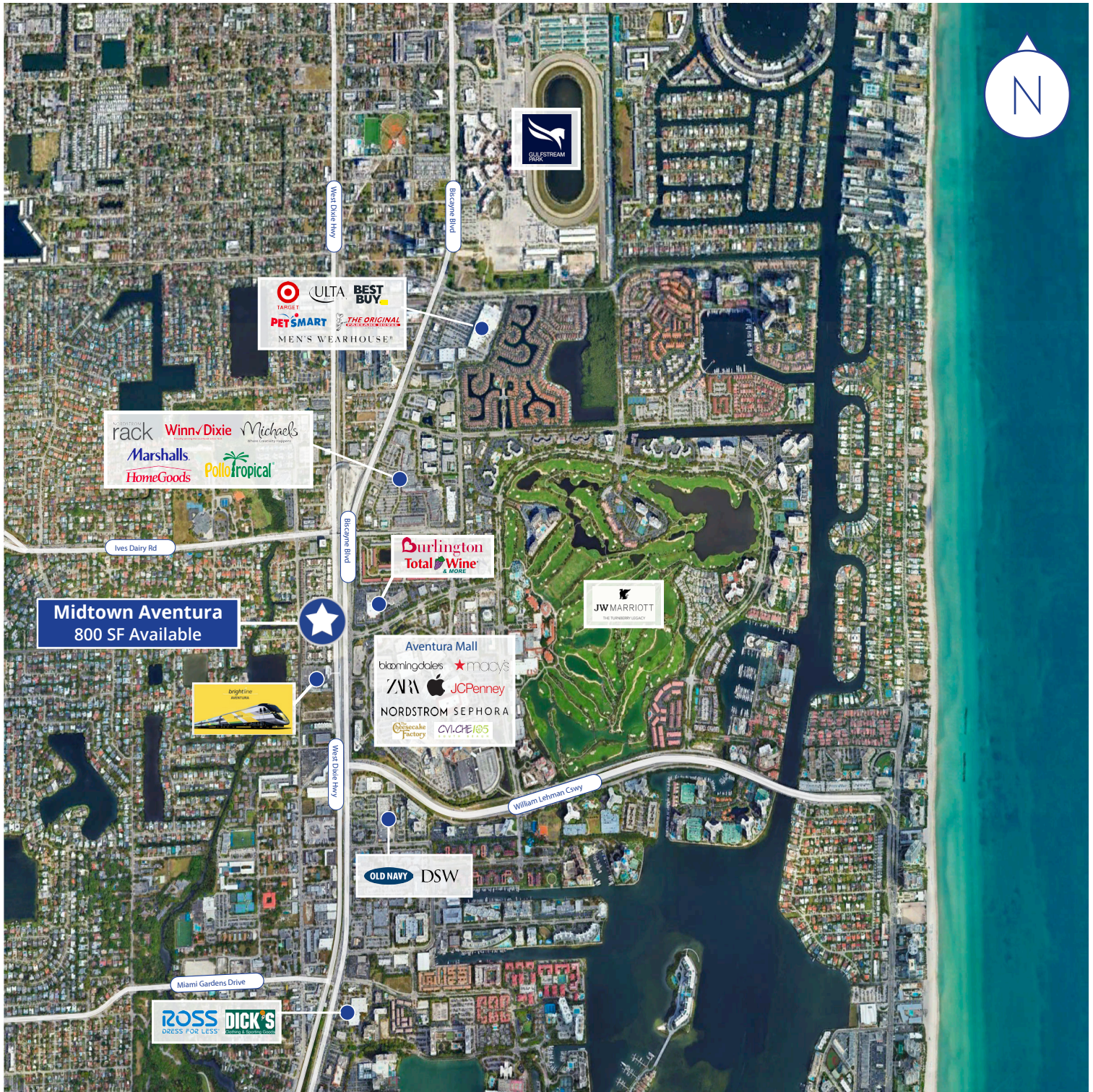
**Total Households**  
88,728



**Average HH Income**  
\$102,169



# Midtown Aventura | Area Retailers





# Midtown Aventura | Property Photos



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