NOW UNDER CONSTRUCTION DELIVERING Q4 2027



Colliers

Neighbor
CENTTRAL
AVENTURA

20955 BISCAYNE BLVD.
AVENTURA, FL

THREE LEVELS OF PRIME RESTAURANT & RETAIL
SPACES AVAILABLE FOR LEASE DIRECTLY ON BISCAYNE BOULEVARD

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PROJECT DELIVERY Q4 2027

LOCATED ON FULLY SIGNALIZED INTERSECTION

+53,000 VPD EXPOSURE ON BISCAYNE BLVD

>1 MILE FROM AVENTURA MALL 28M VISITORS/YEAR

Centtral Aventura is a new high-end development that seamlessly integrates ±75,000 square feet of premium retail and restaurant areas on its first three floors, complemented by a spacious 423-space parking garage and ±65,000 square feet of modern office space above.

Strategically positioned on Biscayne Boulevard, Aventura's most coveted and bustling commercial corridor. This prime location guarantees unparalleled exposure to an extensive flow of vehicular traffic and the area's reputation for luxury shopping, fine dining, and upscale residences ensures an affluent and discerning clientele.



Neighbor
CENTTRAL
AVENTURA

OFFICE
± 65,000 SF

PARKING GARAGE
423 SPACES

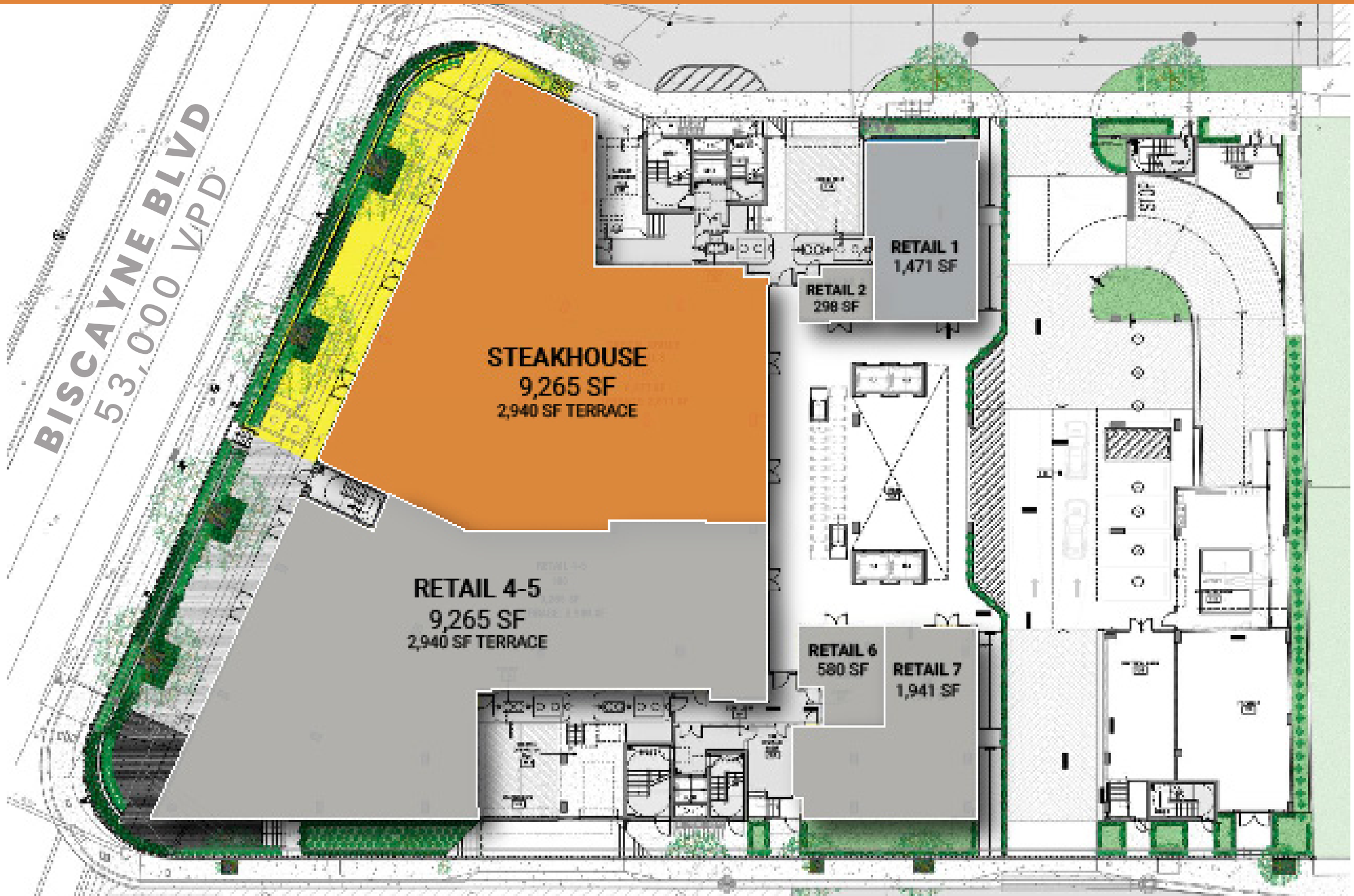
RESTAURANT & RETAIL
± 75,000 SF

CONSTRUCTION UNDERWAY - DELIVERING Q4 2027

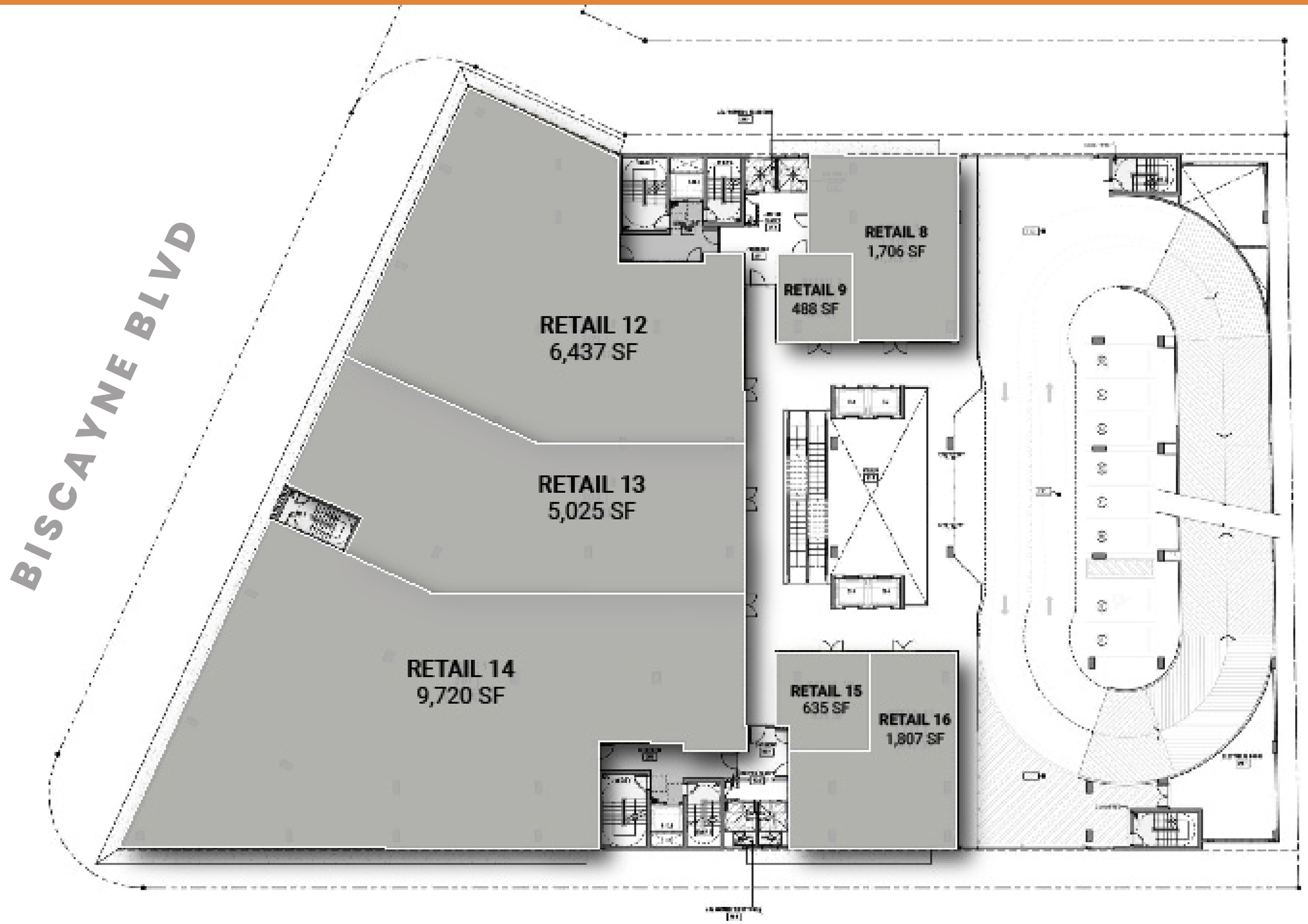


LOCATED DIRECTLY ON BISCAYNE BLVD (US-1) IN THE HEART OF AVENTURA, FLORIDA

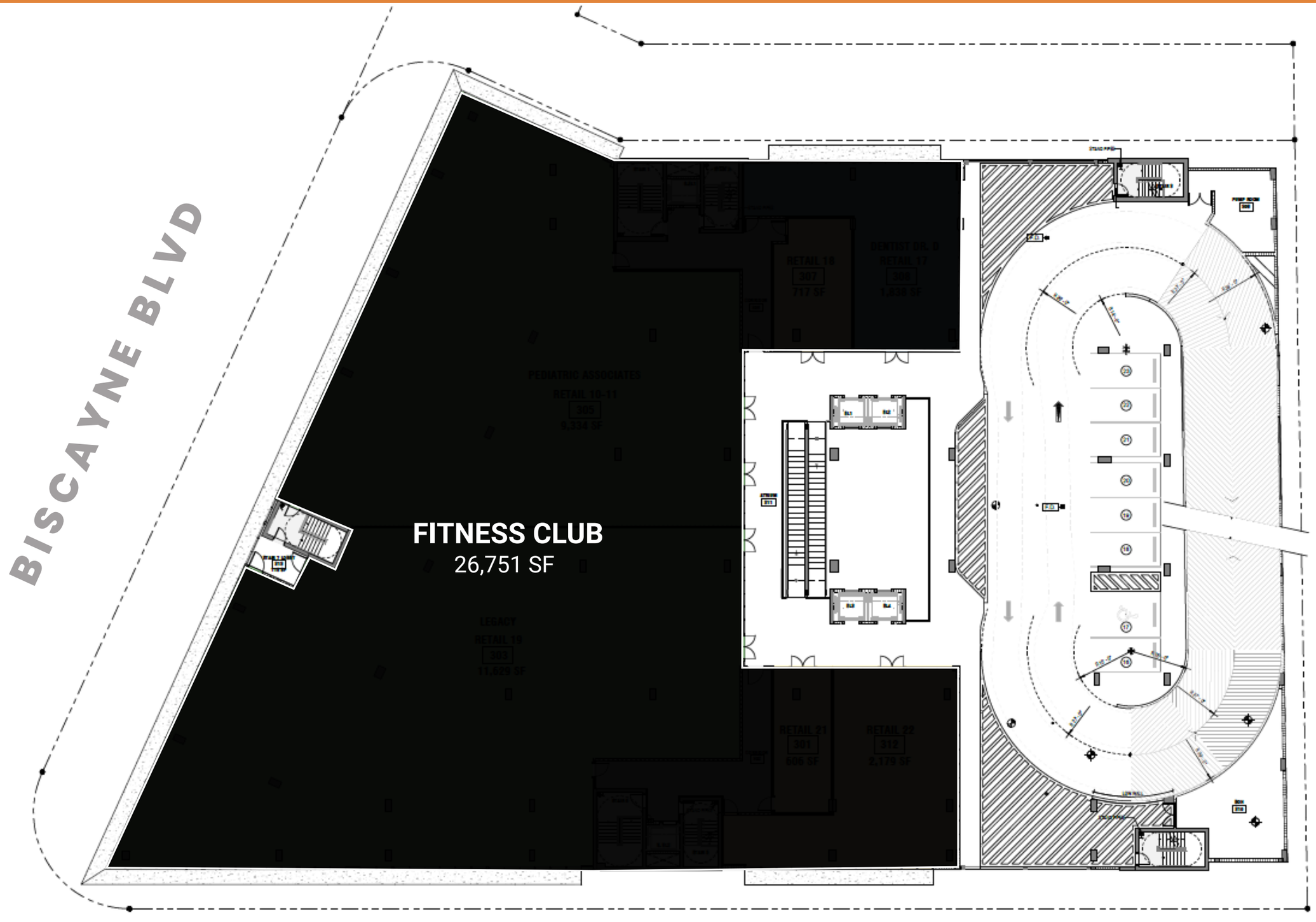
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR


BISCAYNE BLVD
FITNESS CLUB
26,751 SF
PEDIATRIC ASSOCIATES
RETAIL 10-11
305
9,334 SF
RETAIL 18
307
717 SF
DENTIST DR. D
RETAIL 17
309
1,638 SF
LEGACY
RETAIL 19
303
11,629 SF
RETAIL 21
301
606 SF
RETAIL 22
312
2,179 SF
PUMP ROOM
22
21
20
19
18
17
16



NORTH CORNER - RESTAURANT SPACE WITH TERRACE



SOUTH CORNER - RESTAURANT SPACE WITH TERRACE

MAIN PICKUP/DROP-OFF AND VALET











THE INNOVATIVE DESIGN DELIVERS AN UNPARALLELED SENSE OF ARRIVAL ON EACH FLOOR

Aventura Florida, one of Miami-Dade's most vibrant communities, spanning 3.2 square miles with a population of 40,806. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

CENTTRAL sits in the heart of Aventura, about a mile North of Aventura Mall which receives over 30+ million visitors a year.

DEMOGRAPHICS 3-Mile Radius

	Aventura, FL
Total Population	256,982
Total Households	111,776
Annual Growth 2025-2030	2.2%
Average Household Size	2.2
Total Specified Consumer Spending	$3.2B
Average Household Income	$98,434
Median Age	46.2
Daytime Population	93,726



6.9M

SQUARE FEET OF OFFICE SPACE

+284,000 SF UNDER CONSTRUCTION



6,010

HOTEL ROOMS

WITH A 67% 12 Mo. OCCUPANCY RATE

+22M OVERNIGHT GUESTS STAYED IN GREATER MAIMI AREA (2019)

~1.6M OVERNIGHT GUESTS STAYED IN GREATER AVENTURA (2019)



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