

COLLECTION AT MIDTOWN MIAMI

MIAMI, FL

3401 N MIAMI AVE

±3,215 - 17,881 SF AVAILABLE FOR LEASE

JOIN

target PETSMART

Marshalls HomeGoods

DICK'S SPORTING GOODS NORDSTROM Rack ROSS

RETAIL AND RESTAURANT SPACES NOW AVAILABLE



LEASED BY:



METRO
COMMERCIAL
REAL ESTATE, INC.

OWNED & MANAGED BY:



CURBLINE

get in touch.

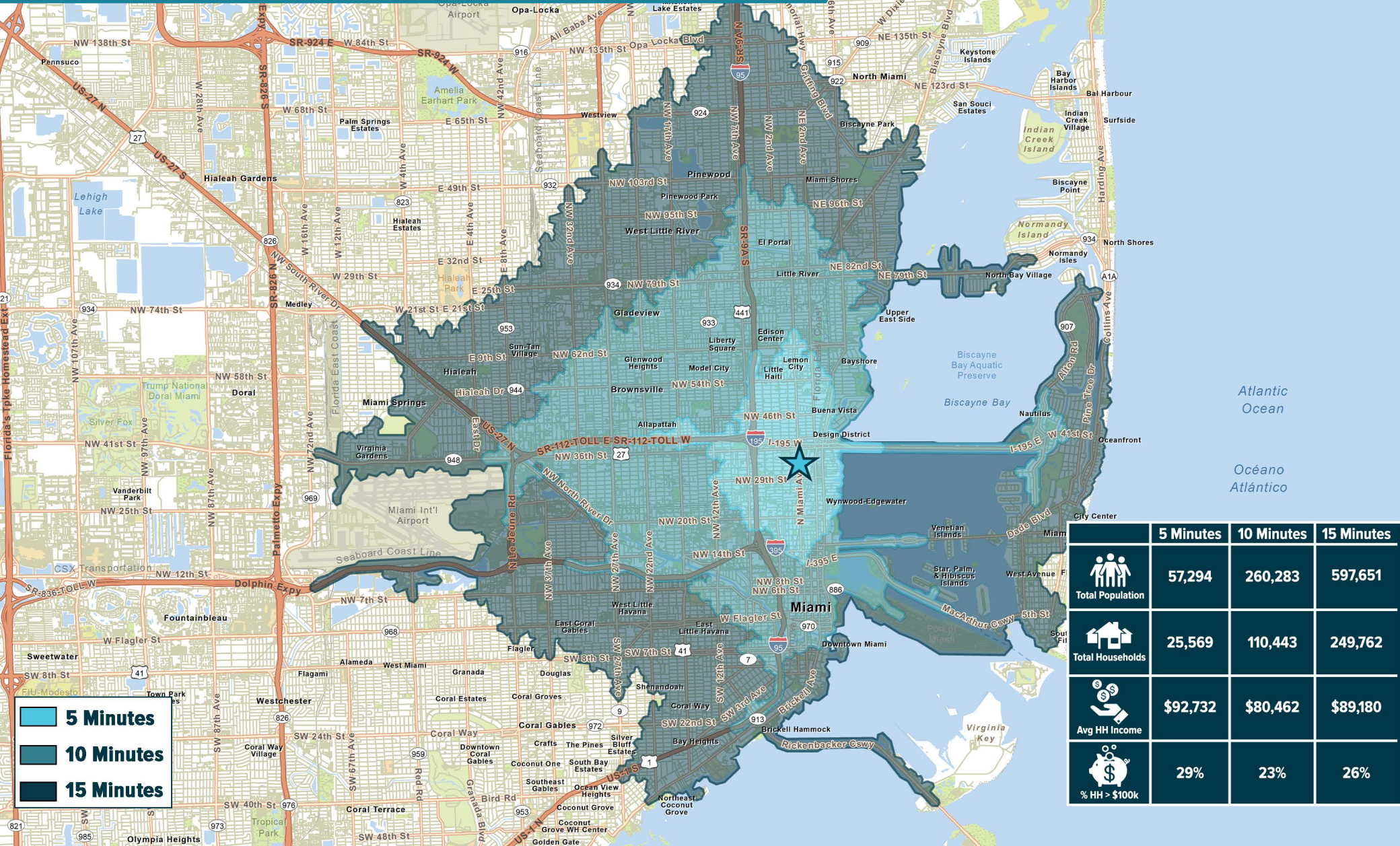
ALYONA TSUTSKOVA

office 786.671.4029

direct 786.470.4906

alyona@metrocommercial.com

110,443 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



5 Minutes
10 Minutes
15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	57,294	260,283	597,651
Total Households	25,569	110,443	249,762
Avg HH Income	\$92,732	\$80,462	\$89,180
% HH > \$100k	29%	23%	26%

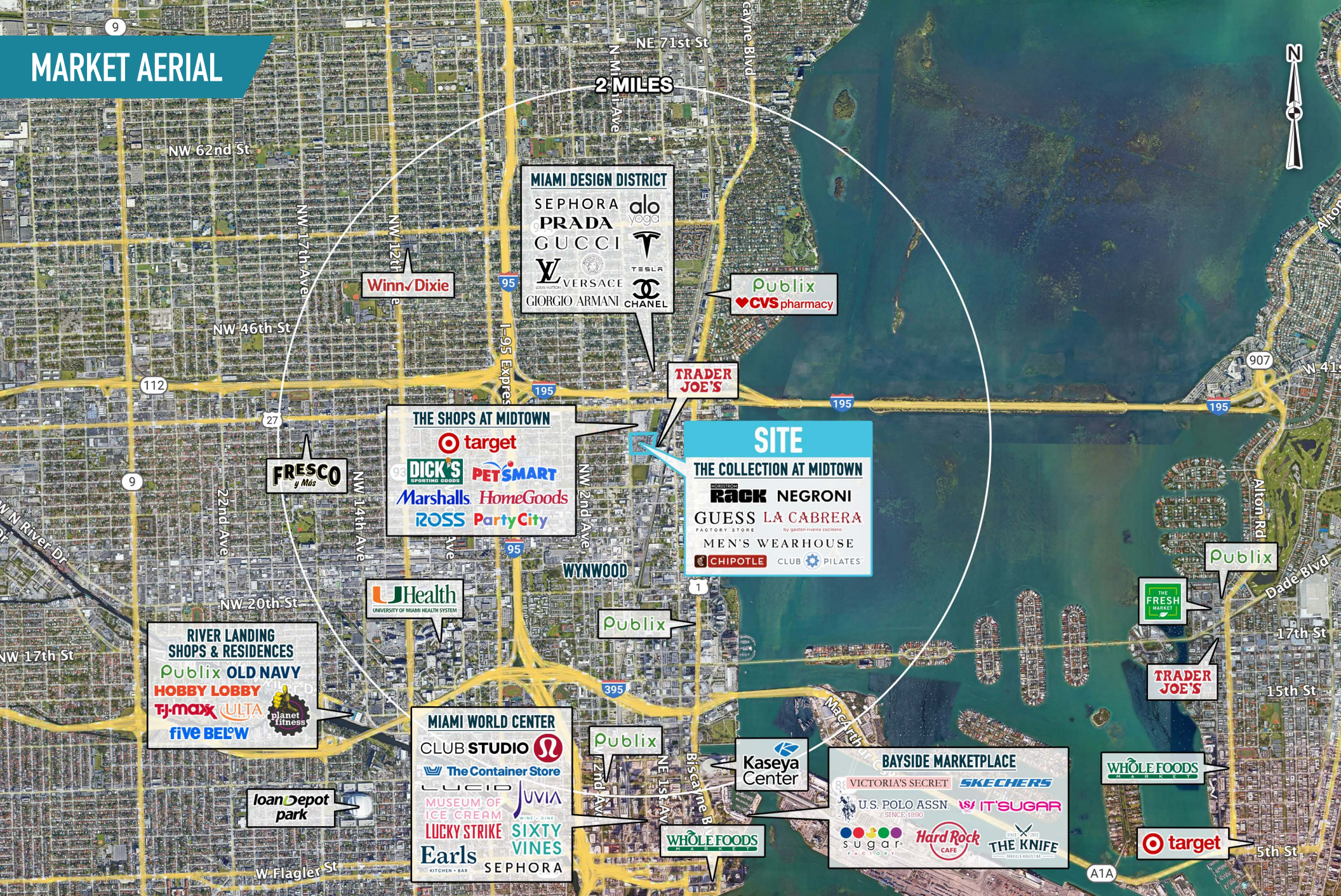
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MARKET AERIAL



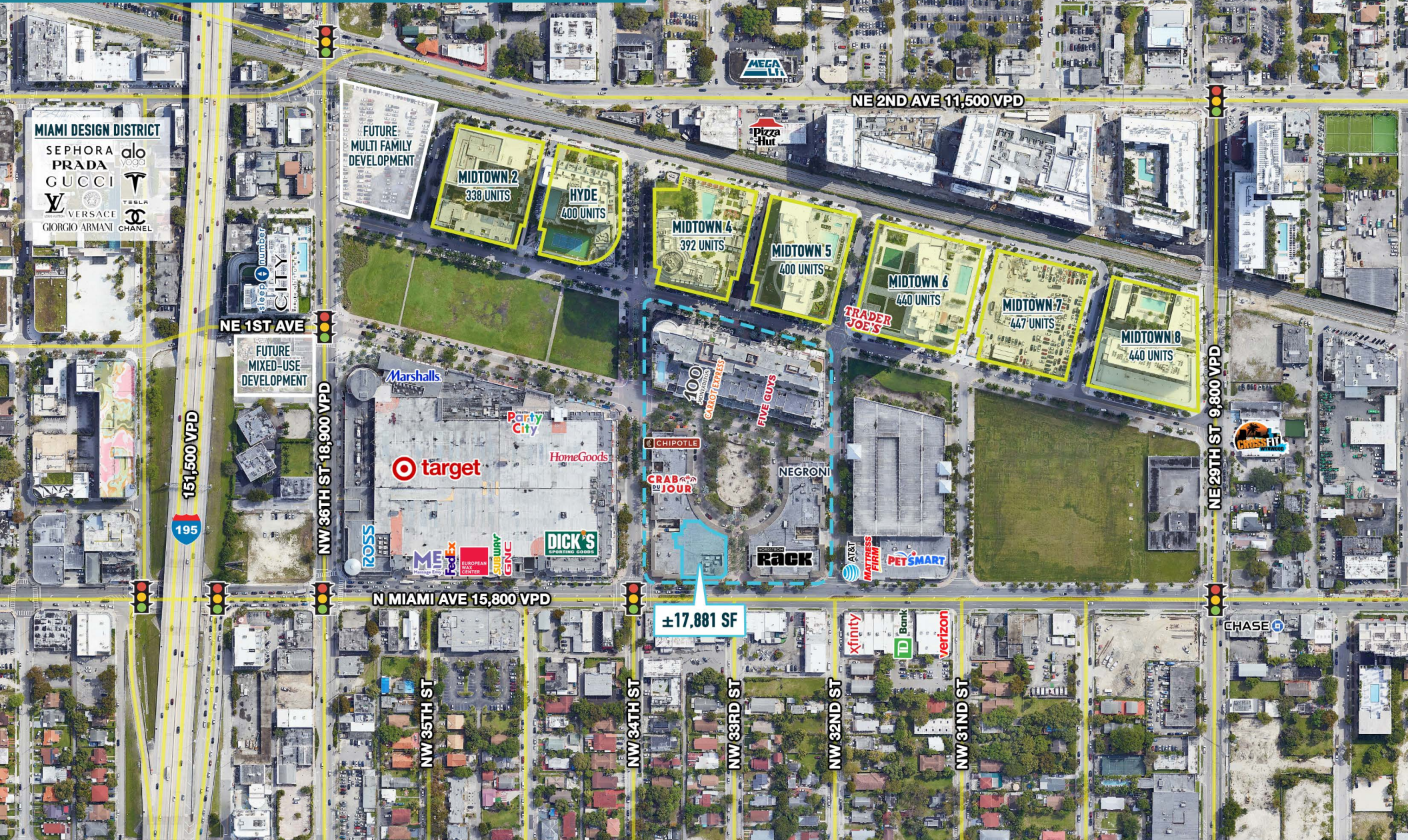
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CLOSELY LOCATED TO MIAMI'S DESIGN DISTRICT



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SITE PLAN



SPACE	TENANT	SF
100	TARGET	141,114
105	ROSS DRESS FOR LESS	35,400
110	VISIONWORKS	3,737
112	VACANT	3,532
114	MASSAGE ENVY	1,725
116	FEDEX OFFICE	1,725
118	SALLY BEAUTY SUPPLY	1,564
120	EUROPEAN WAX CENTER	1,895
122	VENETIAN NAIL SPA	2,730
124	SUBWAY	1,547
126	GNC	1,547
128	VACANT	2,520
130	DICK'S SPORTING GOODS	35,580
150	MARSHALLS	32,062
160	BATH & BODY WORKS	2,715
162	TOSTADO CAFE CLUB	1,244
164	HOUSE OF INTUITION	1,076
166	JOURNEYS	2,338
168	SOCIETY BBQ MIDTOWN	1,786
170	PARTY CITY	10,830
174	CARTER'S	4,357
176	OSHKOSH B'GOSH	2,499
180	HOMEGOODS	25,351

SPACE	TENANT	SF
200	CHIPOTLE	2,355
202	SPRIS	2,017
204	FRESH KITCHEN	2,590
206	FREDDO ICE CREAM	954
208	THE JOINT	948
210	CRAB DU JOUR	6,014
214	PEDIATRIC ASSOCIATES	5,258
220	MY SUITE! @ BEAUTY SQUARE	7,883
225	AVAILABLE	17,881
230	NORDSTROM RACK	30,918
240	MEN'S WEARHOUSE	4,517
242	NEGRONI BISTRO & SUSHI BAR	4,000
250	GUESS FACTORY STORE	6,000
252	CLUB PILATES	1,494
254	100 MONTADITOS	2,384
256	GIRAFFAS	2,384
258	CARROT EXPRESS MIDTOWN	2,040
260	EL CLUB DE LA MILANESA	1,747
262	IDEAL IMAGE	3,500
266	FIVE GUYS	2,372
268	NU REAL FOOD	2,189
270	ICHIMI	2,462
274	AYESHA FINE DINING	2,134
278	NAILS & CO SPA	1,503
280	LA CABRERA	3,412

300	AT&T	3,552
305	MATTRESS FIRM	4,447
310	PETSMART	19,607
320	BLEACH SALON	1,260

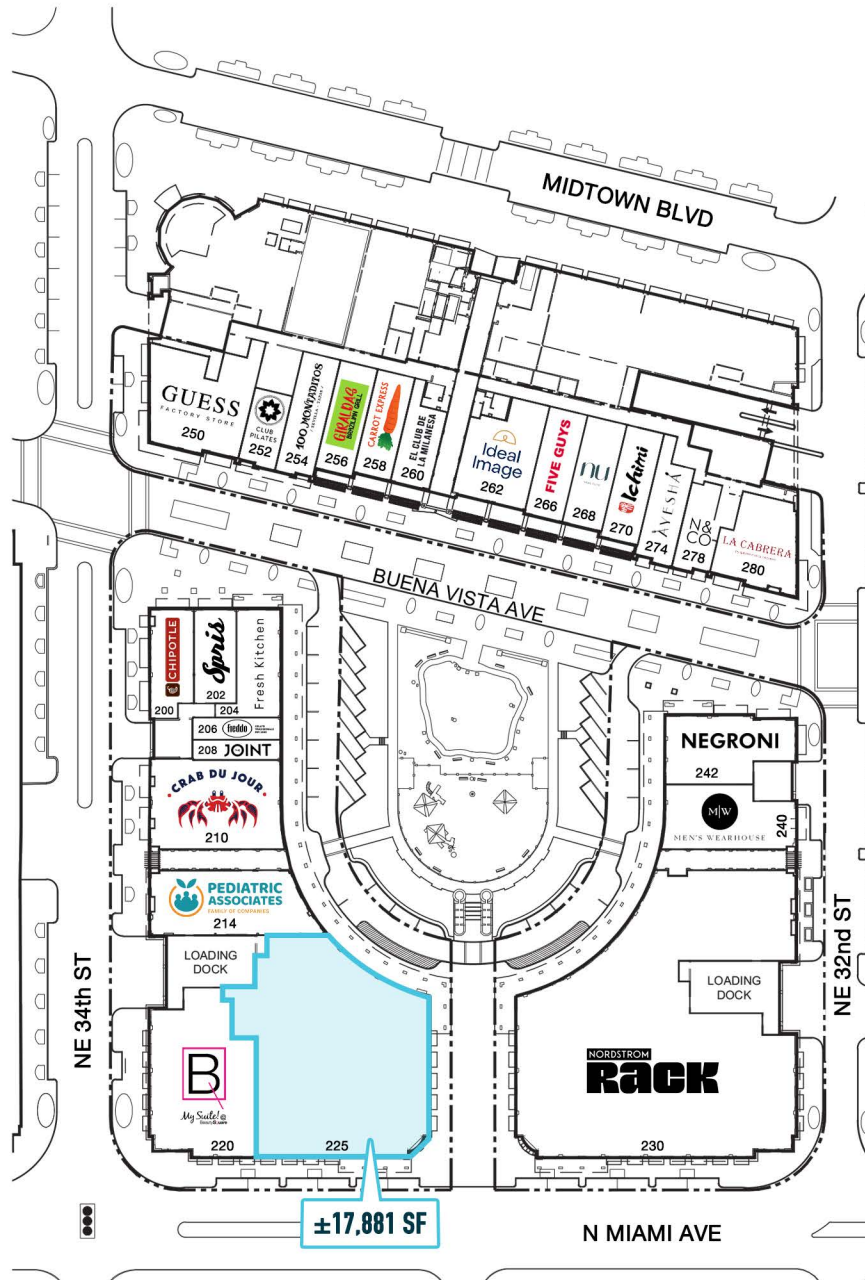
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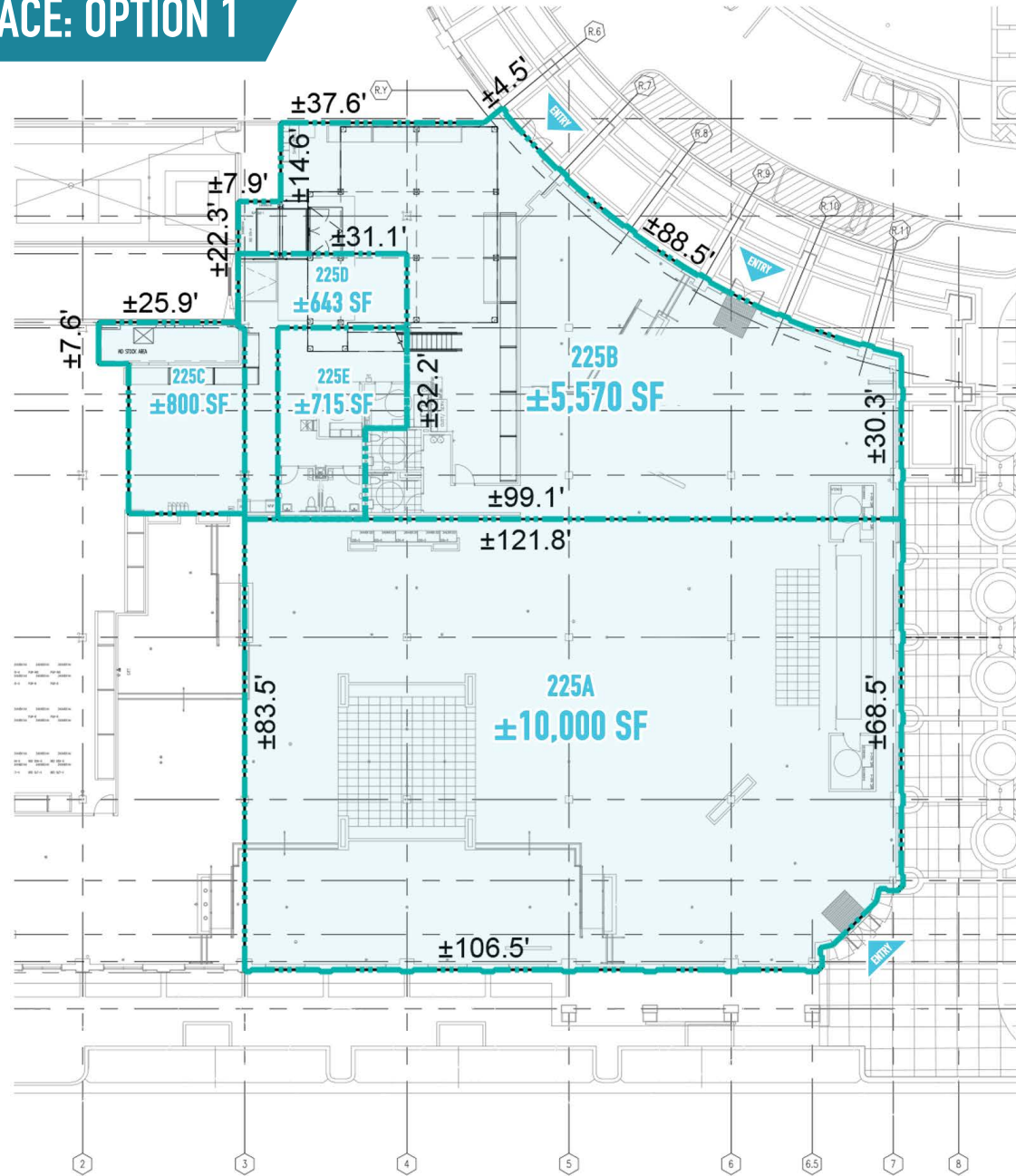
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PROPOSED SPLIT OF SPACE: OPTION 1



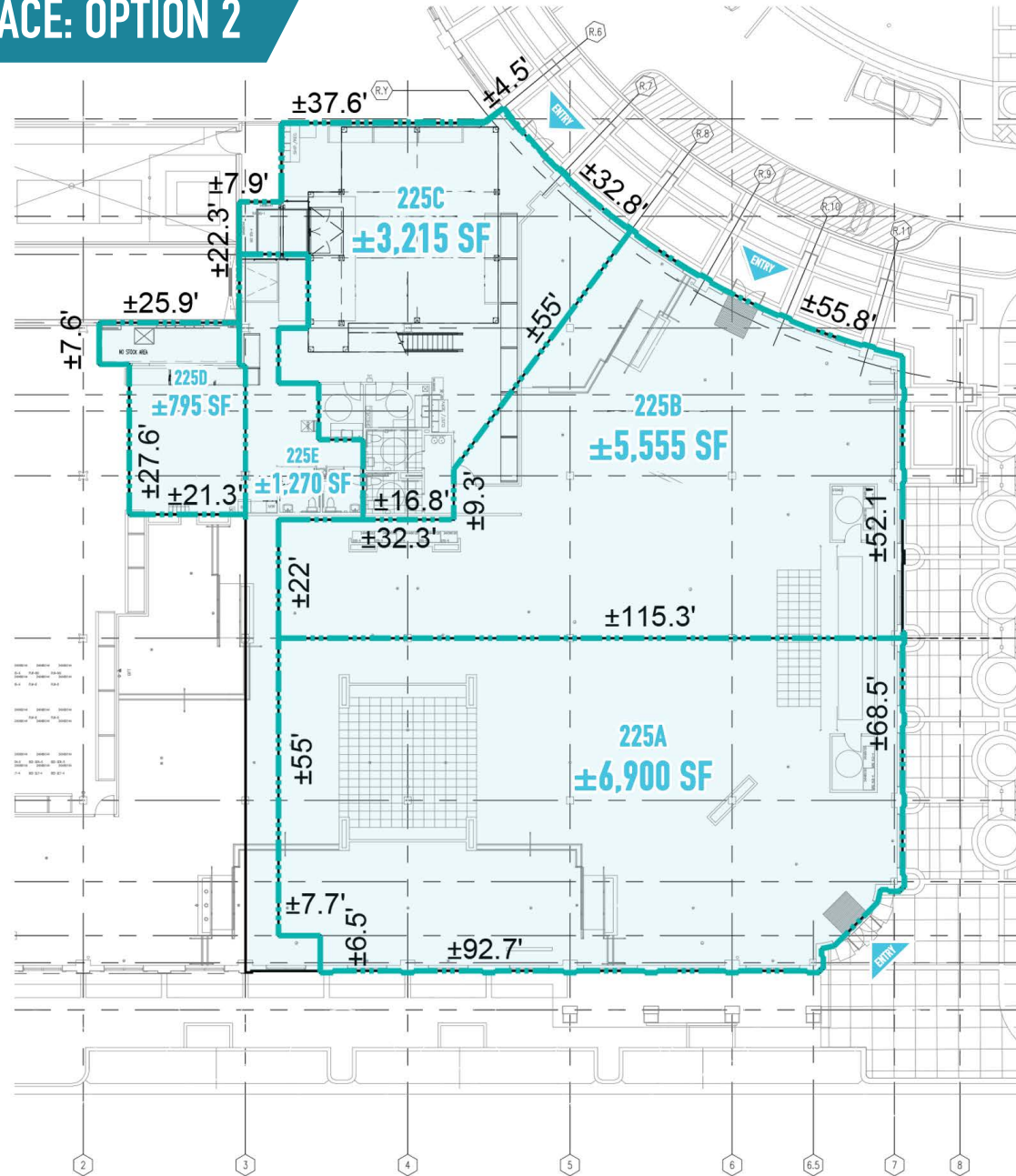
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PROPOSED SPLIT OF SPACE: OPTION 2



PROPERTY PHOTO



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