

± 6,500 SF & ± 1,700 SF AVAILABLE
7835/7885 NW 107 AVE
OFF MARKET Retail Leasing Opportunity

FOR LEASE

Midtown Doral

Doral, FL



2nd Gen F&B

± 6,500 SF

2nd Gen
Barber Shop
± 1,700 SF

107th Ave
31k VPD

Property Highlights

RETAIL OPPORTUNITY

Two ground-floor spaces — ± 6,500 SF and ± 1,700 SF — within a 1,250-unit, 100,000 SF mixed-use district.



CO-TENANCY

100,000+ SF of F&B, fitness and wellness. Publix, T.J. Maxx, Wells Fargo, AT&T and F45 all steps away.



PARKING

264 garage spaces dedicated to the retail component — a 7.7 / 1,000 SF ratio, best-in-class for the submarket.



PATIO SEATING

Both spaces open onto extensive outdoor patio seating, integrated into the landscaped central courtyard.

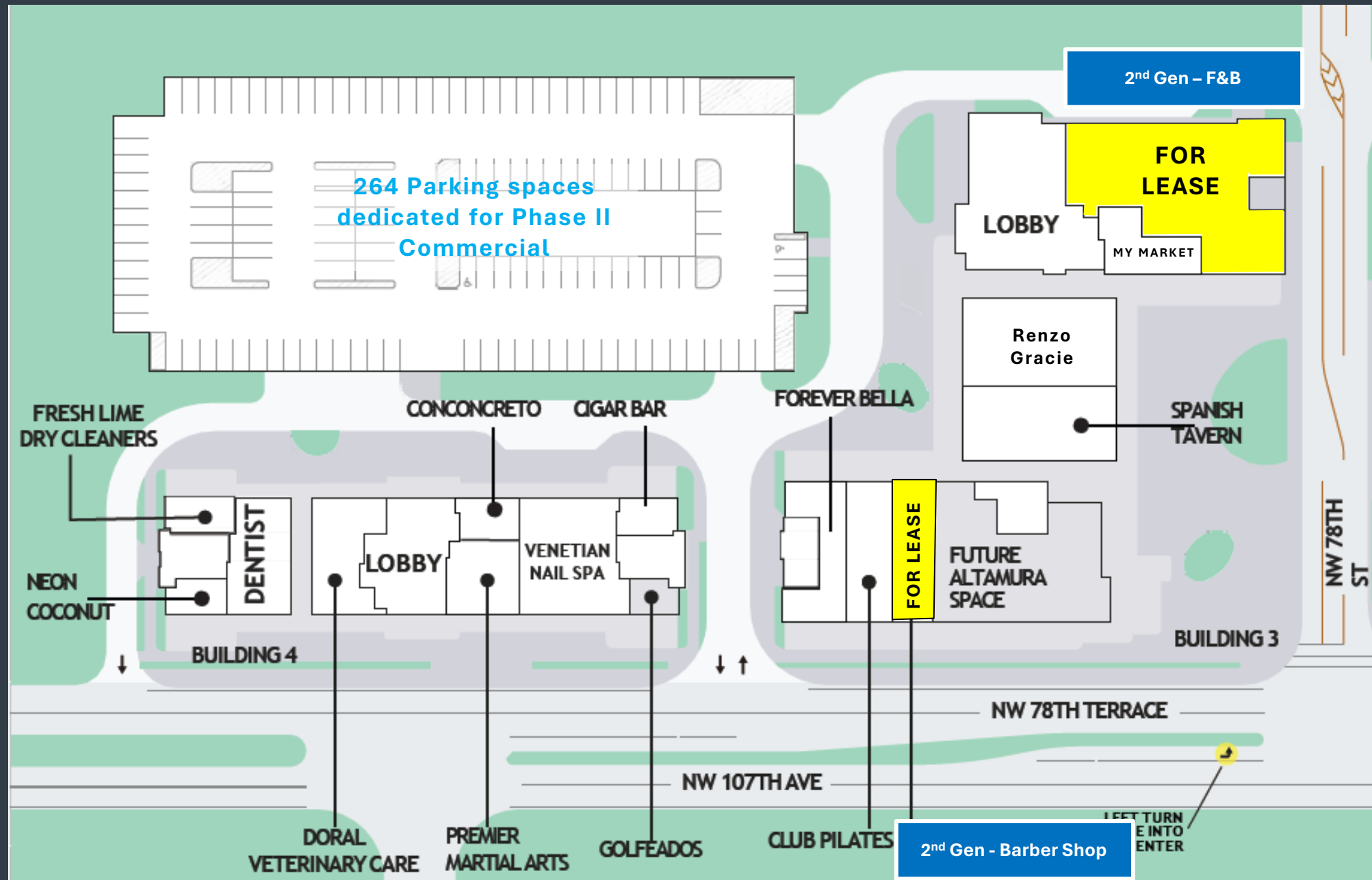


MARKET FUNDAMENTALS

Miami's third-largest apartment market — 20,000+ units nearby, including 2,000+ within one mile of the door.



For Lease



UNIT 3-01 | ± 6,500 SF

7835/7885 NW 107 AVE

EXISTING CONDITION

2nd Generation Restaurant

TARGETED USES

- Larger Format F&B Users (180+ seats)

UNIT 3-09 | ± 1,700 SF

7835/7885 NW 107 AVE

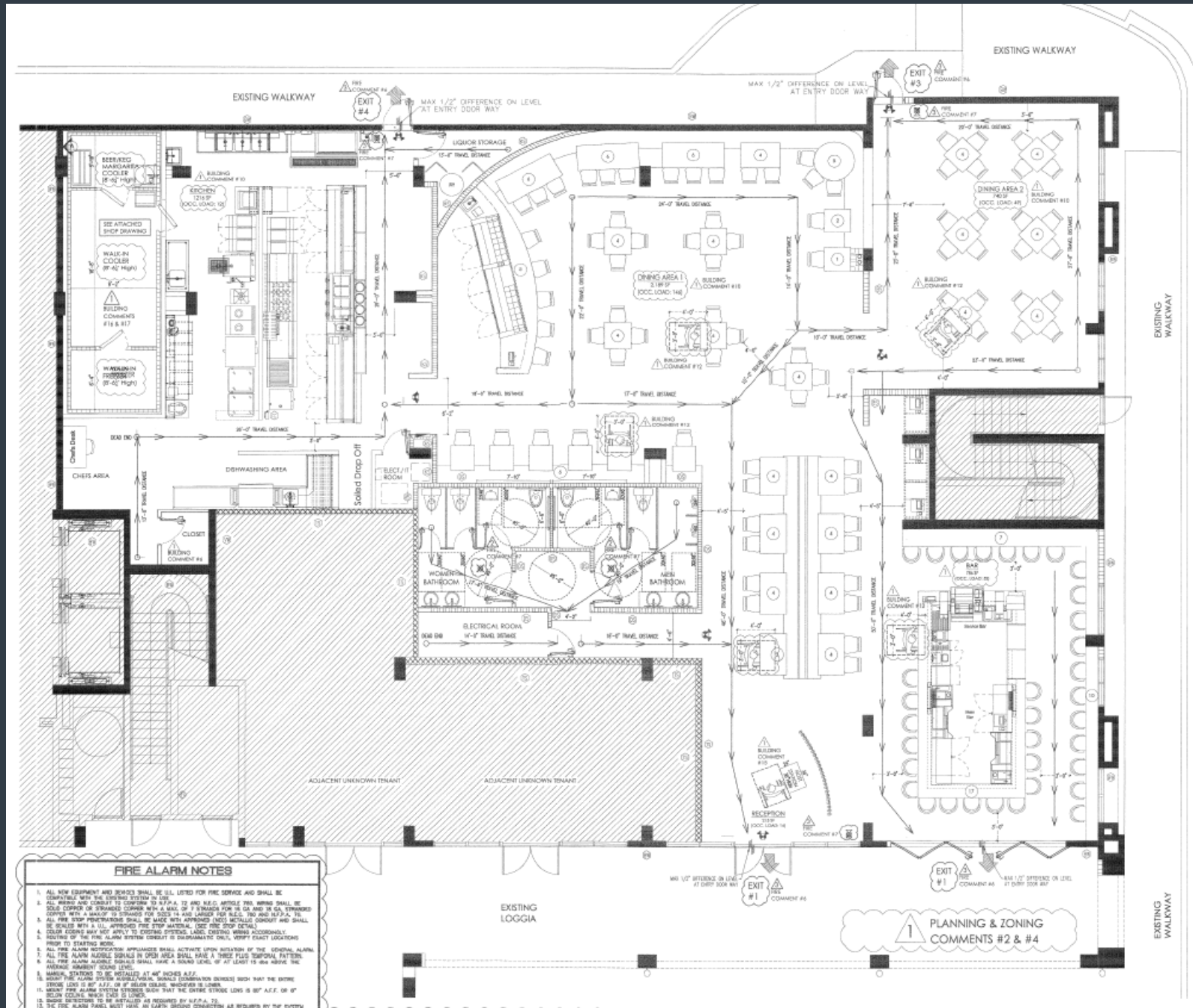
EXISTING CONDITION

2nd Generation Barber Shop

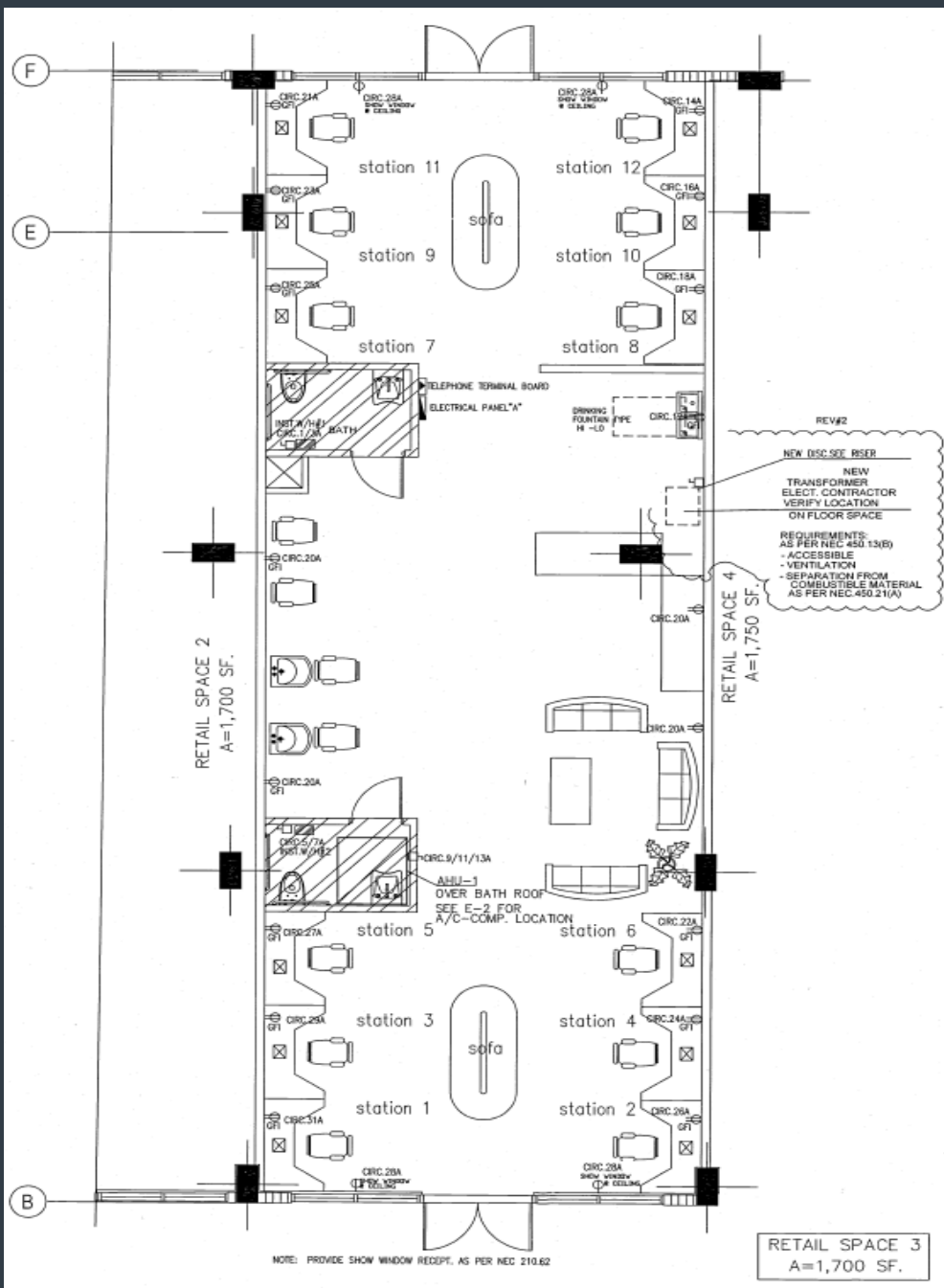
TARGETED USES

- Service based uses
- Dry retail

Floor Plans



UNIT 3-01 | ± 6,500 SF
2nd Generation Restaurant



UNIT 3-09 | ± 1,700 SF
2nd Generation Barber Shop

Interior Photos





GRAND BAY DORAL

Grand Bay at Doral is a masterplanned Lennar community which will cater to renters, entry level home buyers and executives. When completed, Grand Bay at Doral will encompass **4,137** residential units.

VESADA

369 Multifamily (Lennar) units recently delivered (2021) currently 95% leased.

DORAL COMMONS RETAIL



MIDTOWN DORAL PHASE III

Phase III of Midtown Doral will include **+400** multifamily units, 15,000 SF retail and a 1,021 space parking garage. Project will break

MIDTOWN DORAL PHASE II (UNDER CONSTRUCTION)

Phase II of Midtown Doral will include **326** multifamily units, 30,000 SF of retail and a 902

MIDTOWN DORAL - PHASE I

» Phase I delivered in 2017 - 537 condo units and 70,000 SF of retail.





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