

Promenade Shops

20301 - 20695 Biscayne Blvd.
Aventura, FL 33180
North Miami-Dade County



ANCHOR TENANTS

Marshalls/HomeGoods	48,385 sq. ft.
Winn Dixie	35,922 sq. ft.
Nordstrom Rack	34,707 sq. ft.
Michael's Arts & Crafts	21,213 sq. ft.
Chuck E. Cheese	14,000 sq. ft.

DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
1 mi.	19,442	7,995	\$89,168
3 mi.	181,366	80,623	\$66,219
5 mi.	376,499	153,368	\$63,217

LEASING

Contact: 954.537.2700
Leasing@gumberg.com

Prime Location

Busy shopping center in the heart of prestigious Aventura, FL. Located within 1 mile of super-regional Aventura Mall.

- **N.E. Corner of Biscayne Blvd. & Ives Dairy Rd. (N.E. 203rd St.)**
- Prime space available in the highly sought after affluent Aventura market with strong demographics.
- High traffic Power Center
- **Daily Car Counts: Over 100,000 cars per day**

Diverse Tenant Mix

Promenade Shops is home to over 60 stores with strong national anchors and a variety of specialty shops, services, & restaurants. (Retail, Grocery, Medical, Auto, Educational, Fitness & more.)

- TD Bank
- Shell Gas Station
- Supercuts
- GameStop
- Pollo Tropical
- Subway
- KLA Learning Adventure
- Gallery Art
- Massage Envy
- Olympia Gym
- Vitamin World

Total Retail SQ. FT. 291,834 SF



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