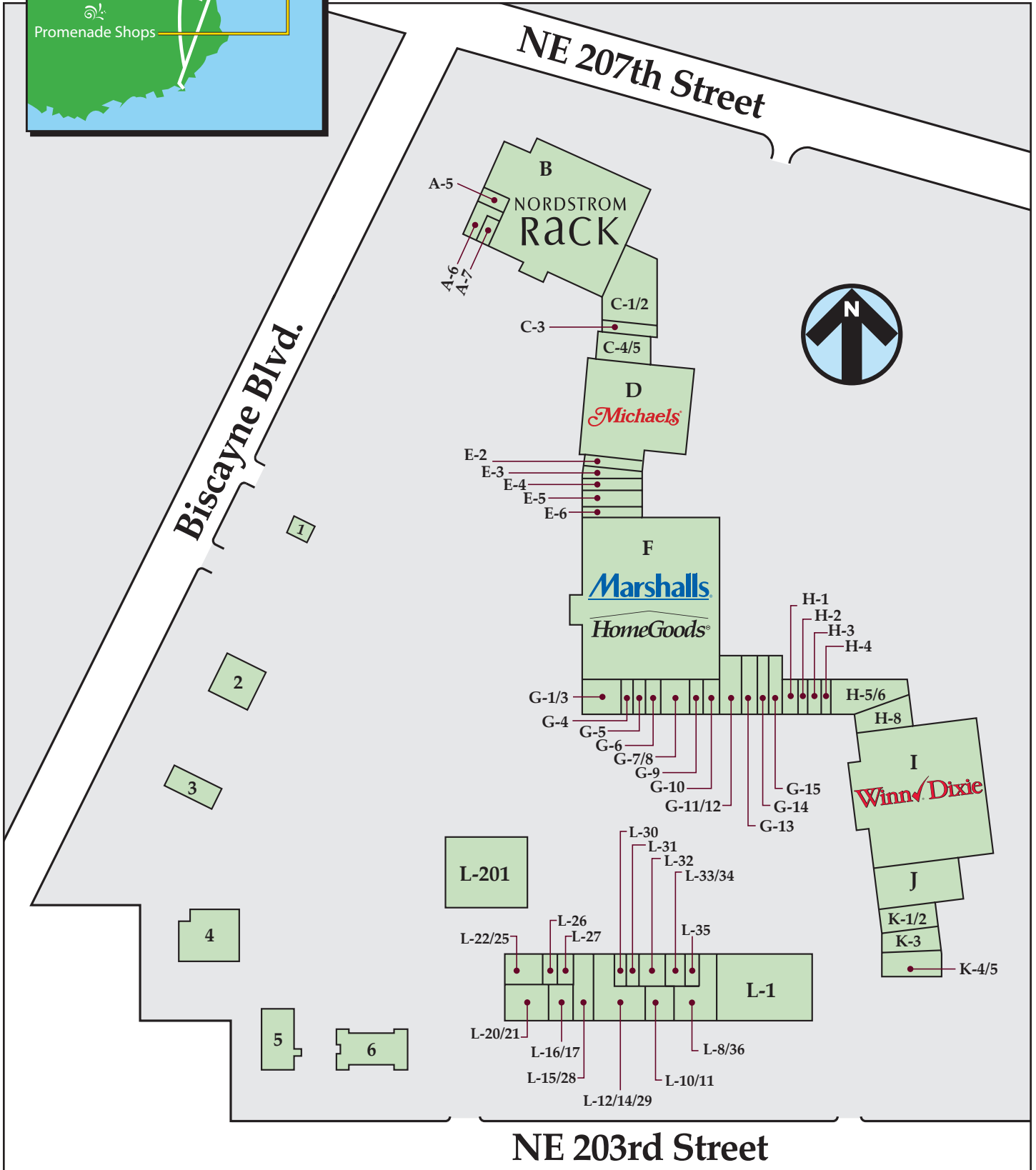




Located at the northeast corner of Biscayne Blvd. and Ives Dairy Road (NE 203rd Street)



For Leasing Information, contact us at 954-537-2700.





Promenade Shops

Biscayne Boulevard and Ives Dairy Road
Aventura, Miami-Dade County, FL 33180

Parking: 1,624 + Spaces

Traffic: Over 100,000 + cars per day

Population: 376,499 + within 5 miles

Average Household Income:
\$63,217 within 5 miles / \$89,168 within 1 mile

Median Age: 41 years within 5 miles

291,834 (GLA) **Winn-Dixie** **Marshalls** NORDSTROM **1** RACK **Michaels**

Bay	Tenant	Sq. Footage	Bay	Tenant	Sq. Footage
1	Shell Gas Station	2,000	G-14	Power Smoothie	1,275
2	TD Bank	3,200	G-15	Available	1,700
3	Pollo Tropical	3,505	H-1	AA Family Medical Center	1,250
4	KLA Kids Learning Adventure	6,500	H-2	CPR Cell Phone Repair	750
5	Caring Hands Veterinary Group	4,500	H-3	Mark's Quality Cleaners	1,000
6	Aventura Tire & Auto	6,500	H-4	Aventura Florist	750
A-5	Subway	1,000	H-5/6	Miami Dade College	2,250
A-6	D'Lites	1,200	H-8	Turnberry Int'l Realty	3,062
A-7	Vitamin World	800	I	Winn Dixie	35,922
B	Nordstrom Rack	34,707	J	Mia Cucina	7,500
C-1/2	Gallery Art	7,871	K-1/2	Asaka Japanese	3,000
C-3	Sprint	1,700	K-3	A Step Above Shoes	2,530
C-4	Massage Envy	3,400	K-4/5	Winn Dixie Liquor	3,400
D	Michaels Arts & Crafts	21,213	L-1	Chuck E. Cheese	14,000
E-2	Jessie's Boutique	1,275	L- 8/36	City Bikes	4,500
E-3	Supercuts	1,727	L- 10/11	Runner's Depot	2,285
E-4	The UPS Store	1,275	L-12/14/29	Fox's Ladies Apparel	5,000
E-5	Relax the Back Store	2,560	L-15/28	Learning Express	3,000
E-6	GameStop	1,280	L-16/17	Extreme Surfaces	1,570
F	Marshall's /Home Goods	48,385	L-18/21/201	Olympia Gym	15,914
G-1/3	Barrio Latino	3,500	L-22/L-25	Nini and Loli	3,465
G-4	Aventura Insurance	750	L-26	Juice & Java	1,013
G-5	Luxi Spa	780	L-27	Addiction	1,000
G-6	Aventura Chiropractic	1,220	L-30	Shoe Repair Plus	750
G-7/8	La Nouvelle Boulangerie	1,750	L-31	JDO Couture	1,000
G-9	Aventura Dental Group	1,250	L-32	Aventura Salon 21	1,925
G-10	Prudee's Wig Studio	750	L-33/34	Biotech Wellness Center	1,750
G-11/12	Sicilian Pizza	2,975	L-35	Snip-Its Kids' Haircuts	1,000
G-13	Verizon Wireless	1,700			