



FOR LEASE | West Dixie Highway at 170<sup>th</sup> - 171<sup>st</sup> Street

# FIVE PARK

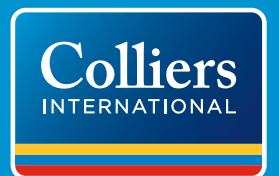
This existing four-building complex will undergo a comprehensive transformation into Aventura & North Miami Beach’s hottest new dining, showroom and fitness enclave. This destination will feature ±45,000 square feet of retail with creative tenant interiors that blend seamlessly with the outdoors, second floor terraces, pedestrian-friendly walkways, beautiful landscaping and engaging green spaces.

- Spaces from ±519 square feet
- Delivery slated for Q3 2020
- Restaurants welcome
- High income demographics
- Distinctive branded signage opportunity
- Instagram-worthy interactive areas & public art

[www.5ParkFL.com](http://www.5ParkFL.com)

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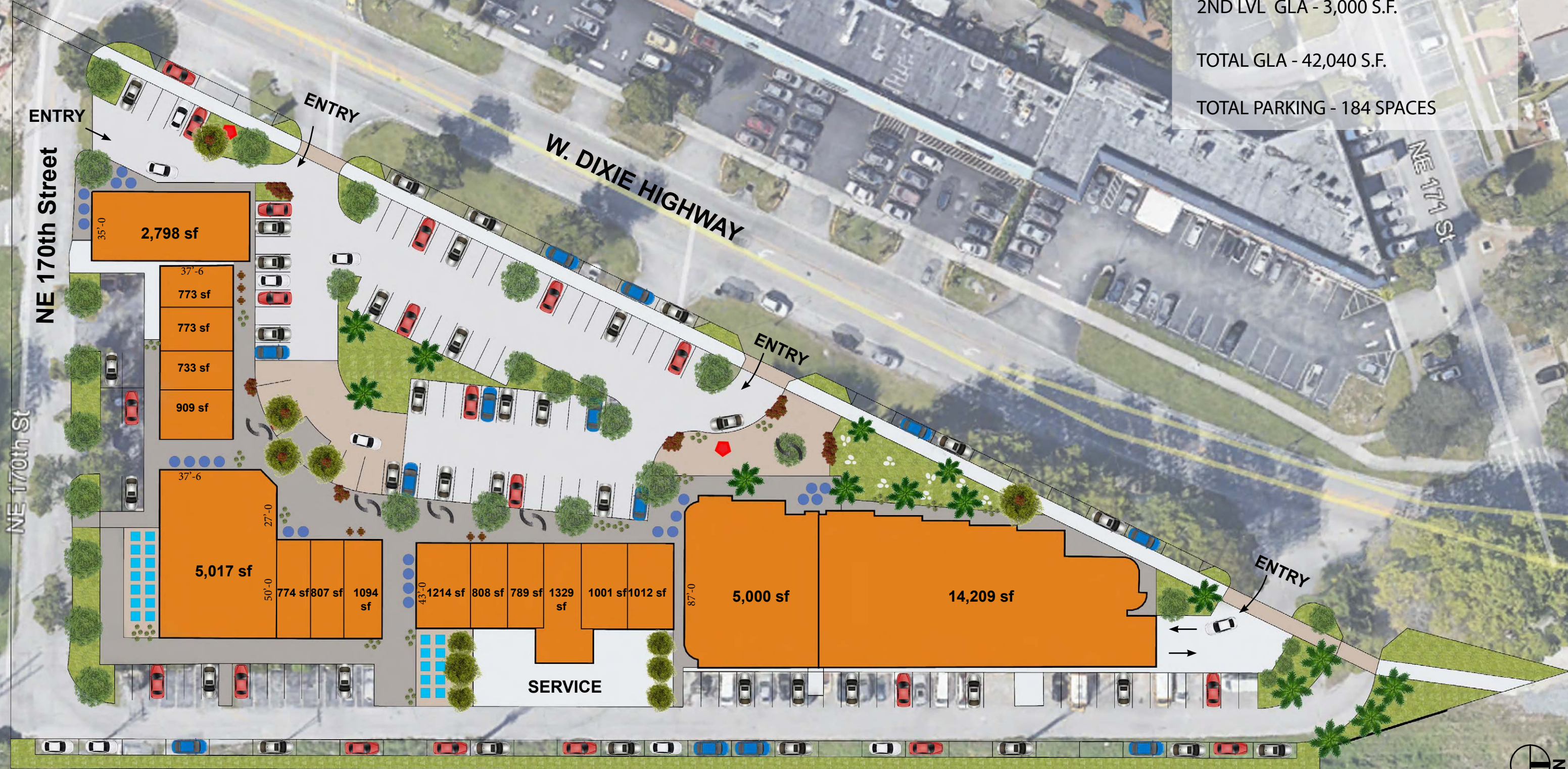
**\*TABULATION:**

GROUND LVL GLA - 39,040 S.F.

2ND LVL GLA - 3,000 S.F.

TOTAL GLA - 42,040 S.F.

TOTAL PARKING - 184 SPACES







NE 170th Street

NE 170th St

W. DIXIE HIGHWAY

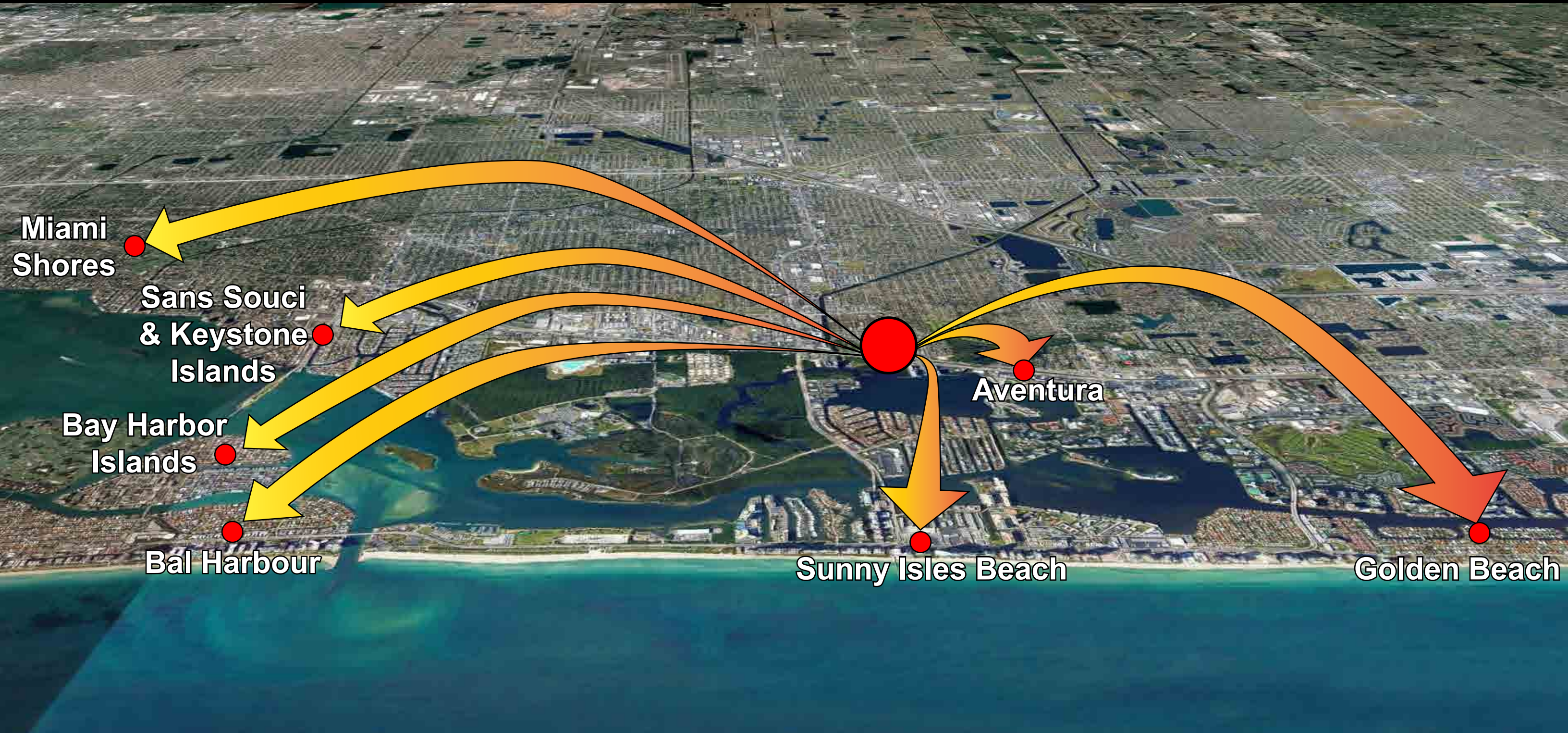
NE 171 St

EXISTING ELEVATOR

UPPER PARKING

UPPER LEVEL TERRACE





Miami Shores

Sans Souci & Keystone Islands

Bay Harbor Islands

Bal Harbour

Sunny Isles Beach

Aventura

Golden Beach





TURNBERRY ISLE  
RESORT & GOLF CLUB

AVENTURA  
ARTS &  
CULTURAL  
CENTER

HomeGoods  
OLD NAVY  
OUTLET  
T.J. MAXX

AVENTURA MALL  
bloomingdale's  
JCPenney  
macy's  
NORDSTROM  
The Cheesecake Factory  
SHAKE SHACK



5  
FIVE PARK

Walgreens  
CVS pharmacy  
Publix

Pier 1 imports  
Walgreens

MORTON'S  
THE STEAKHOUSE  
P.F. CHANG'S  
HOUSTON'S

BISCAYNE BLVD

W DIXIE HWY

BISCAYNE BLVD

The RESERVE  
AT MARINA PALMS

Total Wine  
& MORE  
Stein Mart  
's

OLD NAVY  
DSW  
STARBUCKS COFFEE  
BED BATH & BEYOND

Town Center  
Saba Saba Avenue  
OFF 5TH  
Party City  
Publix  
BONEFISH GRILL  
PEI WEI

ROSS  
DRESS FOR LESS  
DICK'S  
SPORTING GOODS

THE FRESH MARKET  
Panera  
STARBUCKS COFFEE

Olive Garden  
Office DEPOT  
ANTHONY'S  
PIZZA WOOD FIRE

LETTUCE & TOMATO  
MAZZA CUCINA  
KRUDO

AVENTURA

Greynolds  
Golf Course

The Ancient  
Spanish Monastery

NE 22ND AVE

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FIVE PARK

# AVENTURA/NMB MAIN RETAIL CORRIDOR

marken  
EST. 1988 | REALTY | CONSTRUCTION | DEVELOPMENT

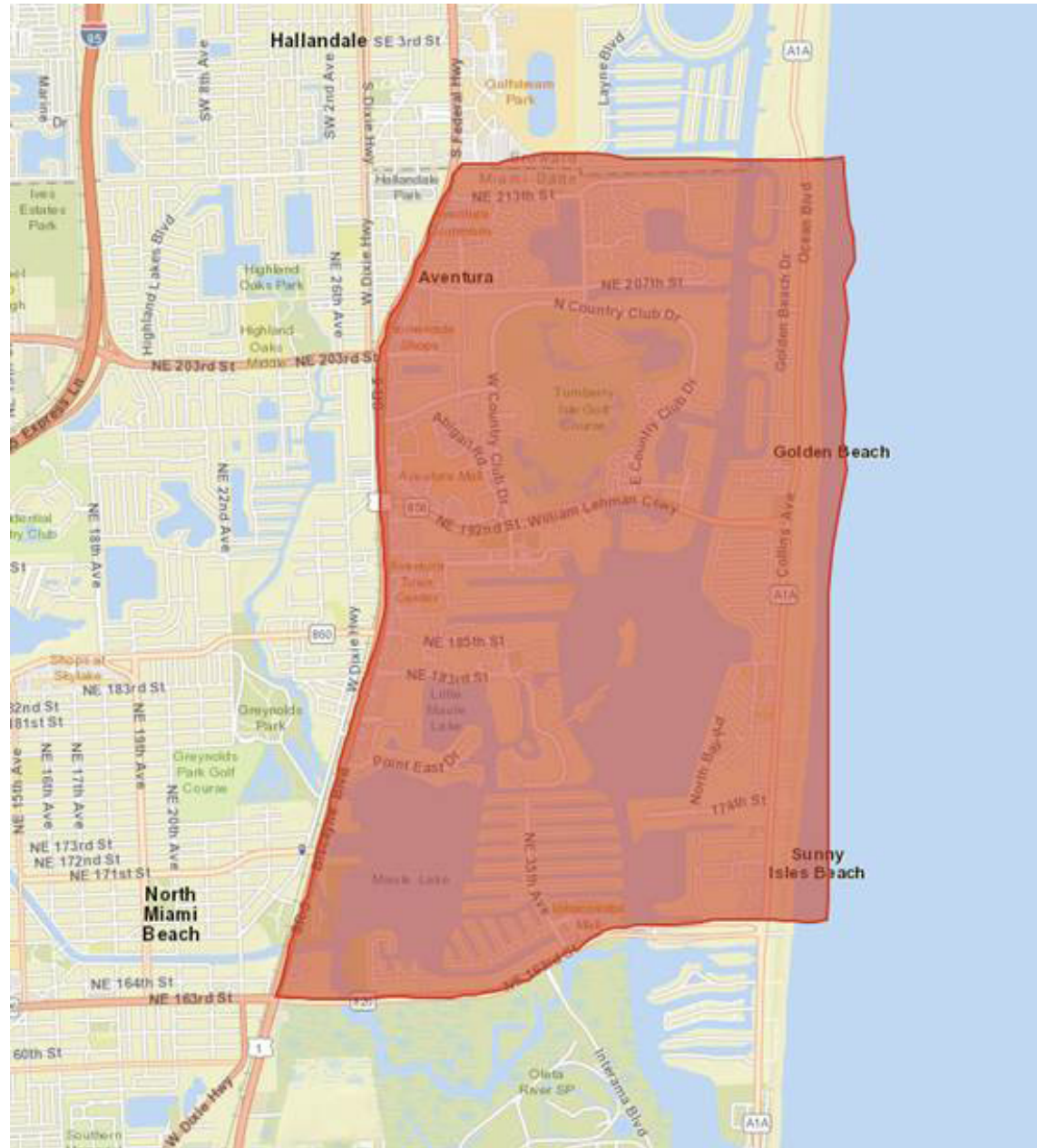




## Demographic and Income Comparison Profile

Polygon 2  
Area: 6.06 square miles

Prepared by Esri



### Census 2010 Summary

Population	56,427
Households	27,656
Families	15,092
Average Household Size	2.04
Owner Occupied Housing Units	16,904
Renter Occupied Housing Units	10,752
Median Age	44.7

### 2019 Summary

Population	64,784
Households	30,781
Families	16,812
Average Household Size	2.10
Owner Occupied Housing Units	17,491
Renter Occupied Housing Units	13,290
Median Age	47.7
Median Household Income	\$63,417
Average Household Income	\$98,768

### 2024 Summary

Population	69,399
Households	32,691
Families	17,895
Average Household Size	2.12
Owner Occupied Housing Units	18,647
Renter Occupied Housing Units	14,044
Median Age	48.8
Median Household Income	\$74,700
Average Household Income	\$112,510

### Trends: 2019-2024 Annual Rate

Population	1.39%
Households	1.21%
Families	1.26%
Owner Households	1.29%
Median Household Income	3.33%



FIVE PARK











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\*The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted, or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction.

