



RETAIL FOR LEASE

18681
Biscayne Blvd.

Aventura, FL 33180

**FREESTANDING BUILDING
ON FLAGSHIP CORNER IN
THE HEART OF AVENTURA**

9,990 SF/± 1 ACRE

Colliers
INTERNATIONAL

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AREA HIGHLIGHTS

3 MILE RADIUS



Businesses (2020)
13,998



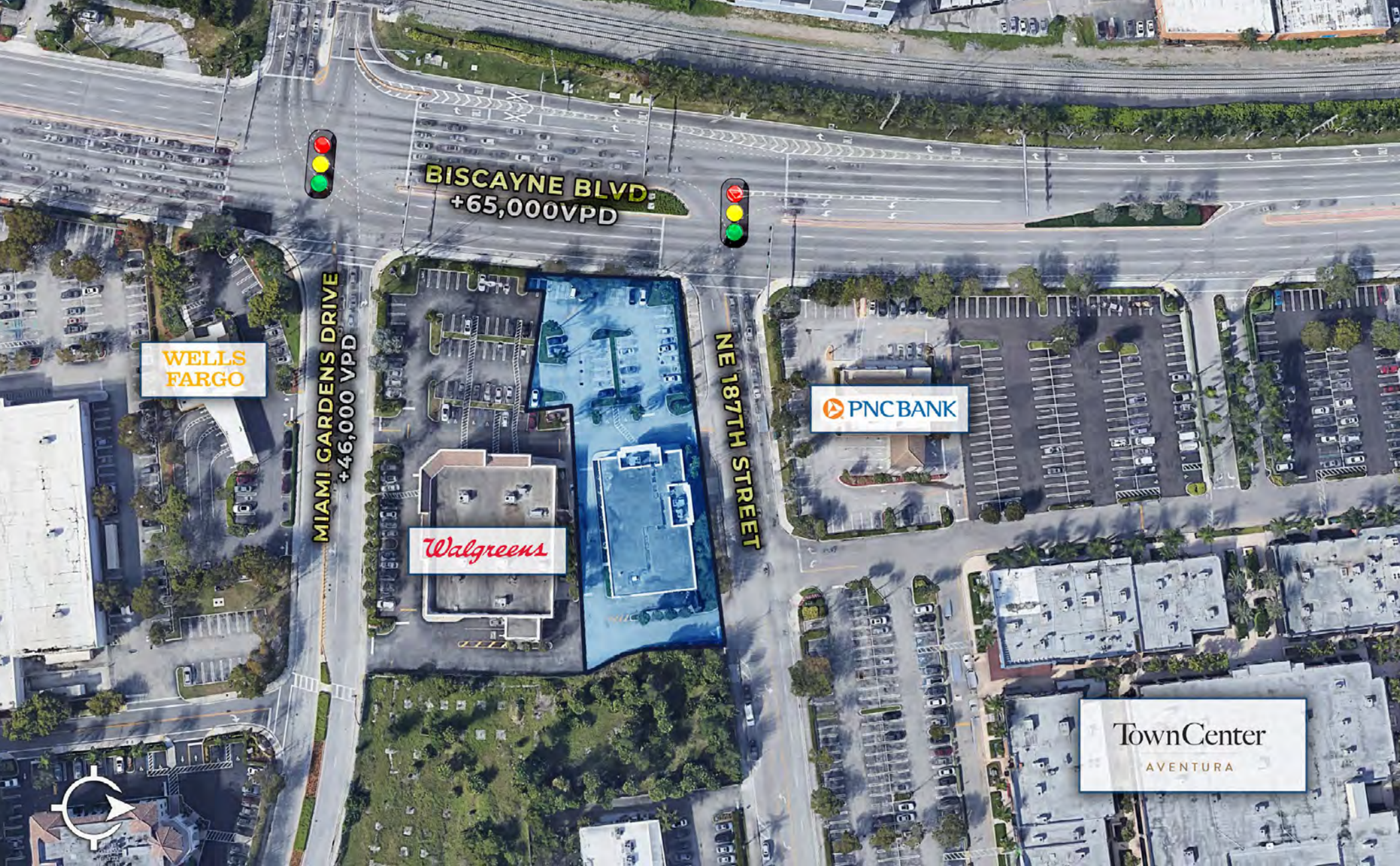
Average Household Income (2020)
\$83,740



Current Population (2020)
182,245



Employee Population (2020)
80,433



PROPERTY HIGHLIGHTS

- High visibility / major branding opportunity
- Extremely well positioned within the market
- 38 surface parking spaces

- Located between two fully signalized intersections.
- 100k+ VPD traffic count
- Cross easement access to the adjacent Walgreens



Building Size
9,990 SF



Lot Size
40,735 SF



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FOR LEASE | RETAIL

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