

THE SHOPPES AT HIDDEN LAKE

UNCOVER A NEW EXPERIENCE IN RETAIL & OFFICE



UNDER CONSTRUCTION

NEW RETAIL AND OFFICE DEVELOPMENT

- Two, 2-story retail buildings each consisting of 31,550 RSF.
- Second floor for office and retail use.
- NNN Rental rate: \$22.00 - \$24.00 per square foot plus operating expenses.
- Ample parking: 5.5 spaces per 1,000 SF leased (279 total parking spaces).
- Elegant and distinguishable design.

PRIME RETAIL LOCATION

- Corner parcel on SW 127th Avenue and SW 128th Street with maximum exposure to passing traffic.
- Proximity to residential neighborhoods including Country Walk, The Crossings, Deerwood and The Hammocks.
- Within 5 minutes from Miami Executive Airport.
- Increased accessibility and traffic count through future MDX SR-874 Ramp Connector. MDX Ramp Connector has an expected completion date of Q4 2018.

FOR LEASING INFORMATION PLEASE CONTACT:

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LICENSED REAL ESTATE BROKER

No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

THE SHOPPES AT HIDDEN LAKE



DEMOGRAPHICS

Population		1 Mile	3 Mile	4 Mile
	2016 Total Population	12,388	145,570	407,220
	2021 Population:	12,866	152,380	426,292
	Population Growth 2016-2021:	3.86%	4.67%	4.68%
	Average Age	36.50	39.40	39.20
Household				
	2016 Total Population	4,036	48,058	132,904
	HH Growth 2016-2021:	3.79%	4.62%	4.64%
	Median Household Income:	\$74,586	\$63,100	\$57,772
	Average Household Size:	3.10	3.00	3.10
	2016 Average HH Vehicles:	2.00	2.00	2.00
Housing				
	Median Home Value:	\$232,935	\$229,234	\$222,693
	Median Year Built:	2000	1985	1984

PRIME RETAIL LOCATION

- Corner parcel on SW 127th Avenue and SW 128th Street with maximum exposure to passing traffic
- Proximity to residential neighborhoods including Country Walk, The Crossings, Deerwood and The Hammocks
- Within 5 minutes from Miami Executive Airport
- Accessibility to major transportation systems through future MDX SR 874 Ramp Connector



MDX SR-874 RAMP CONNECTION TO SW 128 STREET

The Shoppes at Hidden Lake will connect to SR-874/Don Shula Expressway via a new access ramp connection that will widen SW 128th Street between SW 122nd Avenue and SW 137th Avenue from 2 to 4 lanes. The SR-874/Don Shula Ramp Expressway Ramp Connector will provide increased traffic flow and exposure to The Shoppes at Hidden Lake. Completion is expected by Winter of 2018.

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