# BOYKIN CENTER

NW 36th Street & NW 79th Avenue, Doral, FL

# FOR LEASE




IMA

**Alex Espinola | 786-580-4490 | aespinola@ima-re.com**

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
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RETAIL BROKERS NETWORK

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## Property Features:

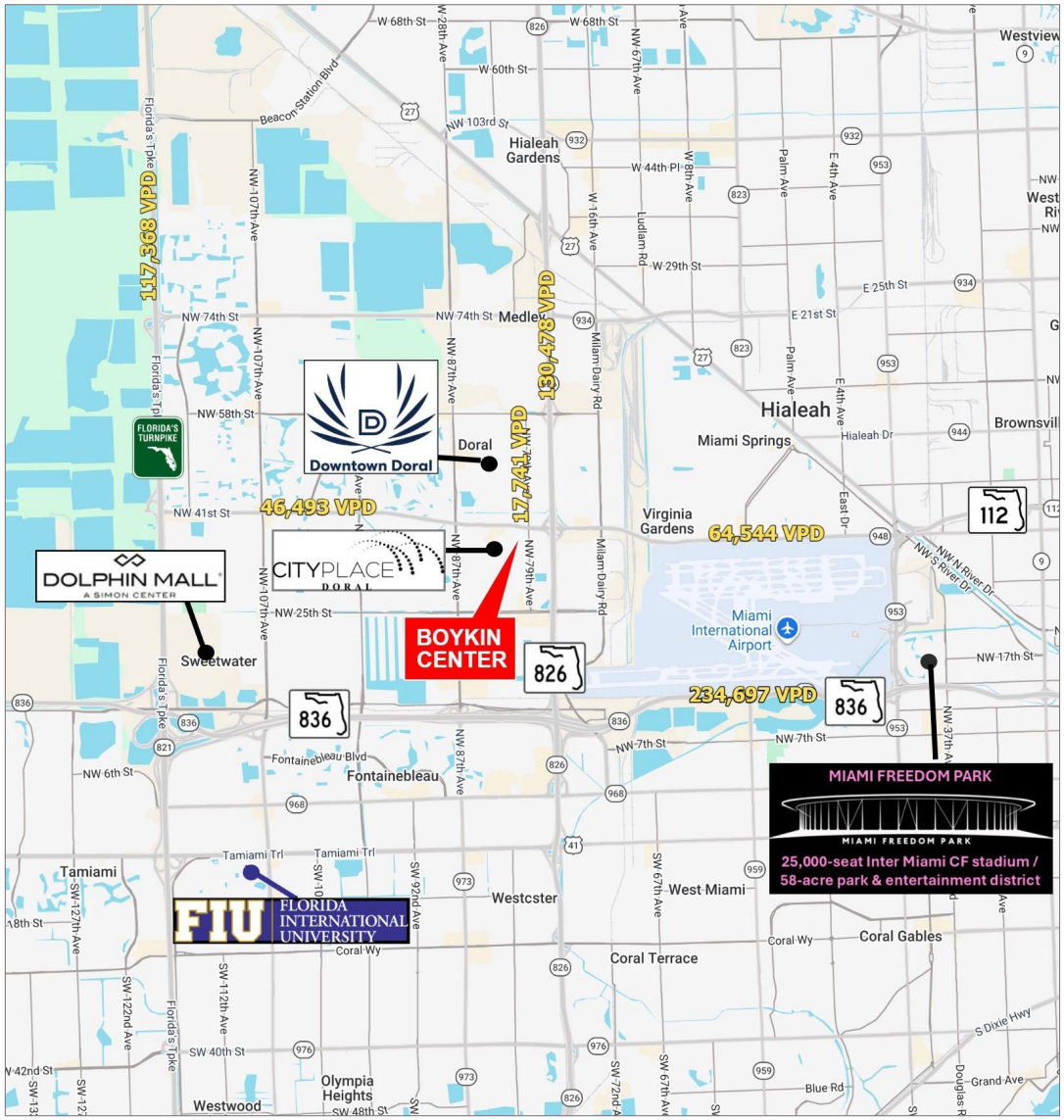
- 70,000 SF ± Shopping center
- 26% of Miami-Dade County office market within 2 miles
- Amazing accessibility from multiple north/south and east/west highways
- Minutes from Miami International Airport
- Over 2,000 hotel rooms within a 1-mile radius
- Major headquarters surrounding the center include Carnival Cruise Lines, Miami Herald, Univision, Leon Medical Centers, Federal Reserve Bank, Miami-Dade Sheriff's Office
- Join:

Pollo Campero · Hampton by Hilton · Taco Bell · Hertz · La Croquantine de matthieu Bakery . Bistro

| Population | Avg. HH Income | Total Employees |
|---|---|---|
| 1 Mile: 19,453 | 1 Mile: $125,574 | 1 Mile: 44,008 |
| 3 Miles: 114,635 | 3 Miles: $104,211 | 3 Miles: 197,565 |
| 5 Miles: 475,198 | 5 Miles: $98,030 | 5 Miles: 382,043 |

## Traffic Counts

| | |
|---|---|
| NW 36th Street | 46,500 VPD ± |
| NW 79th Avenue | 17,750 VPD ± |
| Palmetto Expwy. (826) | 130,500 VPD ± |





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| UNIT # | TENANT | SF |
|---|---|---|
| 1-5 | El Tropico Restaurant Cafeteria | 6,200 |
| 6 | Elite Barbershop | 1,314 |
| 7-8 | Catrina de Mis Amores | 2,250 |
| 9 | Puppies by Z | 1,125 |
| 10 | Patacon Pisao | 1,500 |
| 11-12 | Miyako Restaurant | 2,625 |
| 13-16 | Adventure Tires | 5,250 |
| 17 | Zen Spa | 1,875 |
| 18 | (former Edible Arrangements) | 1,500 |
| 19 | Chic Hair | 1,500 |
| 20 | Bike shop | 1,600 |
| 21A | Hertz Local Edition | 1,400 |
| 21B | Tips and Dips Nail Salon | 1,200 |
| 22 | Golden Trust Insurance | 825 |
| 23-24 | Rillon Gracie Jiu-Jitsu Academy | 2,175 |
| 25 | Animal Healthcare Clinic at Doral | 1,500 |
| 26 | Mad About Soccer | 1,500 |
| 27 | Value Care | 2,033 |
| 30 | La Croquantine Bakery & Bistro | 2,467 |
| 31 | (Former Lovely Roses) | 3,082 |
| 201-202 | Daso Plastic Surgery | 2,475 |
| 203 | Emovis US | 3,500 |
| 206 | The Leon Law Firm | 1,050 |
| 207 | Hands On Therapy Services | 1,050 |
| 208 | Royalty Medical Group | 1,050 |
| 209 | Pilates Studio Yam | 1,050 |
| 210 | Allstate Insurance | 1,450 |
| 211-212 | CMF Dental PA | 2,475 |
| 213 | Martial arts studio | 1,530 |
| 214-215 | Celen Medical Group | 3,600 |
| 216 | Employer Solutions Services | 1,800 |
| Outparcel | Pollo Campero | 3,000 |
| | | |
| | | |


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