

The Shops at Midtown

3401 N Miami Avenue, Miami, FL 33127 | Miami-Dade County

For Leasing info:

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Unique Attributes

- Located in the heart of Midtown at N Miami Ave & NW 36th St., close proximity to I-95 and I-195.
- Regional center anchored by Target, Nordstrom Rack, West Elm, Marshalls, HomeGoods and many more national retailers.
- Dense population with 233,259 residents within 3 miles and strong 7% annual growth.
- Over 2,500 residential units are under construction and an additional 2,800 units proposed for the Midtown, Wynwood and Edgewater areas.

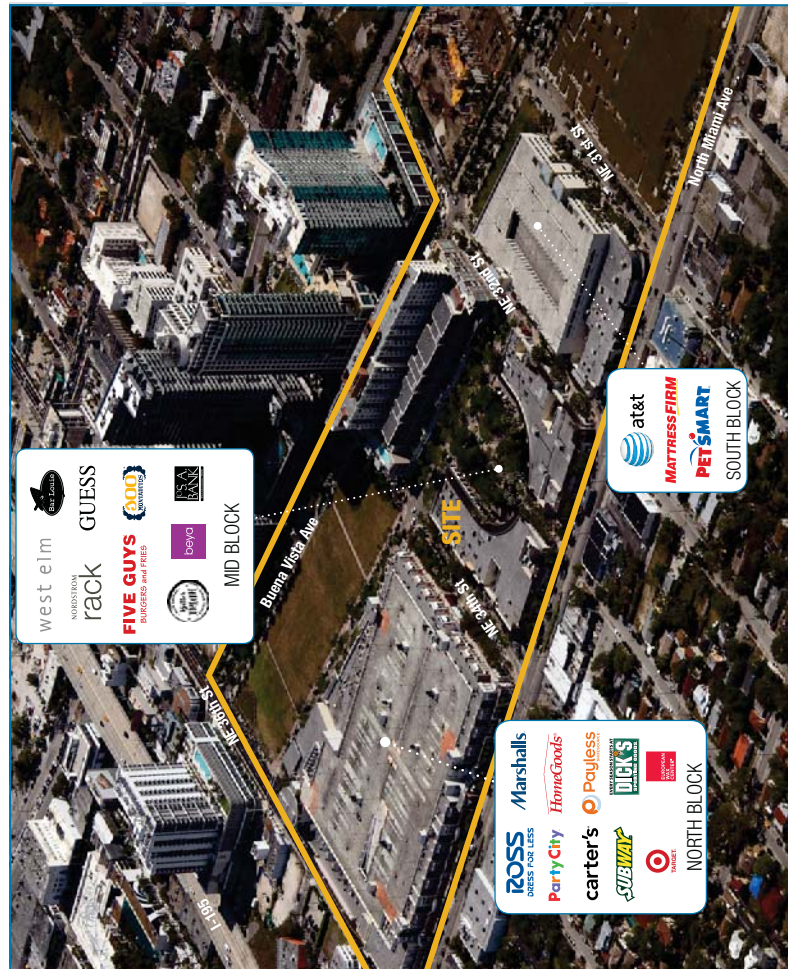
Size of Center **645,000 SF**
 Daily Traffic **42,200+ Cars**
 CDD* Parking South Garage - 1063 spaces
 North Garage - 1764 spaces
 Street Parking - 340 spaces

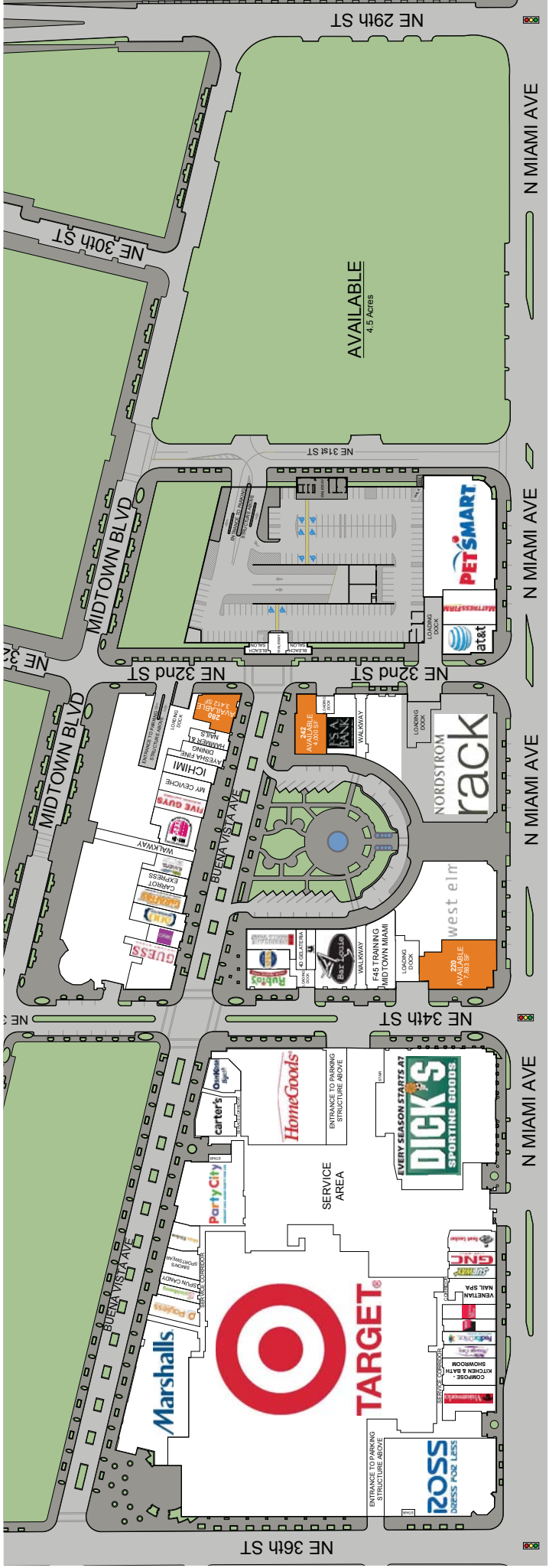
*CDD - Midtown Miami Community Development District: <http://midtownmiamicdd.net>

2017 Demographics

	1 MILE	2 MILES	3 MILES
2017 Est. Total Population	29,698	100,089	240,164
Est. Pop. Growth 2017-22	1.4%	1.5%	1.4%
Average Household Income	\$66,343	\$59,188	\$57,387
Daytime Population	15,930	52,770	101,868
Average Age	35.1	36.3	36.7

Area Map





TENANT INDEX

100	TARGET	141,114	168	SAKAYA KITCHEN	1,786	252	BEYA	1,494
105	ROSS DRESS FOR LESS	35,400	170	PARTY CITY	10,830	254	100 MONTADITOS	2,384
110	VISIONWORKS	3,737	174	CARTER'S	4,357	256	GIRAFFAS	2,384
112	COMPOSE - KITCHEN & BATH	3,532	176	OSHKOSH B'GOSH	2,499	258	LATTE NEWS AND ESPRESSO	2,040
114	SHOWROOM	1,725	180	HOMEGOODS	25,351	260	RIVERIA FOCACCERIA ITALIANO	1,767
116	FEDEX OFFICE	1,725	200	RUBIO'S COASTAL GRILL	2,355	262	IDEAL IMAGE	3,500
118	SALLY BEAUTY SUPPLY	1,564	202	SPRIS	2,017	266	FIVE GUYS BURGERS AND FRIES	2,372
120	EUROPEAN WAX CENTER	1,895	204	HURRICANE GRILL & WINGS	2,590	268	MY CEVICHE	2,189
122	VENETIAN NAIL SPA	2,730	206	4D GELATERIA	954	270	ICHIMI	2,462
124	SUBWAY	1,547	208	WINE VAULT	948	274	AYESHA FINE DINING	2,134
126	GNC	1,547	210	BAR LOUIE	6,014	278	HAMMER & NAILS	1,503
128	FOOT LOCKER	2,520	214	F45 TRAINING MIDTOWN MIAMI	5,285	280	AVAILABLE	3,412
130	DICK'S SPORTING GOODS	35,580	220	AVAILABLE	7,883	300	AT&T	3,552
150	MARSHALLS	32,062	225	WEST ELM	17,881	305	MATTRESS FIRM	4,447
160	PAYLESS SHOESOURCE	2,715	230	NORDSTROM RACK	30,918	310	PETSMART	19,607
162	PINKBERRY	1,244	240	JOS A BANK CLOTHIERS	4,517	320	BLEACH SALON	1,260
164	SPUN CANDY	1,076	242	AVAILABLE	4,000			
166	SIMON'S SPORTSWEAR	2,338	250	GUESS FACTORY STORE	6,000			

