

# 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 attracts over 3.2M visitors a year. Anchored by Target, Nordstrom Rack, West Elm, Marshalls, Homegoods, Ross, Dick's, and Party City.
- Dense population with 261,886 residents within 3 miles and strong 2.1% annual growth.
- Over 2,500 residential units are under construction and an additional 2,800 units proposed for the Midtown, Wynwood

Size of Center    **645,000 SF**  
 Daily Traffic    **42,200+ Cars**

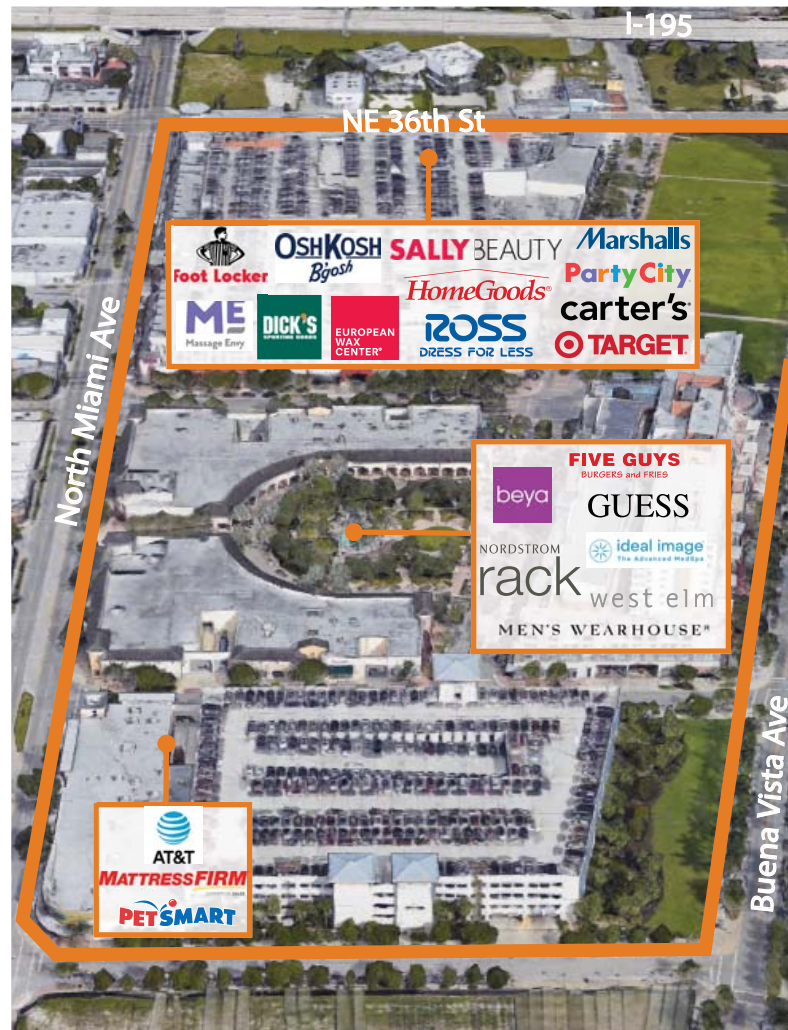
CDD\* Parking    South Garage - 1063 spaces  
                          North Garage - 1764 spaces  
                          Street Parking - 340 spaces

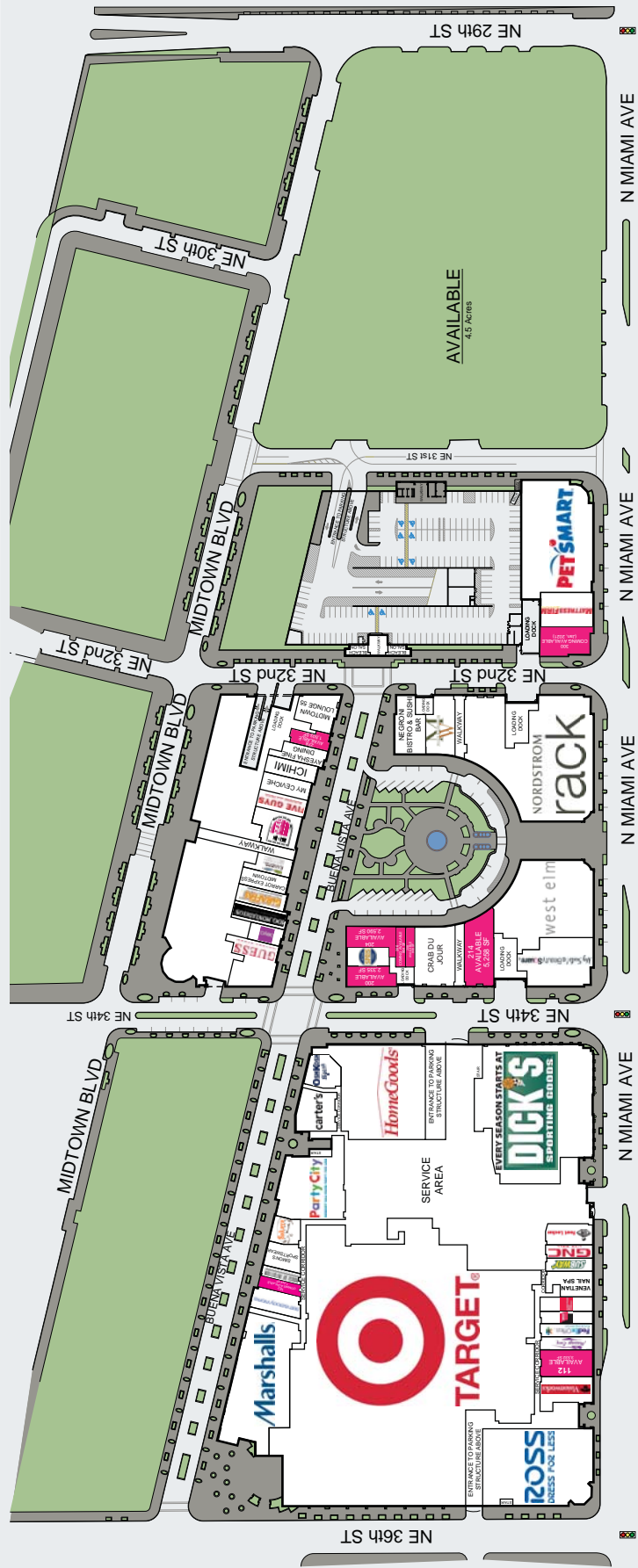
\*CDD - Midtown Miami Community Development District: <http://midtownmiamicdd.net>

## 2019 Demographics

	1 MILE	2 MILES	3 MILES
2019 Est. Total Population	33,085	106,996	261,886
Est. Pop. Growth 2019-24	0.9%	0.9%	0.9%
Average Household Income	\$65,358	\$56,422	\$56,072
Daytime Population	21,445	81,428	176,704
Average Age	34.4	35.8	36.7

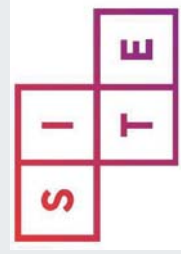
## Area Map





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	AVAILABLE	3,532	176	OSHKOSH B'GOSH	2,499	258	LATTE NEWS AND ESPRESSO	2,040
114	MASSAGE ENVY	1,725	180	HOMEGOODS	25,351	260	RIVERIA FOCACCERIA ITALIANO	1,767
116	FEDEX OFFICE	1,725	200	AVAILABLE	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	AVAILABLE WITH NOTICE	2,590	268	MY CEVICHE	2,189
122	EUROPEAN WAX CENTER	1,895	206	COMING AVAILABLE	954	270	ICHIMI	2,462
124	VENETIAN NAIL SPA	2,730	208	AVAILABLE	948	274	AYESHA FINE DINING	2,134
126	SUBWAY	1,547	210	CRAB DU JOUR	6,014	278	AVAILABLE	1,503
128	FOOT LOCKER	1,547	214	AVAILABLE	5,285	280	MIDTOWN LOUNGE 55	3,412
130	DICK'S SPORTING GOODS	2,520	220	MY SUITE ! @ BEAUTY SQUARE	7,883	300	COMING AVAILABLE JAN 2021	3,552
150	MARSHALLS	35,580	225	WEST ELM	17,881	305	MATTRESS FIRM	4,447
160	BATH & BODY WORKS	2,715	230	NORDSTROM RACK	30,918	310	PETSMART	19,607
162	COMING AVAILABLE	1,244	240	Men's Warehouse	4,517	320	BLEACH SALON	1,260
164	HOUSE OF INTUITION	1,076	242	NEGRONI BISTRO & SUSHI BAR	4,000			
166	SIMON'S SPORTSWEAR	2,338	250	GUESS FACTORY STORE	6,000			



Property owned by: