CENTURY TOWN CENTER

8175 NW 107 AVE | Doral, FL

FOR LEASE



1,154 - 18,790 SF OF RETAIL SPACE AVAILABLE

ONE | Sotheby's INTERNATIONAL REALTY

HIGHLIGHTS

- Mix of versatile retail and restaurant spaces ranging from 1,154 - 18,790 SF
- Building is currently 90% occupied
- 326 luxury rental units — built-in captive customer base
- Approximately 1,000 parking spaces for commercial and residential tenants
- 27,500 vehicles per day on NW 107th Avenue
- Phase II coming 2026 — 400+ additional luxury units and 20,000 SF of retail
- Co-tenants include Jetset Pilates, Tropical Smoothie Cafe, Rumble Boxing, My Salon Suite, and KidStrong
- Located in the heart of Doral — South Florida's fastest-growing submarket



Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
101	Available	1	2,932 SF (±2,932 SF)	Upon Request	NNN	Shell Space | Negotiable Term | Lifestyle & Neighborhood Center
102	Available	1	3,034 SF (±3,034 SF)	Upon Request	NNN	Shell Space | 10 Yr Term | Grease Trap & Gas Line in Place | Restaurant Ready
104	Available	1	2,750 SF	Upon Request	NNN	Shell Space | Negotiable Term | Grease Trap & Gas Line in Place | Patio Available
107	Available	1	1,716 SF	Upon Request	NNN	Shell Space | 10 Yr Term
109	Available	1	1,154 SF	Upon Request	NNN	Shell Space | 10 Yr Term
6-01	Available	1	3,191 SF	Upon Request	NNN	Shell Space | 10 Yr Term
6-04	Available	1	2,752 SF	Upon Request	NNN	Shell Space | Negotiable Term
6-05	Available	1	1,261 SF	Upon Request	NNN	Shell Space | 10 Yr Term

PROPERTY FEATURES

CURRENT OCCUPANCY	90.00%
TOTAL TENANTS	5
BUILDING SF	448,000
YEAR BUILT	2024
ZONING TYPE	Mixed-Use Retail
BUILDING CLASS	A
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	1000
CORNER LOCATION	Yes

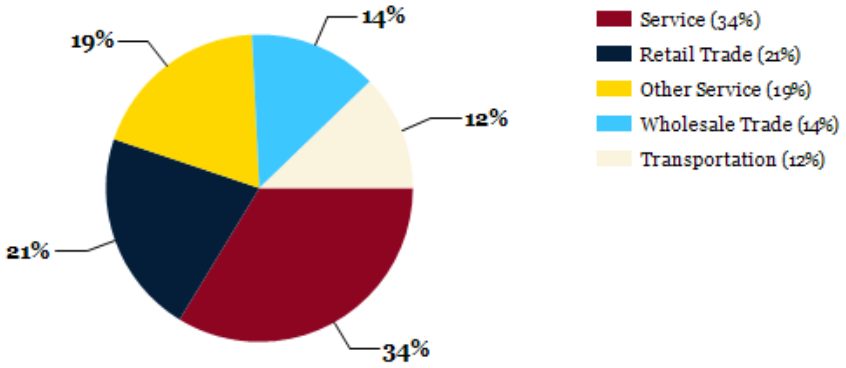
NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	NW 107th Avenue
EAST	Parking Garage
WEST	NW 82nd Street

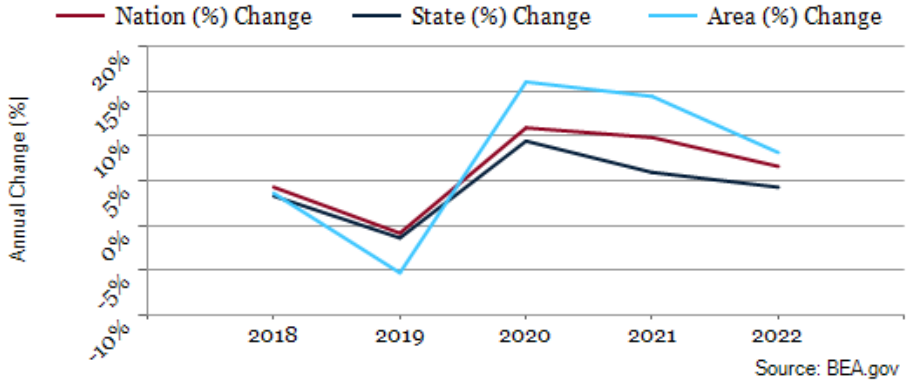
TENANT INFORMATION

MAJOR TENANT/S	Jetset Pilates, Tropical Smoothie Cafe, Rumble Boxing, My Salon Suite, KidStrong
LEASE TYPE	NNN

Major Industries by Employee Count

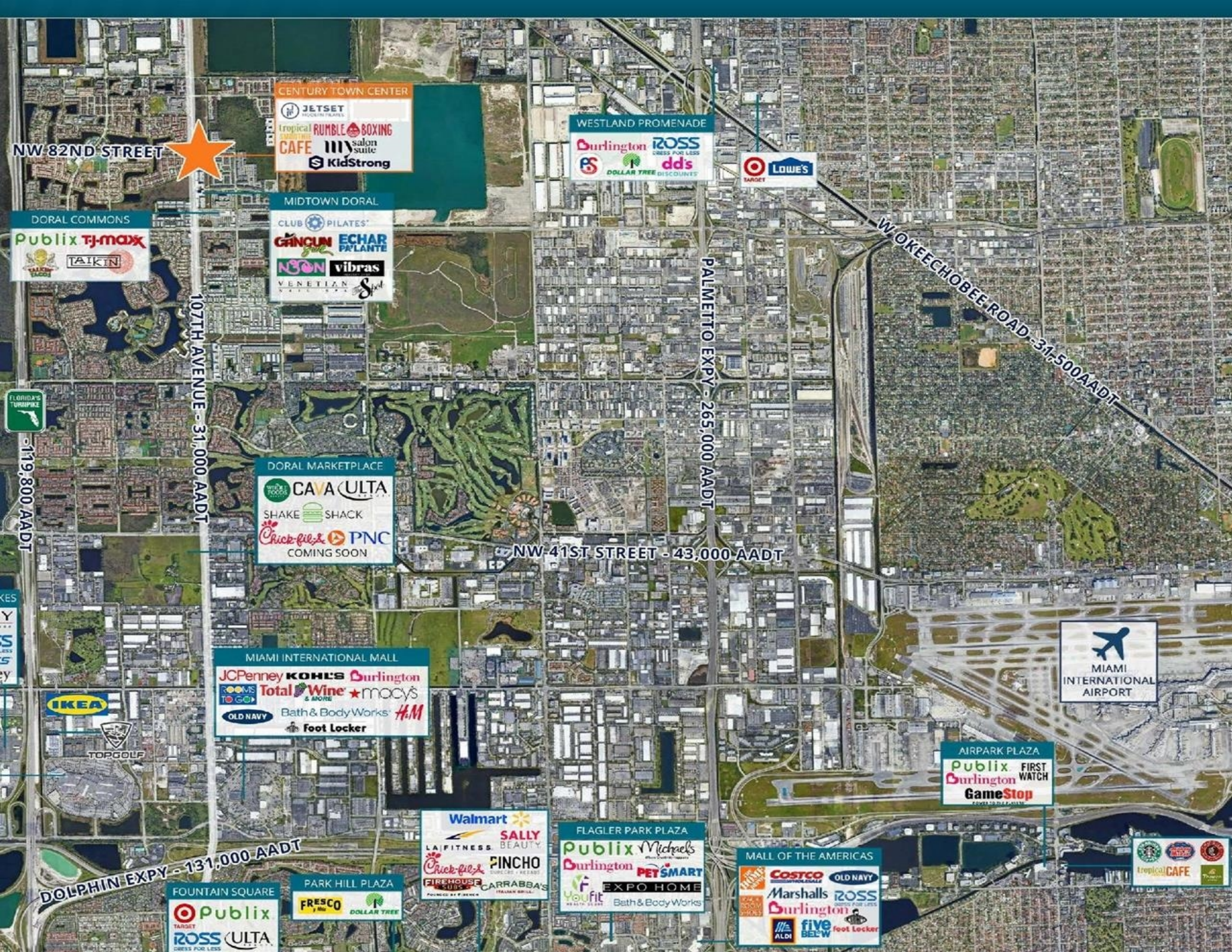


Miami-Dade County GDP Trend



Largest Employers

Miami-Dade County Police Department	Approximate number of employees: 3,000+
Miami-Dade County Fire-Rescue Department	Approximate number of employees: 2,500+
Univision Communications	Approximate number of employees: 1,500+
Blue Cross Blue Shield of Florida	Approximate number of employees: 1,200+
United States Southern Command (SOUTHCOM)	Approximate number of employees: 1,000+
Windstar Cruises	Approximate number of employees: 1,000+
Brinks Inc.	Approximate number of employees: 800+
Walmart	Approximate number of employees: 700+


CENTURY TOWN CENTER
JETSET
Tropical CAFE
RUMBLE BOXING
my salon suite
KidStrong
NW 82ND STREET
WESTLAND PROMENADE
Burlington
ROSS
dd's DISCOUNTS
TARGET
LOWE'S
MIDTOWN DORAL
CLUB PILATES
GANCUN
ECHAR PALANTE
NOON
vibras
VENETIAN
DORAL COMMONS
Publix
TJ.maxx
TAIKIN
W OKEECHOBEE ROAD - 31,500 AADT
PALMETTO EXPY - 265,000 AADT
107TH AVENUE - 31,000 AADT
FLORIDA'S TURNPIKE
119,800 AADT
DORAL MARKETPLACE
CAVA
ULTA
SHAKE SHACK
Chick-fil-A
PNC
COMING SOON
NW 41ST STREET - 43,000 AADT
MIAMI INTERNATIONAL MALL
JCPenney
KOHL'S
Burlington
Total Wine & More
macy's
OLD NAVY
Bath & Body Works
H&M
Foot Locker
IKEA
TOPGOLF
MIAMI INTERNATIONAL AIRPORT
AIRPARK PLAZA
Publix
FIRST WATCH
Burlington
GameStop
Walmart
SALLY BEAUTY
LA FITNESS
Chick-fil-A
PINCHO
FIREHOUSE SUBS
CARRABBA'S
FLAGLER PARK PLAZA
Publix
Michaels
Burlington
PETSMART
EXPO HOME
Youfit
Bath & Body Works
MALL OF THE AMERICAS
COSTCO
OLD NAVY
Marshalls
ROSS
Burlington
five BELOW
Foot Locker
ALDI
DOLPHIN EXPY - 131,000 AADT
PARK HILL PLAZA
FRESCO
DOLLAR TREE
FOUNTAIN SQUARE
Publix
TARGET
ROSS
ULTA
tropical CAFE

CENTURY town Center



1 **SUITE 101A**
±2,932 SF

2 **SUITE 102**
±3,034 SF

3 **SUITE 101**
±3,191 SF

4 **SUITE 105**
±1,261 SF

5 **SUITE 104**
±2,752 SF

6 **SUITE 107**
±1,716 SF

7 **SUITE 109**
±1,154 SF

CLICK ON SITE PLAN FOR MORE DETAILS



Suite 101 — ±3,191 SF | Courtyard Frontage



Suite 101 — Ground Floor Retail | Shell Space



Suite 101 — Exterior Approach



Suite 101 — Glass Storefront | Available Now



Suite 102 — ±3,034 SF | Courtyard Entrance



Suite 102 — Glass Storefront | Shell Space



Suite 102 — Ground Floor Retail | Restaurant Ready



Suite 102 — Exterior View | Available Now



Suite 107 — ±1,716 SF | Street Frontage



Suite 107 — Exterior Entry | Shell Space



Suite 107 — Glass Storefront | Available Now



Suite 107 — Open Grounds | Mixed-Use Community



Suite 109 — ±1,154 SF | Courtyard Entry



Suite 109 — Covered Walkway | Shell Space



Suite 109 — Glass Storefront | Available Now



Suite 109 — Exterior Corridor | Mixed-Use Community



Suite 6-01 — ±3,191 SF | Glass Storefront | Shell Space



Suite 6-01 — Street Frontage | NW 107th Avenue



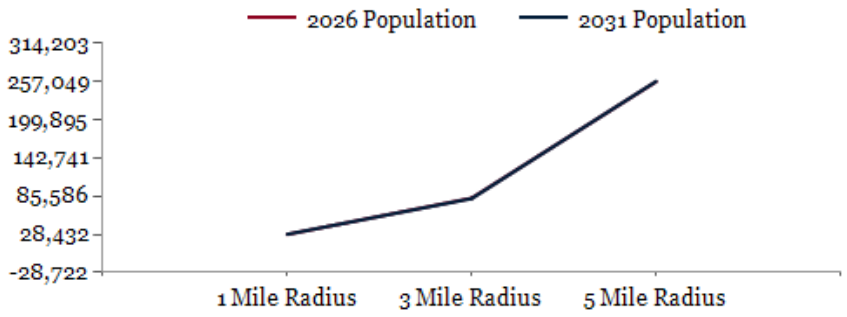
Suite 6-01 — Main Entrance | Ground Floor Retail



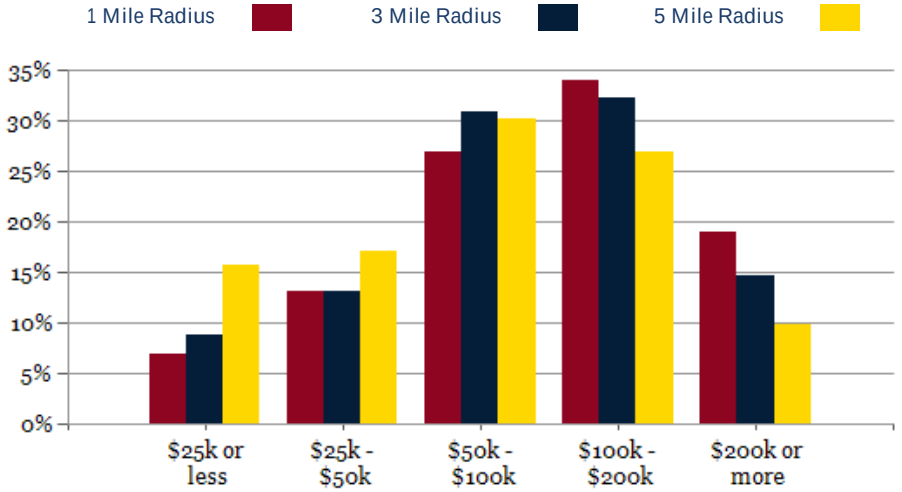
Suite 6-01 — Exterior View | Available Now

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,269	30,984	189,163
2010 Population	11,829	56,746	216,907
2026 Population	28,432	82,609	256,755
2031 Population	28,538	82,065	257,049
2026 African American	241	802	3,990
2026 American Indian	56	199	547
2026 Asian	747	2,041	4,143
2026 Hispanic	24,243	70,971	228,885
2026 Other Race	4,224	11,999	35,426
2026 White	7,426	20,729	66,076
2026 Multiracial	15,732	46,826	146,537
2026-2031: Population: Growth Rate	0.35%	-0.65%	0.10%

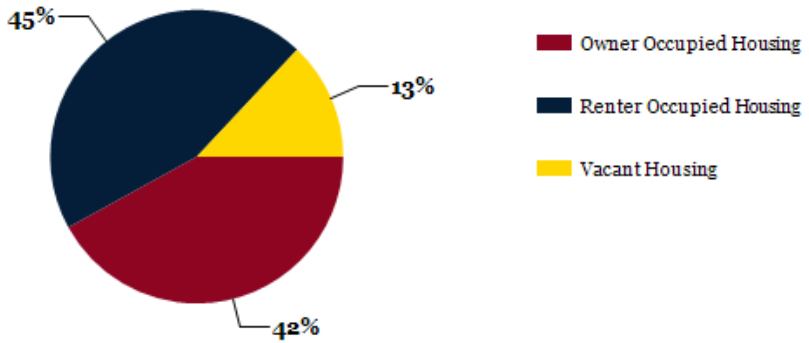
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	464	1,580	8,242
$15,000-$24,999	135	781	5,750
$25,000-$34,999	552	1,372	6,405
$35,000-$49,999	579	2,168	8,670
$50,000-$74,999	1,295	4,800	15,778
$75,000-$99,999	1,016	3,456	10,991
$100,000-$149,999	1,925	5,603	15,933
$150,000-$199,999	998	3,054	7,834
$200,000 or greater	1,629	3,948	8,745
Median HH Income	$105,254	$93,157	$73,642
Average HH Income	$139,904	$124,124	$100,170



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

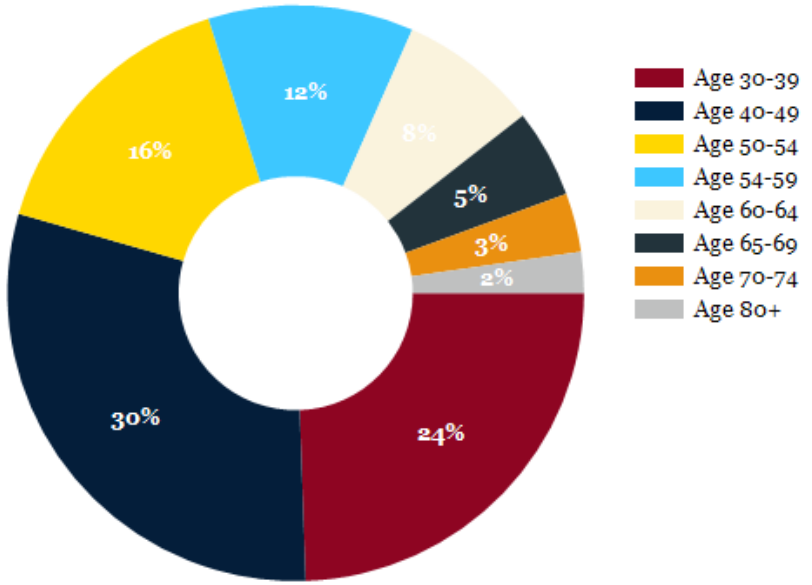


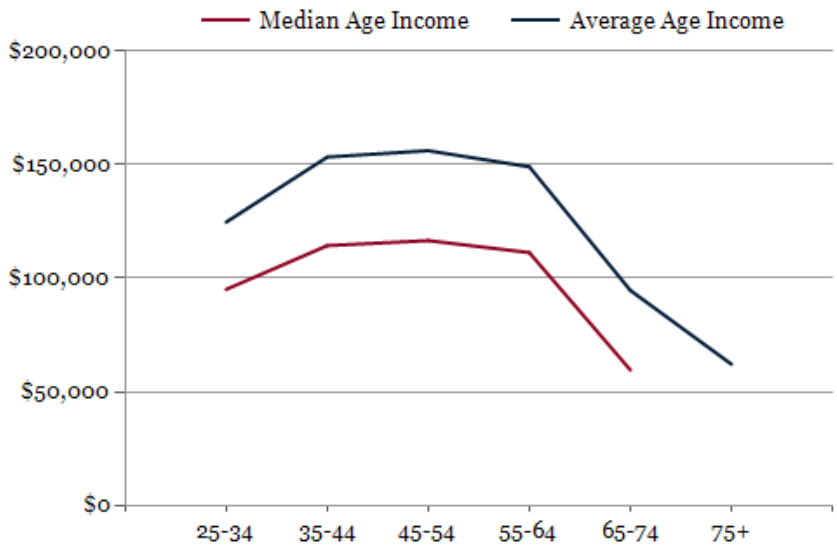
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,943	5,366	17,321
2026 Population Age 35-39	1,944	5,322	17,440
2026 Population Age 40-44	2,259	6,136	17,408
2026 Population Age 45-49	2,507	6,666	17,598
2026 Population Age 50-54	2,488	7,067	20,245
2026 Population Age 55-59	1,830	5,996	18,821
2026 Population Age 60-64	1,241	4,666	17,605
2026 Population Age 65-69	789	3,146	12,312
2026 Population Age 70-74	525	2,471	10,432
2026 Population Age 75-79	366	1,853	8,333
2026 Population Age 80-84	268	1,271	5,987
2026 Population Age 85+	183	1,035	5,634
2026 Population Age 18+	21,714	65,582	210,205
2026 Median Age	36	39	42
2031 Median Age	36	40	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$95,054	$89,200	$80,766
Average Household Income 25-34	$124,690	$115,900	$102,928
Median Household Income 35-44	$114,341	$106,542	$93,599
Average Household Income 35-44	$153,353	$139,246	$119,830
Median Household Income 45-54	$116,525	$109,899	$93,290
Average Household Income 45-54	$156,146	$143,268	$120,568
Median Household Income 55-64	$111,250	$100,756	$77,985
Average Household Income 55-64	$149,041	$131,316	$106,352
Median Household Income 65-74	$59,523	$61,894	$51,668
Average Household Income 65-74	$94,591	$89,919	$75,998
Average Household Income 75+	$62,092	$60,192	$51,030

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	68	66
Diversity Index (current year)	70	69	67
Diversity Index (2020)	71	70	67
Diversity Index (2010)	42	41	34

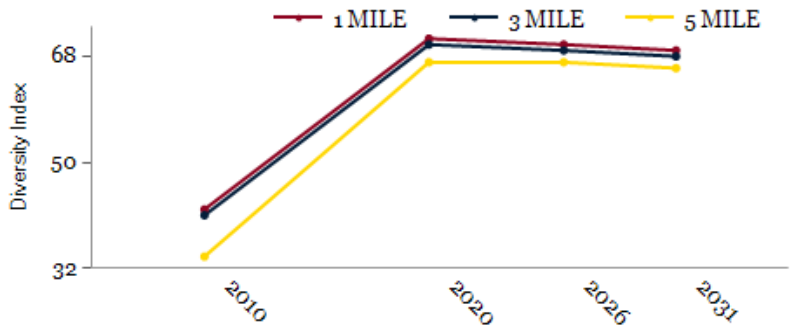
POPULATION BY RACE



1 MILE | 3 MILE | 5 MILE

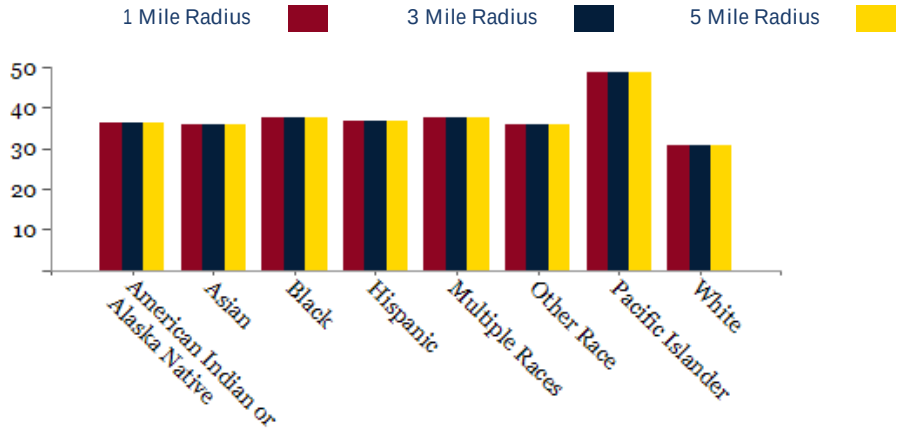
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	46%	46%	47%
Multiracial	30%	30%	30%
Other Race	8%	8%	7%
White	14%	13%	14%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	39	40
Median Asian Age	36	37	36
Median Black Age	37	40	38
Median Hispanic Age	37	40	43
Median Multiple Races Age	38	42	45
Median Other Race Age	36	38	40
Median Pacific Islander Age	49	45	40
Median White Age	31	33	36

2026 MEDIAN AGE BY RACE





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Century Town Center

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