CENTURY town Center

OFFERING MEMORANDUM · FOR LEASE

Prime Doral Mixed-Use Retail Leasing Opportunity

8175 NW 107 Ave | Doral, Florida

ONE | Sotheby's INTERNATIONAL REALTY



BUILDING SUMMARY

Highlights · Prime Doral mixed-use location

7,432 SF
TOTAL SPACE AVAILABLE

$49.80 + $14 NNN
RENTAL RATE

90%
BUILDING IS CURRENTLY OCCUPIED

326
LUXURY RENTAL UNITS

±1,000
PARKING SPACES

27,500
VPD ON NW 107TH AVE

SUITE	SPACE	FLOOR	SIZE	LEASE RATE	LEASE TYPE	NOTES
101	AVAILABLE	1	2,932 SF	$49.80+$14	NNN	Shell space within a Class A mixed-use retail environment. Flexible layout suited for boutique retail, service, wellness, fitness, or neighborhood-focused users seeking visibility within an active Doral property.
107	AVAILABLE	1	1,716 SF	$49.80+$14	NNN	Ground-floor shell space with strong retail visibility and flexible layout potential. Ideal for service, wellness, boutique retail, medical, fitness, or neighborhood convenience users within a high-traffic Doral corridor.
109	AVAILABLE	1	1,154 SF	$49.80+$14	NNN	Efficient ground-floor shell space suited for smaller retail, service, wellness, beauty, medical, or boutique users. Offers a flexible footprint within a mixed-use property supported by residential and commercial demand.
6–05	AVAILABLE	1	1,630 SF	$49.80+$14	NNN	Compact ground-floor shell space ideal for boutique retail, beauty, service, wellness, medical, or neighborhood convenience users. Efficient size provides flexibility for tenants seeking a smaller Doral footprint.

PROPERTY FEATURES

Property features

CURRENT OCCUPANCY	90.00%	BUILDING CLASS	A
TOTAL TENANTS	5	NUMBER OF STORIES	8
BUILDING SF	448,000	NUMBER OF BUILDINGS	2
YEAR BUILT	2024	NUMBER OF PARKING SPACES	1,000
ZONING TYPE	Mixed-Use Retail	CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

NORTH
Midtown Doral Residential Community

SOUTH
NW 107th Avenue Retail Corridor

EAST
Westland Promenade / Palmetto Expressway Access

WEST
Doral Commons Retail Center

TENANT INFORMATION

MAJOR TENANT/S

Jetset Pilates | Tropical Smoothie Cafe | Rumble Boxing | My Salon Suite | KidStrong | Miam Cafe | Hanna and Tiger Asian Mart | Shanghai Delight Restaurant

LEASE TYPE NNN





Property summary

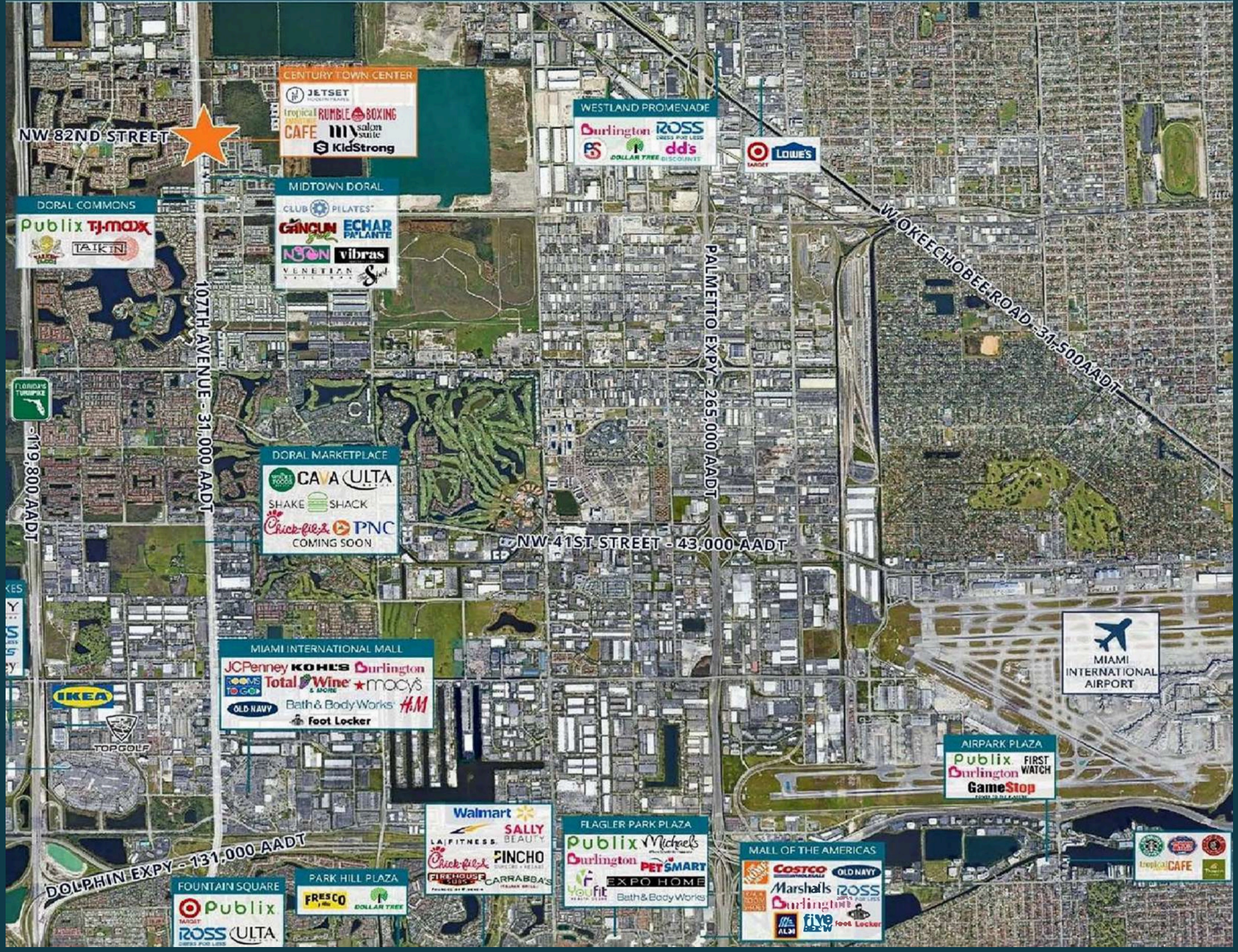
Century Town Center is a Class A mixed-use retail leasing opportunity located at 8175 NW 107th Avenue in Doral. The property offers flexible ground-floor retail spaces ranging from 1,154 to 2,932 SF, supported by 326 luxury rental units, approximately 1,000 parking spaces, and a 90% occupied tenant mix. Existing co-tenants include Jetset Pilates, Tropical Smoothie Cafe, Rumble Boxing, My Salon Suite, and KidStrong, Shanghai Delight, and Hanna & Tiger Asian Mart, creating a strong fitness, wellness, café, and service-oriented environment.

Located in the heart of Doral, Century Town Center benefits from strong visibility along NW 107th Avenue, with approximately 27,500 vehicles per day. The property is situated directly across from Islands of Doral, a large master-planned residential community comprising 664 total residential units and 5,000 residents, providing a substantial built-in customer base. Doral is a major Miami-Dade business hub, with more than 150,000 employees commuting into the city daily and a strong base of Fortune 500 companies, government agencies, and global enterprises. The property is also well positioned near Miami International Airport and major regional corridors, making it ideal for retailers seeking exposure, access, and a growing customer base.

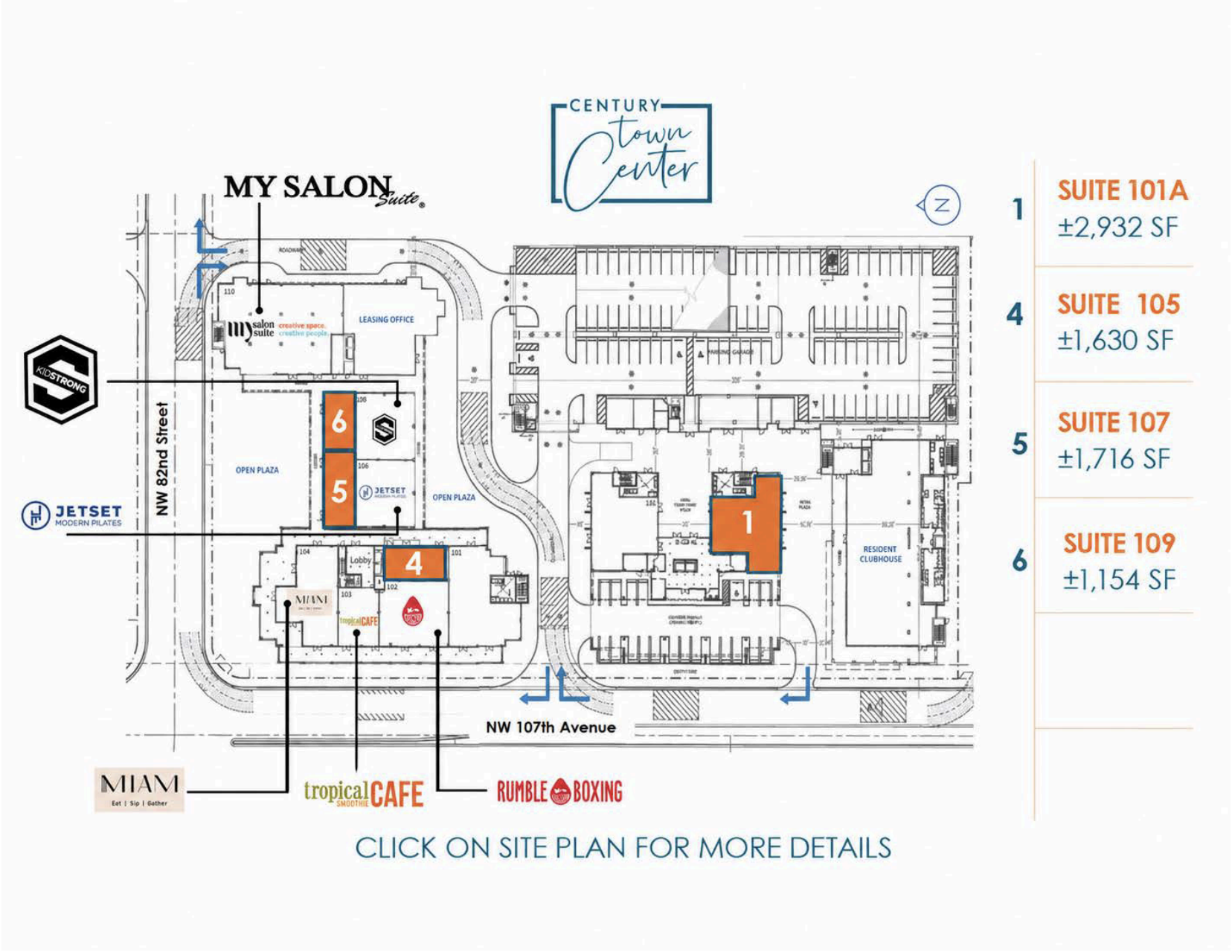




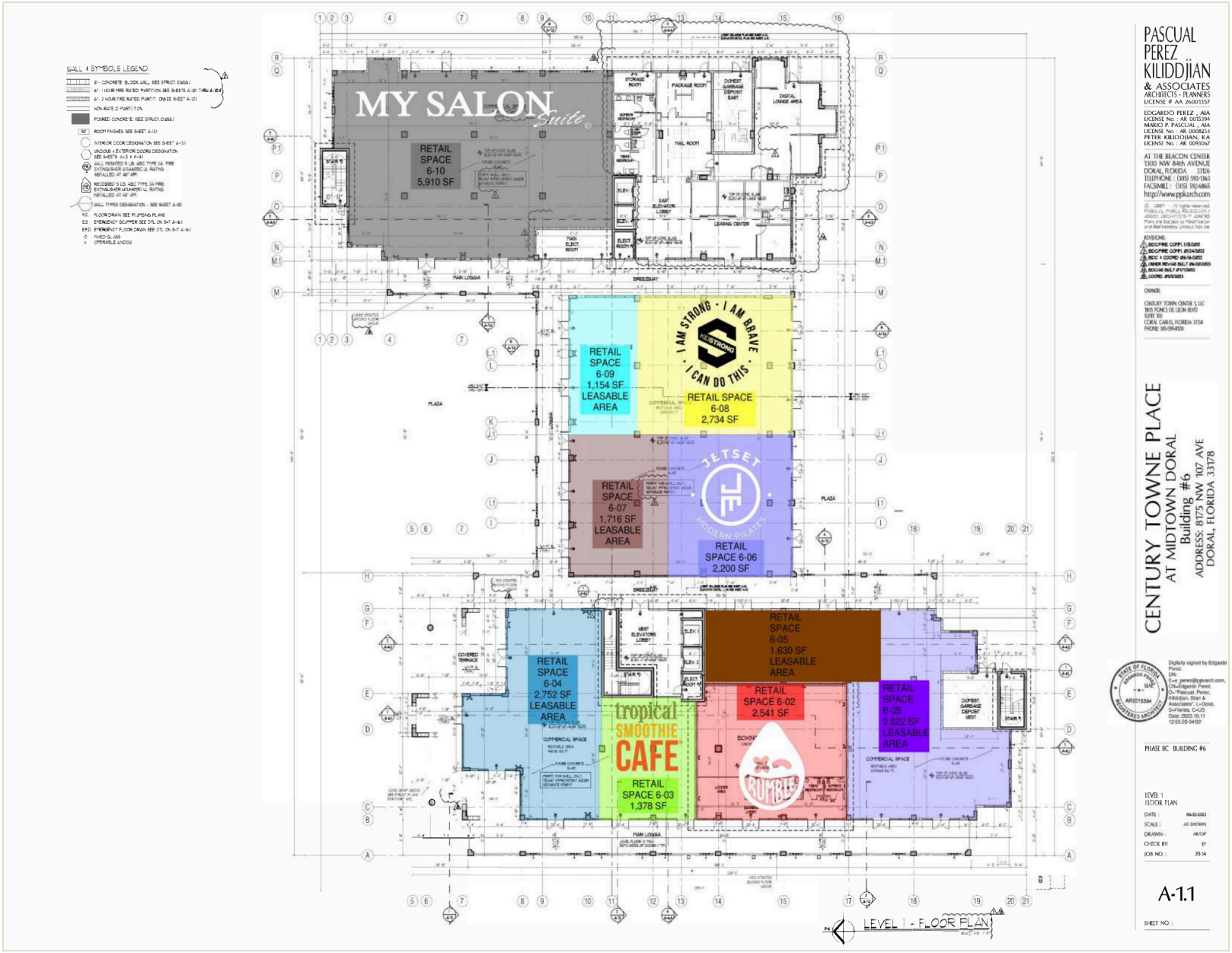



CENTURY TOWN CENTER
JETSET
tropical SUPERFOODS
RUMBLE BOXING
CAFE
my salon suite
KidStrong
NW 82ND STREET
WESTLAND PROMENADE
Burlington
ROSS
dd's
DOLLAR TREE
TARGET
LOWE'S
MIDTOWN DORAL
CLUB PILATES
GUACUN
ECHAR PA'LANTE
NOON
vibras
VENETIAN
DORAL COMMONS
Publix
T.J.maxx
TAKIN
W OKEECHOBEE ROAD - 31,500 AADT
PALMETTO EXPY - 265,000 AADT
107TH AVENUE - 31,000 AADT
FLORIDA'S TURNPIKE
119,800 AADT
DORAL MARKETPLACE
WHOLE FOODS
CAVA
ULTA
SHAKE SHACK
Chick-fil-A
PNC
COMING SOON
NW 41ST STREET - 43,000 AADT
MIAMI INTERNATIONAL AIRPORT
MIAMI INTERNATIONAL MALL
JCPenney
KOHL'S
Burlington
ROOMS TO GO
Total Wine & More
macy's
OLD NAVY
Bath & Body Works
H&M
Foot Locker
IKEA
TOPGOLF
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
PET SMART
YouFit
EXPO HOME
Bath & Body Works
MALL OF THE AMERICAS
Costco
OLD NAVY
Marshalls
ROSS
Burlington
ALDI
five below
Foot Locker
tropical CAFE
DOLPHIN EXPY - 131,000 AADT
FOUNTAIN SQUARE
Publix
TARGET
ROSS
ULTA
PARK HILL PLAZA
FRESCO
DOLLAR TREE

Site plan


CENTURY town Center
MY SALON Suite
NW 82nd Street
NW 107th Avenue
LEASING OFFICE
OPEN PLAZA
OPEN PLAZA
Lobby
RESIDENT CLUBHOUSE
JETSET MODERN PILATES
MIAM Eat | Sip | Gather
tropical SMOOTHIE CAFE
RUMBLE BOXING
1 SUITE 101A ±2,932 SF
4 SUITE 105 ±1,630 SF
5 SUITE 107 ±1,716 SF
6 SUITE 109 ±1,154 SF
CLICK ON SITE PLAN FOR MORE DETAILS

Floor plan


MY SALON Suite
RETAIL SPACE 6-10 5,910 SF
RETAIL SPACE 6-09 1,154 SF LEASABLE AREA
I AM STRONG · I AM BRAVE · I CAN DO THIS
RETAIL SPACE 6-08 2,734 SF
RETAIL SPACE 6-07 1,716 SF LEASABLE AREA
JETSET MODERN PILATES
RETAIL SPACE 6-06 2,200 SF
RETAIL SPACE 6-04 2,752 SF LEASABLE AREA
tropical SMOOTHIE CAFE
RETAIL SPACE 6-03 1,378 SF
RETAIL SPACE 6-05 1,630 SF LEASABLE AREA
RETAIL SPACE 6-02 2,541 SF
RETAIL SPACE 6-05 2,822 SF LEASABLE AREA
RUMBLE
LEVEL 1 - FLOOR PLAN
PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
CENTURY TOWNE PLACE
AT MIDTOWN DORAL
Building #6
ADDRESS: 8175 NW 107 AVE
DORAL, FLORIDA 33178
A-1.1

Mixed-Use Retail Opportunities



Suite 101 A



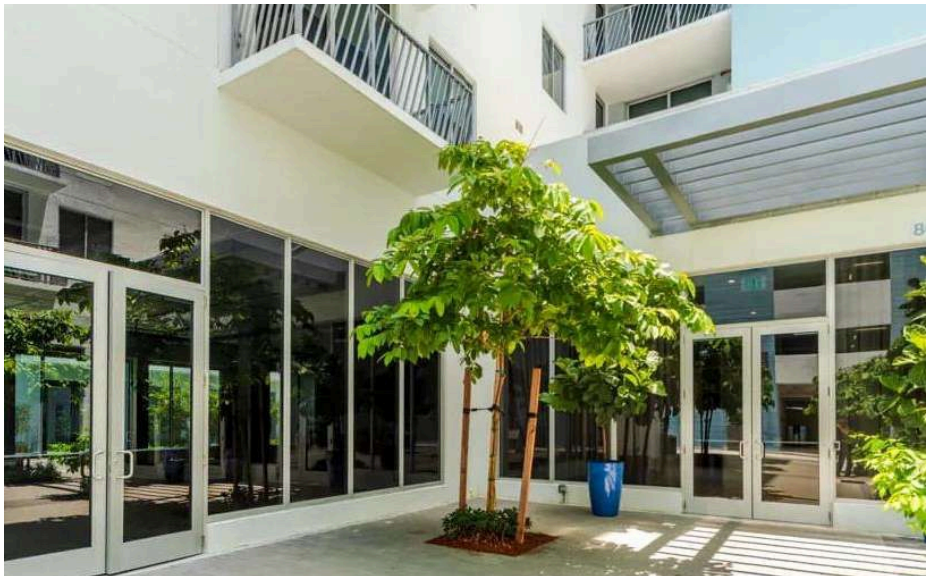
COURTYARD FRONTAGE



COURTYARD FRONTAGE



EXTERIOR APPROACH



GLASS STOREFRONT

Suite 102



COURTYARD ENTRANCE



GLASS STOREFRONT



GROUND FLOOR RETAIL | GREASE TRAP EQUIPPED



EXTERIOR VIEW

Suite 107



STREET FRONTAGE



EXTERIOR ENTRY



GLASS STOREFRONT | GREASE TRAP EQUIPPED



OPEN GROUNDS

Suite 109



COURTYARD ENTRY



COVERED WALKWAY



GLASS STOREFRONT | GREASE TRAP EQUIPPED



EXTERIOR CORRIDOR

Suite 101



GLASS STOREFRONT



STREET FRONTAGE



GROUND FLOOR RETAIL | GREASE TRAP EQUIPPED

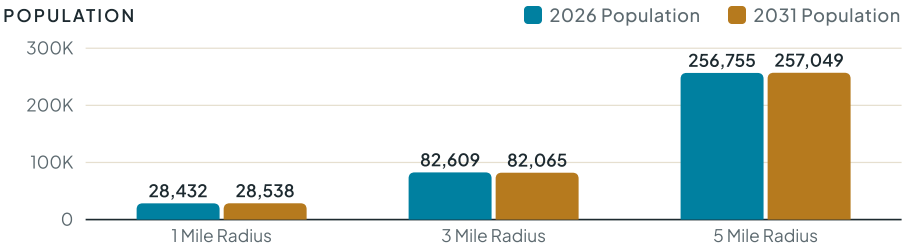


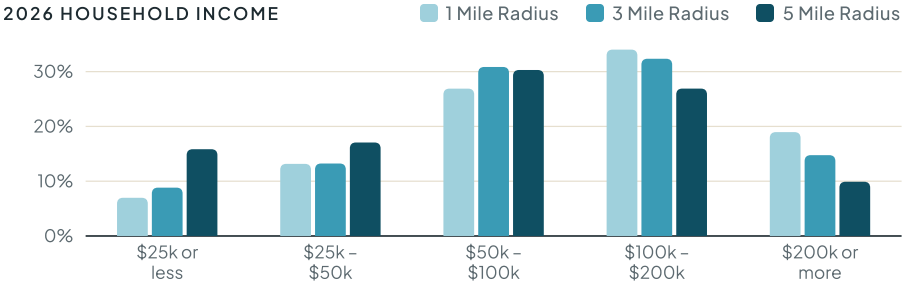
EXTERIOR VIEW

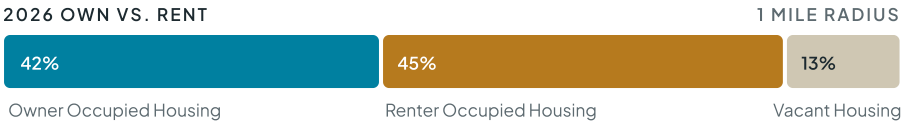
Population and household income

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**







Source: esri

Population and income by age

36
2026 MEDIAN AGE
1 MILE

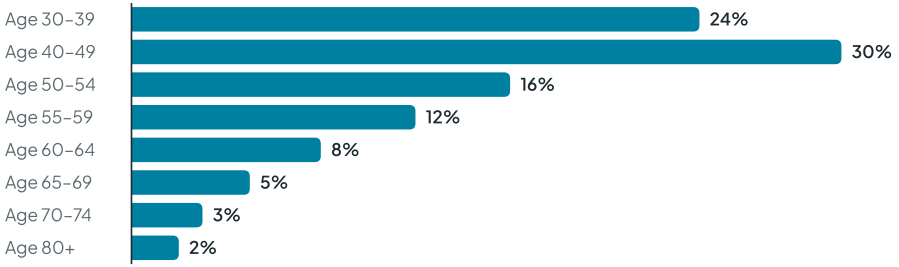
39
2026 MEDIAN AGE
3 MILE

42
2026 MEDIAN AGE
5 MILE

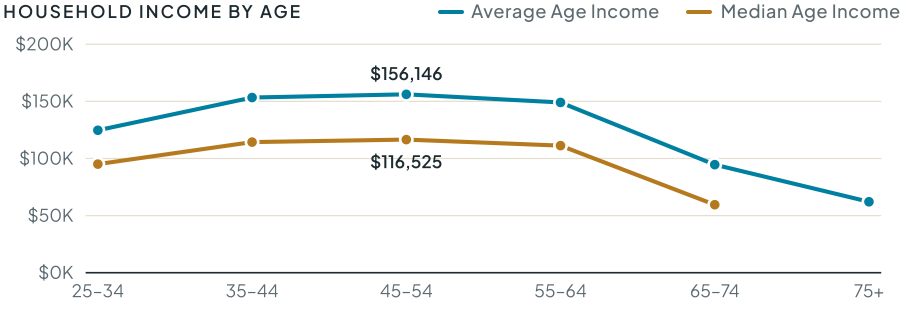
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,943	5,366	17,321
2026 Population Age 35-39	1,944	5,322	17,440
2026 Population Age 40-44	2,259	6,136	17,408
2026 Population Age 45-49	2,507	6,666	17,598
2026 Population Age 50-54	2,488	7,067	20,245
2026 Population Age 55-59	1,830	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



HOUSEHOLD INCOME BY AGE

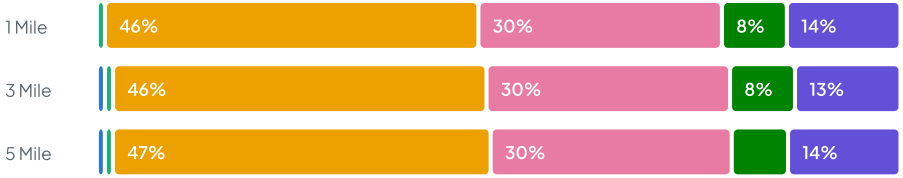


Source: esri

Diversity and population by race

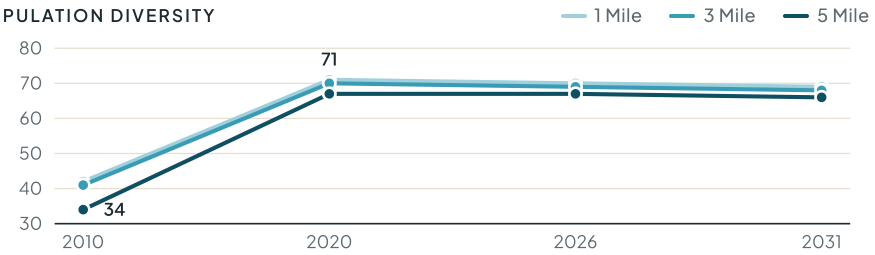
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	68	66
Diversity Index (current year)	70	69	67
Diversity Index (2020)	71	70	67
Diversity Index (2010)	42	41	34

POPULATION BY RACE



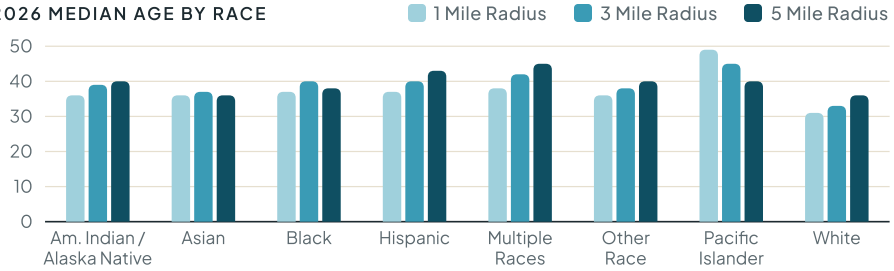
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	46%	46%	47%
Multiracial	30%	30%	30%
Other Race	8%	8%	7%
White	14%	13%	14%

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

Manny Chamizo III

"Connect With the Well Connected"

Manuel Chamizo III is a seasoned professional with over 41 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.

Prime Doral Mixed-Use Retail Leasing Opportunity

MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

ONE | Sotheby's INTERNATIONAL REALTY

"Connect with the well connected."

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

EXCLUSIVELY MARKETED BY



MANUEL CHAMIZO III
Global Commercial Director
786.453.3171
flacommercial@gmail.com



SEBASTIAN CHAMIZO
Associate
305.303.0794
SChamizo@onesothebysrealty.com



BRANDON ABATE
Associate
786.239.8747
flaleasingguy@gmail.com

ONE | Sotheby's INTERNATIONAL REALTY