



# Miami Lakes Commons

6625 Miami Lakes Dr | Miami Lakes, FL

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## PROPERTY HIGHLIGHTS

- Space: 8,600 Sq. Ft. (Potential Expansion Option) Street Level Location For Lease Ideal for Medical, Specialized Fitness, Retail Services or Corporate HQ. Unique Leasing Opportunity within the Highly Desirable Miami Lakes Market with Many Barriers to Entry.
- Pre-leasing 5,000 SF second generation bank space with a drive thru coming available 2026.
- Existing Gym Space, Prominent Store Front & Sign Band.
- 50,192 Sq. Ft. Mixed Use Building, 3.49 Acres, Out Parcel Building to Free Standing Publix Supermarket at the Intersection of Miami Lakes Dr. (NW 154th St) & NW 67th Ave. (Ludlam Rd.) Signalized Intersection & Direct Entrance to Property, Anchored by Bank of America & Craxent Business Centers.
- Ample Parking - 189 Spaces (5.29 Per 1,000 Rentable Sq. Ft.).
- Located in the Affluent, Master-Planned Community of Miami Lakes at the Epicenter of the Miami Lakes Town Center District. Expansion Plans will add 397 Residential Units and additional Main Street Retail and Office Space.
- Lennar Contracting 400+ New Homes in Miami Lakes.
- Easily Accessible from Three Major thoroughfares: Interstate 75, Florida's Turnpike and the Palmetto Expressway.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population:	13,837	210,383	451,872
Households:	5,441	66,775	139,451
Average HH Income:	\$71,265	\$58,411	\$54,828
Daytime Population:	15,976	82,260	179,141



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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