

SHOPPES OF PARADISE LAKES

MIAMI, FL



SIZE

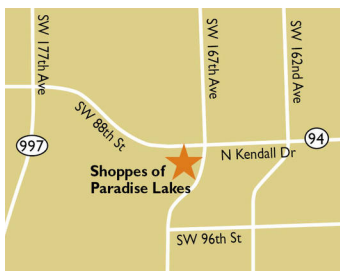
83,597 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,668	122,128	256,588
Households		
4,928	39,670	83,390
Median HH Income (\$)		
93,218	78,550	82,168

MAJOR TENANT(S)

Publix



LOCATION

16760-16836 SW 88th Street | Miami, FL 33196

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Miami area
- National tenants include Papa John's Pizza and Metro PCS
- Located on SW 88th Street, the primary east-west thoroughfare in southern Miami-Dade county
- Population exceeds 122,100 people in a three-mile radius with an average household income of greater than \$93,400

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.			
A00	Publix	51,420 SF	C02	Stylo Barbershop	1,200 SF
B00	STYL Beauty Suites	4,800 SF	C03	El Habanero Cafe	1,200 SF
B01	GNC	1,200 SF	C04	Banfield Pet Hospital	3,688 SF
B02	Paradise Lakes Dentistry	1,200 SF	C05	The UPS Store	1,400 SF
B03	Papa John's Pizza	1,169 SF	C06	Presley Laurent Nails Spa	1,400 SF
C01	C & V Insurance	1,200 SF	C07	Paradise Salon & Spa	1,400 SF
			C08	Natural Chicken Grill	1,400 SF
			C09	Escape N Vape Smoke Shop	1,400 SF
			C10	Pho-tastic	1,400 SF
			C11	Royal Crest Cleaners	1,400 SF
			C12	Academy For Kids	6,720 SF
			TOTAL SQ. FT.		83,597

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 25.682741

Longitude: -80.464703

Shoppes of Paradise Lakes Miami, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,668	122,128	256,588
	2028 Projected Population	17,140	123,140	258,622
	2010 Census Population	11,443	110,870	241,513
	2000 Census Population	9,296	95,643	202,829
	1990 Census Population	1,529	51,612	130,309
	Historical Annual Growth 1990 to 2000	19.78%	6.36%	4.52%
	Historical Annual Growth 2000 to 2010	2.10%	1.49%	1.76%
	Estimated Annual Growth 2010 to 2023	2.77%	0.71%	0.44%
	Projected Annual Growth 2023 to 2028	0.56%	0.17%	0.16%
	Median Age	39.6	42.3	43.5
Households	Q4 2023 Estimated Households	4,928	39,670	83,390
	2028 Projected Households	5,073	39,994	84,011
	2010 Census Households	3,225	34,720	75,753
	2000 Census Households	2,724	30,171	63,915
	1990 Census Households	567	18,525	44,361
	Historical Annual Growth 1990 to 2000	17.00%	5.00%	3.72%
	Historical Annual Growth 2000 to 2010	1.70%	1.41%	1.71%
	Estimated Annual Growth 2010 to 2023	3.13%	0.97%	0.70%
	Projected Annual Growth 2023 to 2028	0.58%	0.16%	0.15%
	Population per Household	3.36	3.07	3.06
Population by Race	White	8.4%	9.3%	11.0%
	Black or African American	3.4%	2.5%	2.6%
	Asian & Pacific Islander	2.0%	2.2%	2.1%
	Other Races	2.0%	1.8%	1.7%
	Hispanic Population	84.3%	84.3%	82.6%
Income	Average Household Income	\$109,881	\$93,471	\$100,174
	Median Household Income	\$93,218	\$78,550	\$82,168
	Per Capita Income	\$32,706	\$30,431	\$32,635
Education (Age 25+)	Elementary	4.7%	5.4%	4.8%
	Some High School	5.1%	9.3%	8.7%
	High School Graduate	25.2%	26.6%	26.0%
	Some College	13.1%	13.2%	14.7%
	Associates Degree Only	10.1%	10.6%	11.7%
	Bachelors Degree Only	29.4%	23.9%	22.7%
	Graduate Degree	12.6%	11.0%	11.4%
Business	Number of Businesses	319	2,676	7,799
	Total Number of Employees	1,656	13,314	44,061
	Employees per Business	5.19	4.97	5.65
	Residential Population per Business	52.23	45.63	32.90

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.