

The image features a stylized, abstract background. On the left, there are several overlapping, brush-stroke-like shapes in various shades of blue, ranging from light to dark. On the right, a large, solid orange shape curves upwards. A white rectangular box with a thin black border is centered horizontally across the middle of the image. Inside this box, the words "DORAL COMMONS" are written in a bold, black, sans-serif font.

DORAL COMMONS

DORAL COMMONS



THE NEIGHBORHOOD

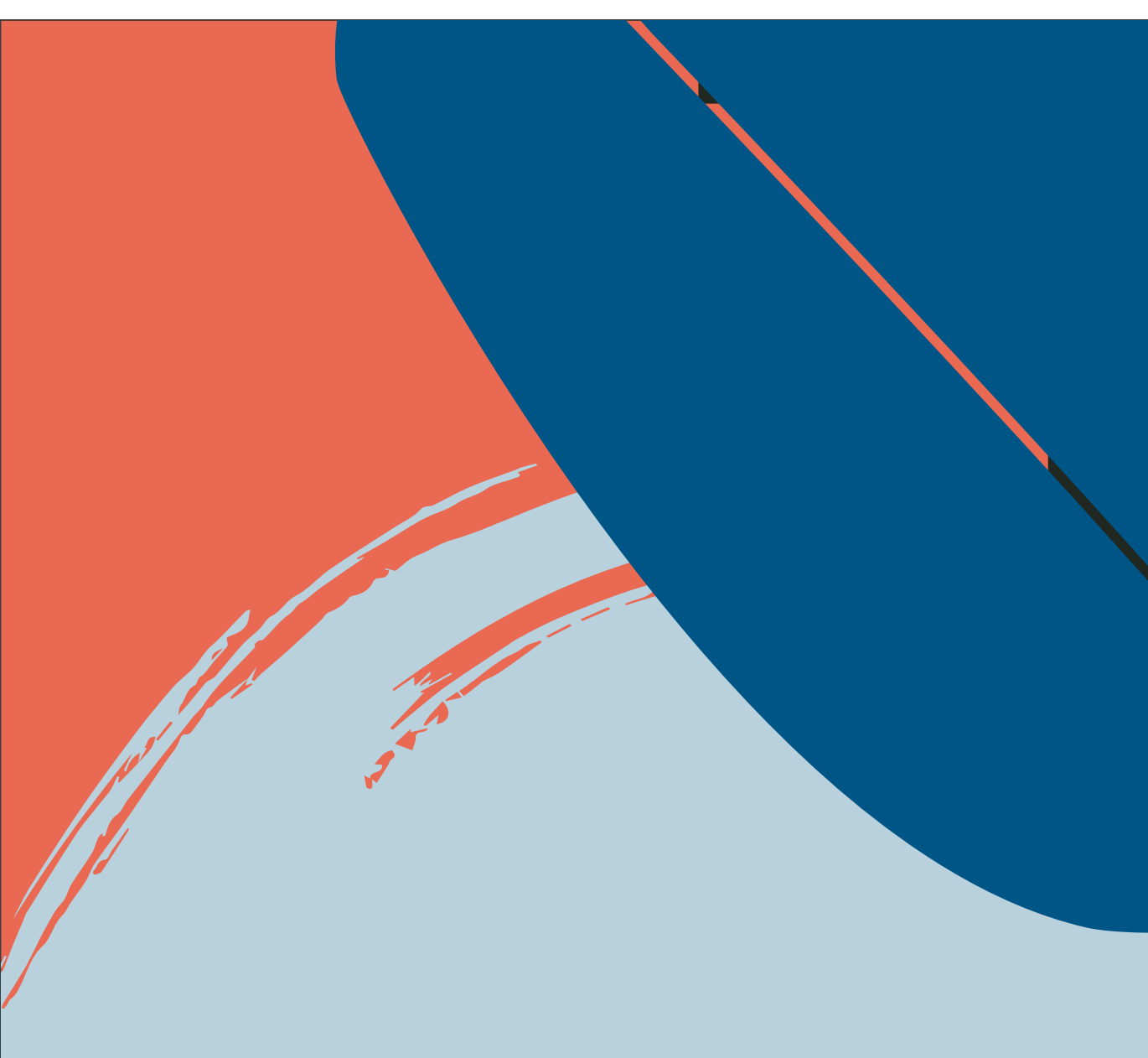


ABOUT THE PROPERTY



SITE PLAN

Doral Commons serves over 210,000 local residents and office workers within a 2-mile radius, offering a convenient mix of retail, restaurants and services curated for the local community.



**FAMILY
CENTRIC**
GROCERY ANCHORED
CENTER IN DORAL

HOME TO THE TOP
PERFORMING
TJ MAXX
IN THE MARKET



**OVER
53K
CARS**
PASS BY THE
PROPERTY DAILY



THE NEIGHBORHOOD

Doral is one of the largest growing cities in Florida, with its primary trade area continuing to realize expansive growth. Conveniently located in the Northwest portion of Doral this prominent grocery anchored center is located on 74th Street with an average daily traffic of 53,000 cars per day. The center services local residents and office workers, with over 8,000 new homes planned or under construction in the immediate proximity. The new developments will yield a 24% increase to population within a 2-mile radius over the next 5 years.



11th
fastest growing
city in the U.S.



Voted
best city
in Florida for
startups



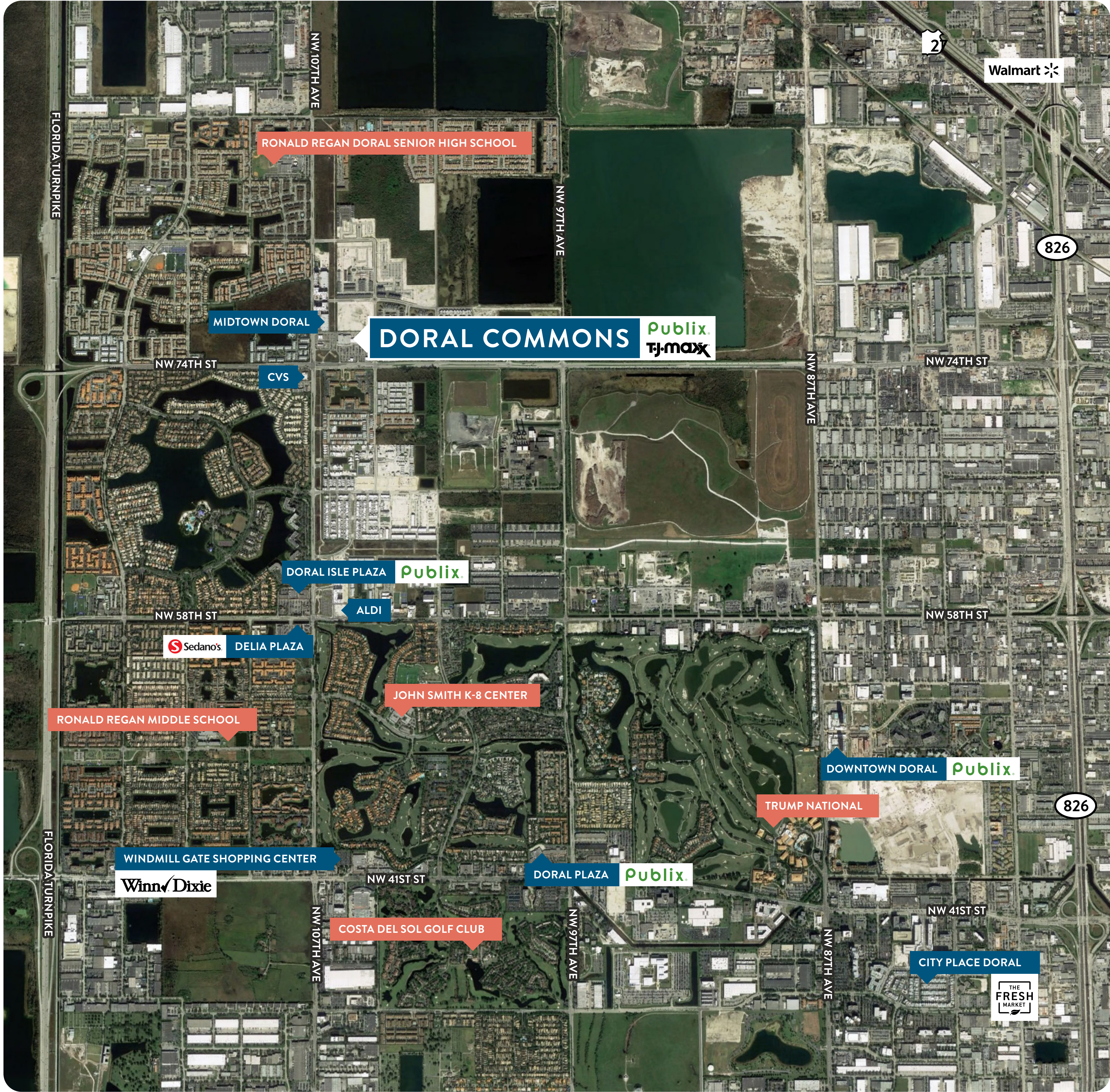
23
hotels averaging
over 85%
occupancy rate



Over **15**
Fortune 500
companies in the
surrounding area

[AREA MAP](#)

DORAL COMMONS AREA MAP



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ABOUT THE PROPERTY

Doral Commons, conveniently located in the Northwest portion of Doral, is a 138,000 square foot Publix and TJ Maxx anchored center. The center serves as the primary grocery and discount retail center in the market. TJ Maxx services a large consumer population from an extended trade area, as this is the only major discount soft goods retailer in the Doral Market. Doral Commons provides a destination for the community with great eateries such as Taikin Asian Cuisine, Lucca, +58Gourmet, Menchie's, as well as the opportunity to unwind with great fitness and wellness services such as F45 Training, making Doral Commons the perfect destination for the growing community.

Publix®



SHOPPER DEMOGRAPHICS

TJ·maxx®



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SHOPPER DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	15,460	80,991	291,953
WORKPLACE POPULATION	1,524	70,985	269,278
AVERAGE HOUSEHOLD INCOME	\$108,495	\$91,718	\$67,701
AVERAGE HOME VALUE	\$411,567	\$327,822	\$267,640
TOTAL DAYTIME POPULATION	9,681	120,323	423,412



HISPANIC POPULATION

82.9%

HOME



NEIGHBORHOOD

AVERAGE AGE

40

SITE PLAN

PROPERTY

DORAL COMMONS

SITE PLAN



A100	Publix	49,098 SF
A101	Publix Liquors	1,215 SF
A102	AT&T	1,559 SF
A10	Postal Annex	1,215 SF
A104	Unique Nails	1,215 SF
A105	Petit Smiles	2,025 SF
A106	+58 Gourmet	1,215 SF
A107	Sakura Ramen	1,215 SF
A108	Wells Fargo	2,781 SF
A109	TJ Maxx	23,500 SF
B101	Den-Vest	1,254 SF
B102	F45 Training	1,925 SF
B103	Aria Yogilates	1,552 SF
B104	AVAILABLE	1,461 SF
B105	Alma Mia Artisan Pops & Gelato	1,461 SF
B106	La Francia Joyeria	1,554 SF
B200	Optimum Chiropractic	1,297 SF
B201	Red Air	1,907 SF
B202	Property Management Office	2,104 SF
B203	Gracie Barra Jiu Jitsu	3,767 SF
C101	Takin Asan Cuisine	2,649 SF
C102	Blade Barber Shop	1,323 SF
C103	Opti Express	1,299 SF
C104	Menchie's	1,323 SF
C106	Lucca	1,323 SF
G101	Dunkin'	2,649 SF
G102	IVX Health	1,803 SF
G103	Talkin Tacos	2,300 SF
D101	UHealth @ Jackson Urgent Care	2,300 SF
D102	Sherwin Williams	6,500 SF
OP2	McDonalds	3,127 SF
OP3	CitiBank	4,416 SF

ABOUT JAMESTOWN



Jamestown is a real estate investment and management firm with a 41-year track record and a mission to transform spaces into innovation hubs and community centers. Since its founding by Christoph Kahl in 1983, Jamestown has executed transactions totaling approximately \$40 billion. As of December 31, 2023, the company has assets under management of \$11.7 billion and a portfolio spanning key markets throughout the U.S., Europe, and Latin America. Jamestown properties include retail, multi-family, office, and mixed use developments, from iconic sites such as Ghirardelli Square in San Francisco, Ponce City Market in Atlanta and Chelsea Market in New York City, to grocery-anchored shopping centers in South Florida and Georgia.

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DORAL COMMONS

7550 NW 104th Avenue, Doral, FL 33178



For leasing information, please contact:

ALEX LOPEZ

Jamestown Realty | 305.322.5112 | Alex.Lopez@JamestownLP.com