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.

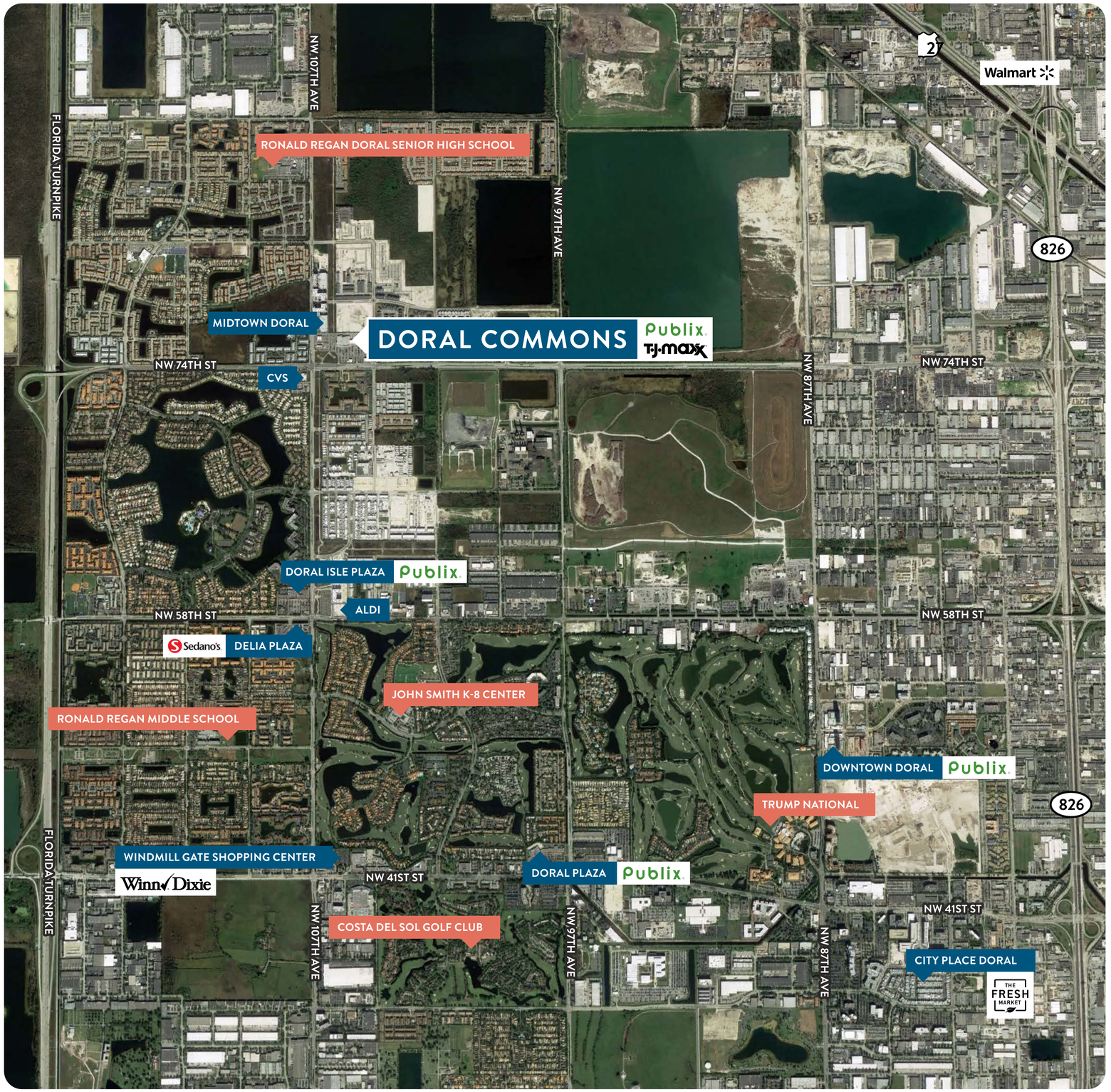
Voted
best city
in Florida for startups

23
hotels averaging over 85% occupancy rate

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

AREA MAP

DORAL COMMONS AREA MAP



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, Nova Gourmet, Menchie's, as well as the opportunity to unwind with great fitness and wellness services such as F45 Training and Aria Yogaliates, making Doral Commons the perfect destination for the growing community.

Publix. menchie's frozen yogurt **SHOPPER DEMOGRAPHICS** T.J.maxx® TAIKIN



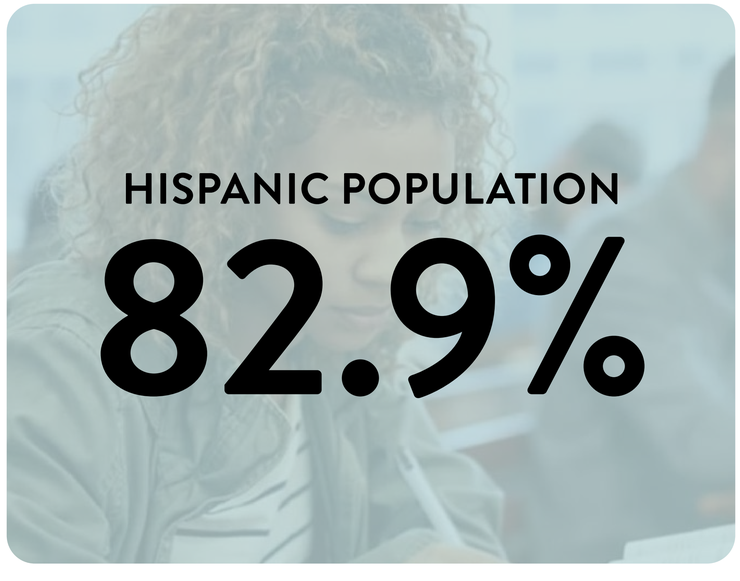


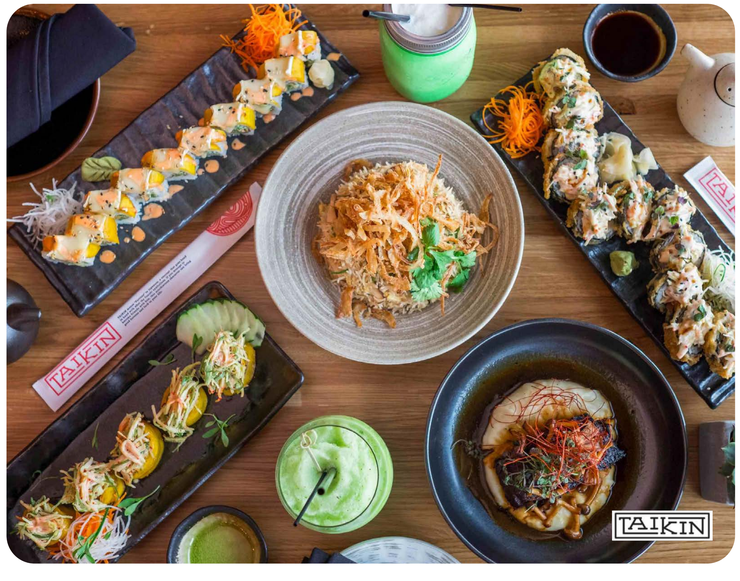


SHOPPER DEMOGRAPHICS

	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









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	Nova 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	Moderna	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	**AVAILABLE**	**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



TAMARAC, FL



DORAL, FL



SAN FRANCISCO, CA



BOCA RATON, FL



ATLANTA, GA

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of June 30, 2026, Jamestown manages $13.9 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square and Levi's Plaza in San Francisco, and Groot Handelsgebouw in Rotterdam. For more information, visit www.jamestownlp.com.

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Jamestown

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