

±7.6-Acre Ground Lease Development Site

NW 41st Street and NW 114th Avenue, Doral, FL

FOR LEASE >

NW 41st Street & NW 114th Avenue
Doral, FL

MARCOS PUENTE
VICE PRESIDENT

DIR +1 786 517 4859
MOB +1 305 851 1947
marcos.puente@colliers.com

COLLIERS INTERNATIONAL
SOUTH FLORIDA, LLC
801 Brickell Avenue, Suite 850
Miami, FL 33131
www.colliers.com/southflorida

- > The third fastest growing city in the United States by percentage last year – with a growing population of 7% over the previous year and 130% in the last 10 years
- > South Florida's most rapidly urbanizing center – The city of Doral has the fastest growing residential segment in Miami-Dade County including single family, townhome, multihousing rental and condominium projects with over 17,000 residential units approved and in various stages of development.
- > Miami's employment mecca – Over 150,000 employees work in the City of Doral, making it one of the densest employment centers in the State of Florida
- > Named #2 of America's top 25 cities to live by Forbes.com
- > Home to affluent residents – City of Doral boasts an above average household income of over \$85,000
- > Over 50% of the residents 25 or older having a college degree, and 20% with a graduate degree



Doral ±7.6-acre Ground Lease Development Site



The property is designated as a Corridor Commercial (CC) parcel set for medium to high-intensity business uses on major corridors and prime commercial areas.

For Lease > Ground Lease Development Site

Population	1 Mile	3 Miles	5 Miles
2016 Total Population	11,782	72,995	221,810
2016 Total Households	4,771	24,769	75,209
Average Household Income	\$98,245	\$88,476	\$68,550

Neighborhood Overview > Doral

Doral is one of the fastest growing cities in South Florida, incorporated in 2003, that is nationally ranked and awarded for its cultural amenities, residential quality, and pro-business environment. Spanning over 15 square miles, Doral is located about one mile from Miami International Airport and 12 miles from Downtown Miami.

Contact Us

MARCOS PUENTE
DIR +1 786 517 4859
MOB +1 305 851 1947
marcos.puente@colliers.com



COLLIERS INTERNATIONAL
SOUTH FLORIDA, LLC
801 Brickell Avenue, Suite 850
Miami, FL 33131
www.colliers.com/southflorida

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.