

# Join Office DEPOT®

Excess Space  
South Florida

Property	Address	Approximate Sublease Available	5 Mile Demographics	Description
	Hollywood Office Depot 104 N 28th Ave Hollywood, FL	13,500 SF	Med HH Income   Population \$50,268   366,132	<ul style="list-style-type: none"> <li>Great Visibility and Signage</li> <li>Located at signalized intersection</li> <li>Close Proximity to I-95</li> </ul>
	Palm Spring Mile 520 W 49th Street Hialeah, FL	18,000 SF	Med HH Income   Population \$39,219   448,845	<ul style="list-style-type: none"> <li>Strong tenant mix</li> <li>Great Visibility</li> <li>Join: Kohl's, Old Navy, Deal\$, Toys R Us, Muvico and Discovery Clothing</li> </ul>
	Cutler Bay Town Center 20841 S Dixie Hwy Miami, FL	21,360 SF (CLOSED)	Med HH Income   Population \$53,623   221,342	<ul style="list-style-type: none"> <li>Prominent storefront</li> <li>Signalized intersection</li> <li>Pylon Available</li> <li>Join: Party City, Dunkin Donuts and Shaq's 24 Hour Fitness</li> </ul>
	4901 Sheridan Street Hollywood, FL	10,000 SF	Med HH Income   Population \$47,797   357,106	<ul style="list-style-type: none"> <li>Join: Kohls Publix, Ross LA Fitness, Dollar Tree and Bed Bath &amp; Beyond</li> </ul>
	Freestanding Building 3600 NW LeJune Road Miami Springs, FL	7,600 SF	Med HH Income   Population \$32,923   622,445	<ul style="list-style-type: none"> <li>Great Visibility</li> <li>Freestanding Building</li> <li>Pylon Signage available</li> </ul>
	Stadium Corners Shopping Center 19400 NW 27th Ave Miami Gardens, FL	11,000 SF	Med HH Income   Population \$45,014   463,688	<ul style="list-style-type: none"> <li>Great Visibility</li> <li>Located across from Dolphin Mall</li> <li>Ample Parking</li> </ul>
	Tower Shops 1940 S University Drive Davie, FL	Up to 5,000 SF	Med HH Income   Population \$54,872   331,242	<ul style="list-style-type: none"> <li>Strong Co-Tenancy</li> <li>Strong daytime population</li> </ul>
	Aventura Plaza 17801 Biscayne Blvd. Aventura, FL	5,400 SF	Med HH Income   Population \$48,316   385,188	<ul style="list-style-type: none"> <li>Strong retail market</li> <li>Join: Ace Hardware, Anthony's Coal Fire Pizza and Olive Garden</li> </ul>
	Flagler Park Plaza 8311 W Flagler Street Miami, FL	16,000 SF	Med HH Income   Population \$53,566   427,484	<ul style="list-style-type: none"> <li>Join: Michael's, PetSmart, Buy Buy Baby, Publix and Big Lots</li> </ul>
	Florida City Office Depot 32955 S Dixie Hwy Florida City, FL	14,000 SF	Med HH Income   Population \$42,842   120,391	<ul style="list-style-type: none"> <li>Good Signage &amp; Visibility</li> <li>Freestanding Building</li> </ul>

FOR ADDITIONAL LEASING INFORMATION

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DEVELOPMENT CORPORATION

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Property	Address	Approximate Sublease Available	5 Mile Demographics	Description
	Mall at 163rd 1351 NE 163rd Street North Miami Beach, FL	14,000 SF	Med HH Income   Population \$44,241   435,317	<ul style="list-style-type: none"> <li>Strong Co-Tenancy</li> <li>Join: Ross, Marshalls, Walmart Supercenter and Home Depot</li> </ul>
	Coral Reef Shops 15033 S Dixie Hwy Miami, FL	19,000 SF	Med HH Income   Population \$77,048   278,557	<ul style="list-style-type: none"> <li>Join: Payless, Subway and Walgreens</li> <li>Strong Retail Market</li> </ul>
	Pembroke Crossing 11340 Pines Blvd Pembroke Pines, FL	14,000 SF	Med HH Income   Population \$54,971   334,668	<ul style="list-style-type: none"> <li>Located at corner of Pines Blvd &amp; Flamingo Road</li> <li>Join: Old Navy, Ulta, Dick's Sporting Goods, Babies R Us and PetSmart</li> </ul>
	Miami Beach Office Depot 1771 West Avenue Miami Beach, FL	13,500 SF	Med HH Income   Population \$52,433   283,525	<ul style="list-style-type: none"> <li>1,500 SF on the ground floor and 12,000 SF on 2nd floor</li> <li>Across street from Fresh Market</li> </ul>
	Fountains of Miramar 3101 SW 106th Ave Miramar, FL	9,100 SF	Med HH Income   Population \$64,717   260,091	<ul style="list-style-type: none"> <li>Join: Home Depot, Marshalls, Ross, Famous Footwear, Panera, Starbucks and PetSupermarket</li> </ul>
	Red Palmetto Shops 16000 NW 57th Ave Miami Lakes, FL	14,000 SF	Med HH Income   Population \$43,593   478,931	<ul style="list-style-type: none"> <li>Great Visibility from Red Road</li> <li>Prominent Pylon Signage</li> <li>Join: Nutrition Smart</li> </ul>
	Florida International Plaza 10576 SW 8th Street Miami, FL	13,500 SF	Med HH Income   Population \$44,353   421,075	<ul style="list-style-type: none"> <li>Close Proximity to Florida International University</li> <li>Prominent Pylon Signage</li> </ul>
	Waldorf Plaza 99615 Overseas Hwy Key Largo, FL	13,500 SF	Med HH Income   Population \$54,569   9,074	<ul style="list-style-type: none"> <li>Great Visibility</li> <li>Great Parking</li> <li>Captive Trade Area</li> </ul>
	Bird Plaza 8605 Bird Road Miami, FL	14,000 SF	Med HH Income   Population \$42,265   451,678	<ul style="list-style-type: none"> <li>Great Visibility from Bird Road</li> <li>Join: Sedano's and Walgreens</li> </ul>
	Pembroke Commons 650 N University Drive Pembroke Pines, FL	14,000 SF	Med HH Income   Population \$51,498   401,474	<ul style="list-style-type: none"> <li>Join: Publix, Marshalls, LA Fitness, Rainbow, Bike America, Dollar Tree and Dress Barn</li> </ul>