



Neighbor

CENTRAL

## AVENTURA'S NEWEST RETAIL DESTINATION

20955 BISCAYNE BLVD.  
AVENTURA, FL

STUNNING NEW MIXED-USE  
DEVELOPMENT IN THE HEART OF  
AVENTURA, FL

UNMATCHED  
GROUND FLOOR RESTAURANT  
SPACES DIRECTLY ON  
BISCAYNE BOULEVARD



RETAIL  
EXPANSION

Powered by LRA





TURNBERRY

JW MARRIOTT

AVENTURA MALL

AVENTURA PARKSQUARE

aloft  
A VISION OF W HOTELS

NORDSTROM  
rack



ULTA

BEST BUY

WHOLE  
FOODS  
MARKET

CENTRAL  
AVENTURA

BISCAYNE BLVD (+53,000 VPD)

Aventura Hospital  
and Medical Center

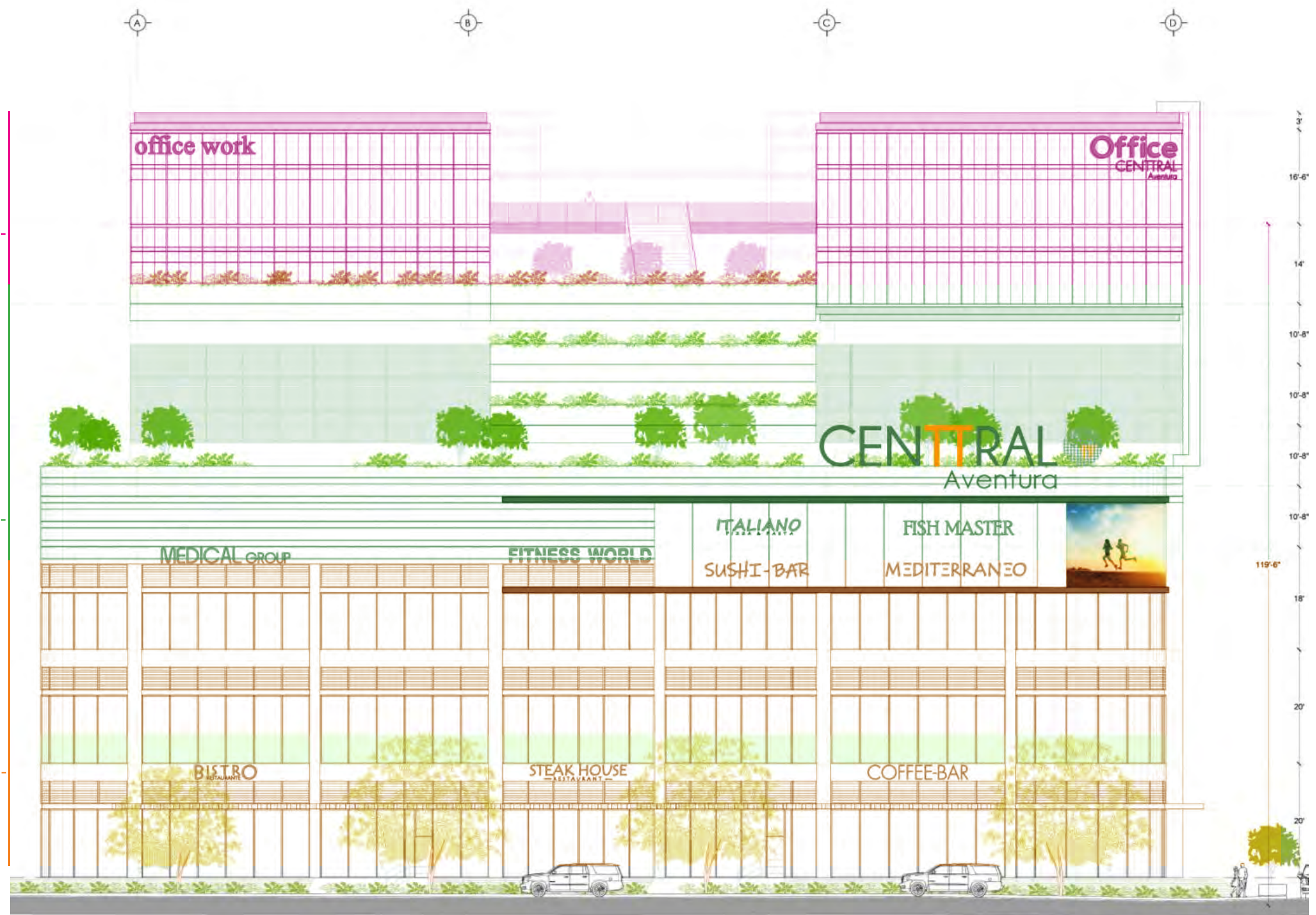




OFFICE  
46,262 SF

PARKING  
GARAGE  
423 SPACES

RETAIL &  
RESTAURANT  
+80,000 SF



LOCATED ON FULLY  
SIGNALIZED  
INTERSECTION



+53,000 VPD  
EXPOSURE ON  
BISCAYNE BLVD



>1 MILE FROM  
AVENTURA MALL  
28M VISITORS/YEAR



PROJECT  
DELIVERY  
Q3 2025



LEED  
GOLD  
CERTIFIED













PHARMACY

Beauty Saloon

STEAKHOUSE

GRE BISTRO

STEAKHOUSE

QU SILVER





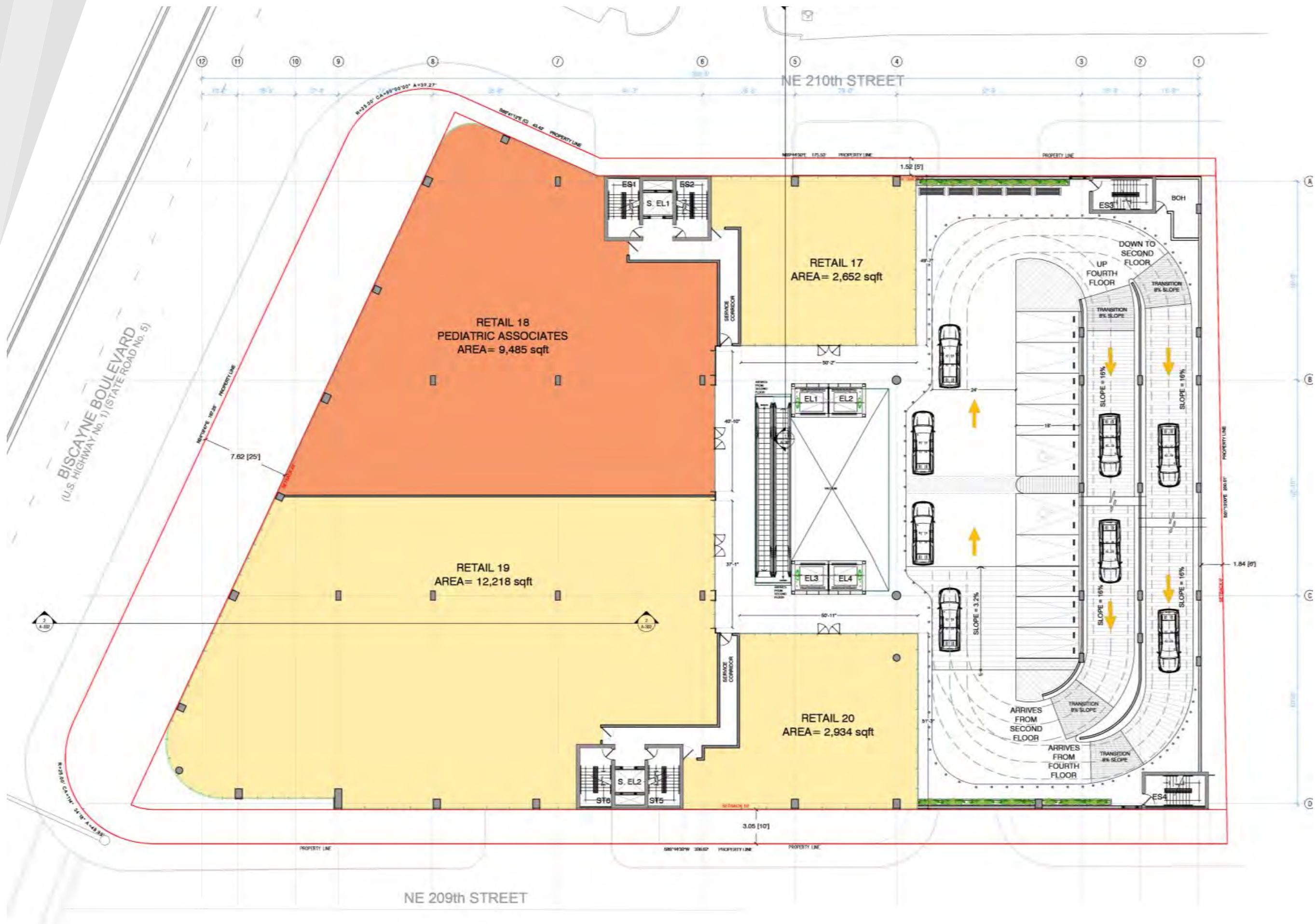












THIRD FLOOR





12 | 12 AVENTURA™

Aventura Hospital  
and Medical Center

VITAMIN  
WORLD  
AVENTURA  
PARKSQUARE  
Michael's  
Marshalls  
Winn✓Dixie

WHOLE  
FOODS  
MARKET  
BEST  
BUY  
TARGET  
CVS  
PET SMART  
ULTA  
BEAUTY

TURNBERRY ISLE  
COUNTRY CLUB

Publix CVS  
CYCLEBAR  
PREMIUM INDOOR CYCLING

AVENTURA MALL  
300 luxury boutiques & shopper favorites  
Apple H&M adidas AMC  
THEATRES  
SEPHORA ZARA  
BURBERRY Cartier

BED BATH &  
BEYOND  
DSW  
DESIGNER SHOE WAREHOUSE  
OLD NAVY  
Starbucks

Walgreens

ROSS  
DRESS FOR LESS  
DICK'S  
SPORTING GOODS

THE  
FRESH  
MARKET

WILLIAMS ISLAND  
COMMUNITY

INTERSTATE  
95

IVES DAIRY RD

BISCAYNE BLVD

WILLIAM LEHMAN CAUSEWAY

COLLINS AVE

MIAMI GARDENS DR



# ELITE LOCATION

Aventura Florida, one of Miami-Dade’s most vibrant communities, spanning 3.2 square miles with a population of 40,280. Located on the Intracoastal Waterway in northeast Miami-Dade County, Aventura is 12 miles north of Miami, 12 miles south of Fort Lauderdale and 1 mile west of the Atlantic Ocean.

**CENTTRAL** sits in the heart of Aventura, about a mile North of Aventura Mall which receives over **28 million visitors a year**.

## DEMOGRAPHICS

| Aventura, FL             |           |
|--------------------------|-----------|
| Total Population         | 40,280    |
| Total Households         | 19,353    |
| Total Family Households  | 10,423    |
| Average Household Size   | 2.08      |
| Median Household Income  | \$72,058  |
| Average Household Income | \$107,326 |
| Median Age               | 49.6      |
| Daytime Population       | 24,256    |



2.6M

SQUARE FEET OF  
OFFICE SPACE

+55,000 SF  
UNDER CONSTRUCTION



3,933

HOTEL  
ROOMS

WITH A 62.7% YTD  
OCCUPANCY RATE

+16M

OVERNIGHT  
GUESTS  
STAYED IN GREATER  
MAIMI AREA (2019)

~1M

OVERNIGHT  
GUESTS  
STAYED IN GREATER  
AVENTURA (2019)





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