

# Fully Leased

Retail/Office Space



## Prologis Beacon Centre 27



8375 NW 12<sup>th</sup> Street  
Doral, FL 33126 USA



### LOCATION

- Centrally located next to SR 826 and SR 836
- Easy access to busy corridors of 12<sup>th</sup> Street & 25<sup>th</sup> Street
- Minutes from Miami International Airport

### FACILITY

- Units are move-in-ready
- Flexible lease rates and terms
- Ample parking: 4.0/1,000 sf
- Property management office on-site

### ADVANTAGES AND AMENITIES

- Various on-site amenities including restaurants
- Annual Average Daily Traffic
  - 25,000 on 12<sup>th</sup> Street
  - 213,000 on SR 836
  - 285,000 on SR 826
- 170,105 employees within a 3-mile radius
- Area business drivers include the #1 U.S. Walmart, Residence Inn, GMC Buick Doral & AutoNation

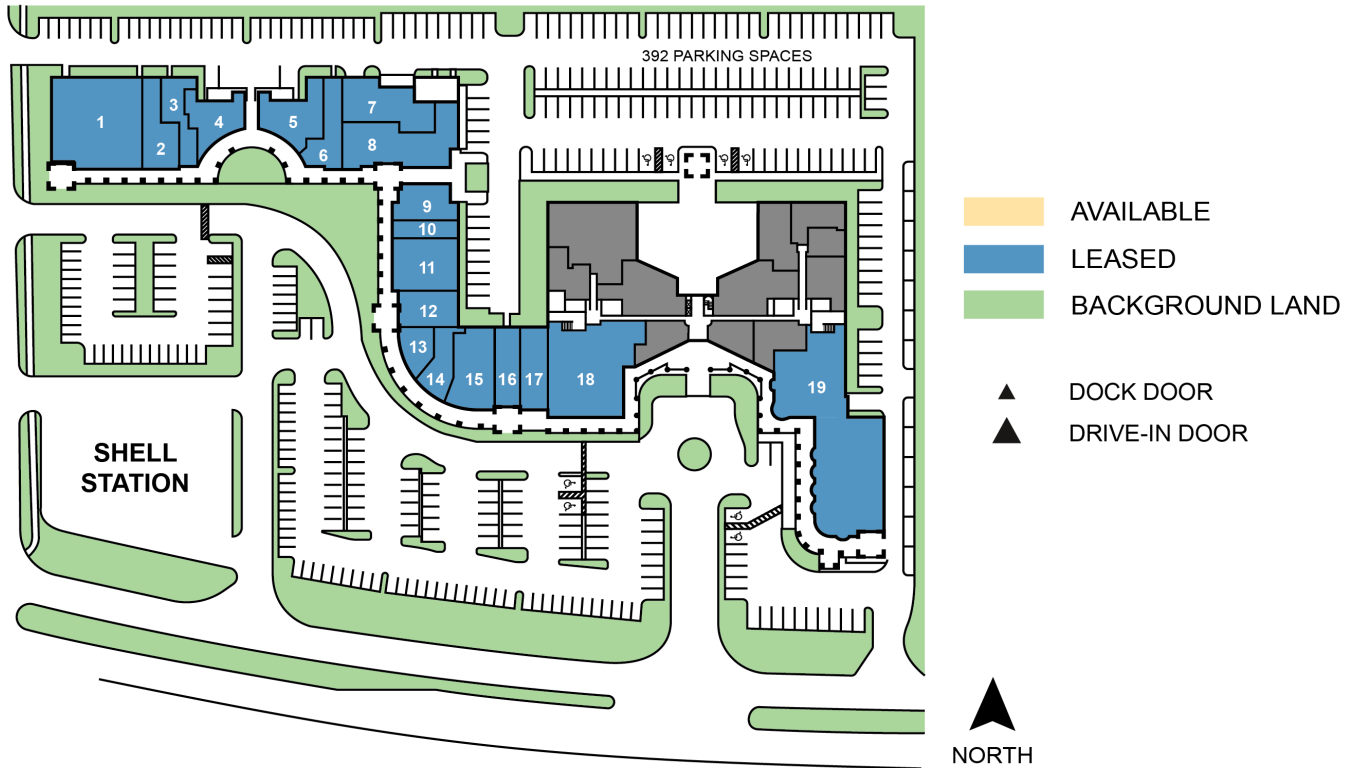
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UNIT	TENANT	ADDRESS	SF
1	El Mandarin Restaurant	8391 NW 12th St.	4,954
2	Sun Touch Miami, Corp	8381 NW 12th St.	1,564
3	Imagen & Estilo	8375 NW 12th St.	1,440
4	Totoritas Peruvian Restaurant	8373 NW 12th St.	1,410
5	Prologis	8369 NW 12 St.	1,266
6	Prologis	8367 NW 12 St.	1,152
7	Prologis	8355 NW 12th St.	3,840
8	Prologis	8355 NW 12th St.	3,840
9	Smoothie Spot	8351 NW 12th St.	1,508
10	La Cocina de Martina	8349 NW 12th St.	860

UNIT	TENANT	ADDRESS	SF
11	Dade County Commissioner	8345 NW 12th St.	2,561
12	Dumpling House	8341 NW 12th St.	1,300
13	Podiatry Care Partners	8339 NW 12th St.	800
14	Optical Academy	8337 NW 12th St. Suite 102	1,081
15	Beauty Connections Medical Spa	8337 NW 12th St. Suite 101	2,011
16	ECC Pediatrics	8335 NW 12th St.	967
17	Prime Dental Group	8333 NW 12th St.	1,358
18	Access Medical Centers LLC	8323 NW 12 St. Suite 109	4,651
19	Unique Aesthetic Center	8301 NW 12th St.	8,698



### Horizon Properties

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	21,335	164,406	438,018
Average Household Income	\$58,252	\$68,353	\$74,448
Total Employees	24,096	170,105	320,869

Source: CoStar  
Date 5/19/22



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