

# COLONIAL PALMS PLAZA FACT SHEET

## LOCATION

SEC of Dixie Hwy and  
136th Street  
Miami, FL 33176

## NUMBER OF STORES

31

## TOTAL RETAIL SQFT.

188,389 SF

## MAJOR RETAILERS

Marshalls, HomeGoods, Petsmart, Old Navy, Panera Bread, Party City, Massage Envy, Miller's Ale House, Five Below, Visionworks and Xfinity

## COMMENTS

Colonial Palms Plaza is located in the affluent Pinecrest & Palmetto Bay markets of Miami-Dade County, Florida. Coral Gables, Kendall, South Miami, Cutler Bay and Coconut Grove are all nearby cities and the center is within four mile of Biscayne Bay and the Atlantic Ocean. Within a three-mile radius, the area is dense and affluent. The market has more than 100,000 people, and the average annual household income ranks as one of the highest in the U.S. The Center is directly opposite The Falls, an upscale open-air mall.

Colonial Palms Plaza features a mix of national, regional, local service and retail businesses. It is also well recognized and is the dominant retail center in the market. Major anchors include Marshalls, HomeGoods, Petsmart, Panera Bread and Old Navy. Outparcels include Visionworks, Xfinity, Checkers and Miller's Ale House.

## DEMOGRAPHICS\*

### POPULATION

2021 Estimate:

1 Mile - 10,538

3 Mile - 96,261

5 Mile - 265,851

2026 Projection

1 Mile - 10,512

3 Mile - 98,267

5 Mile - 274,225

### 2021 MEDIAN AGE

1 Mile - 43

3 Mile - 43

5 Mile - 42

### 2021 AVERAGE HH INCOME

1 Mile - \$144,582

3 Mile - \$148,657

5 Mile - \$118,528

Source: Urban Retail Properties, LLC Market Research  
©2021 The Nielson Company. All rights reserved.



S.W. 136th ST.

S. DIXIE HWY. / U.S. 1



# COLONIAL PALMS PLAZA

## PALMETTO BAY, FL 33176

Mail and tenant building  
(Cross Leaseable Area)

SMALL SHOP G/A	63,825 SF
OUTPARCELS	23,248 SF
PARTY CITY	11,208 SF
MARSHALLS	48,475 SF
OLD NAVY CLOTHING	14,633 SF
PETSMART	7,028 SF
TOTAL G/A	188,396 SF

### LEASE PLAN

LEASING & MANAGEMENT AGENTS:



RETAIL PROPERTIES, LLC.

925 S. Federal Highway  
Suite 700  
Boca Raton, FL 33432  
561-394-6433

MAY 2022