



**COMPLETED REDEVELOPMENT
NEW SHOPPING CENTER
100% PRE-LEASED!**

**The Shoppes of Ives Dairy
SEC of NW 199th Street & US-441
Miami Gardens, FL**

PROBLEM

The Shoppes of Ives Dairy was an old strip center anchored by a men's adult club. The City of Miami Gardens wanted to relocate this tenant from this highly visible intersection because of the significant vacancies in the area caused by this use and the property's poor physical condition. The center did not provide needed goods and services to the community and detracted from the other adjacent retail facilities.

SOLUTION

Negotiation between the City of Miami Gardens and the men's adult club resulted in the club's relocation to a tertiary area in the city. Developer William Green entered into a contract to purchase the property. Green had experience in governmental relations, permitting and problem solving. He needed an experienced retail development and leasing team to take the project to fruition. Green was introduced to NAI Miami Commercial Real Estate Services, Worldwide and engaged the team to: develop the site plan, establish lease rates, identify targeted retailers, restaurants and service providers, execute the leasing plan, provide construction management services and assume day-to-day management from the center's completion.

RESULT

The new 24,500 SF strip center includes an out parcel building with a drive-through. The center is 100% pre-leased, with 90% of the space leased to national merchants. The center boasts superb architecture, lush landscaping and promotes the efficient use of the busy intersection. Tenants now benefit from the highly visible signage and heavy traffic flow. National merchants include: Chili's, Wing Zone, One Price Dry Cleaners, The UPS Store, Subway, Radio Shack, Footlocker, GameStop, Wireless Toyz, Bank of America and Starbucks. The Shoppes of Ives Dairy is now the highest regarded retail center in the blossoming City of Miami Gardens and a shining example of how new shopping centers are to be built in the city.

NAI Miami

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Contact Information

9655 South Dixie Hwy
Suite 200
Miami, Florida 33156

1221 Brickell Ave
Suite 1100
Miami, Florida 33131

Phone 305.938.4000 Fax 305.938.4002

www.naimiami.com