



D O R A L
S Q U A R E

Doral Square is a proposed mixed use retail/office development project located on the Southeast corner of Doral Blvd. and 87th Avenue in Doral. The project would be a three level retail-garage incorporated into an existing 148,000 SF office building and parking lot. The project is adjacent to Carnival Cruise Headquarters with over 3,900 employees and is one block away from City Place Doral which includes Cinebistro, Fresh Market, 1,000 residential units and 150 single-family homes. Doral is one of Miami’s fastest growing communities with growth exceeding 77% in the past 8 years. The project is located right across from the Trump National Doral Resort which is a world-famous destination for tourists, golf tournaments, and international conferences. Downtown Doral is also building 2,840 residential units and over 180,000 SF of retail. Doral Square has convenient access to the Palmetto Expressway, the Dolphin Expressway and Miami International Airport.

Location
**Southeast corner of Doral Blvd.
(36th Street) + 87th Avenue
in Doral, FL**

Leasable Area
157,925 SF

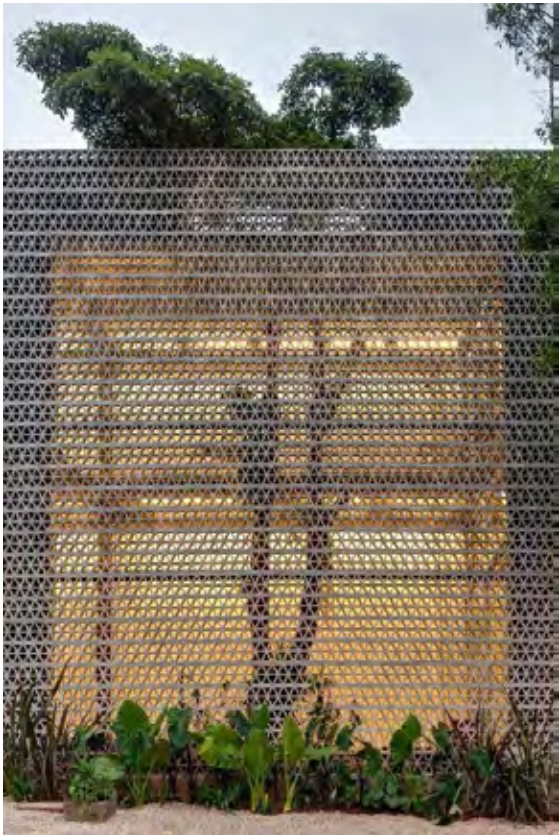
Acreage
5 Acres

Parking
586 Spaces

Average Daily Traffic
**36th Street: 59,000
87th Avenue :48,000**

The Vibe

Doral Square sits on Doral Boulevard—the “Main Street” of the City, a vibrant, active and pedestrian-oriented environment where residents and visitors can live, shop and recreate. The urban streetscape allows for a variety of pedestrian activities—whether you are walking along the palm-tree-lined sidewalk, cruising through on bicycle on a breezy morning, or enjoying a cup of coffee watching people pass by. Doral Square will contribute to creating a neighborhood that is diverse, dynamic, and pedestrian friendly, and provide opportunities for residents’ daily living activities within walking distance.





ANCHOR
ANCHOR
ANCHOR

R
RESTAURANT

R
RESTAURANT

DORAL
SQUARE

Anchor
Anchor
Anchor
Tenant Tenant
Tenant Tenant

RESTAURANT

SHOP

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RESTAURANT

DORIA II SQUARE

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**ANCHOR
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ANCHOR**

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RESTAURANT

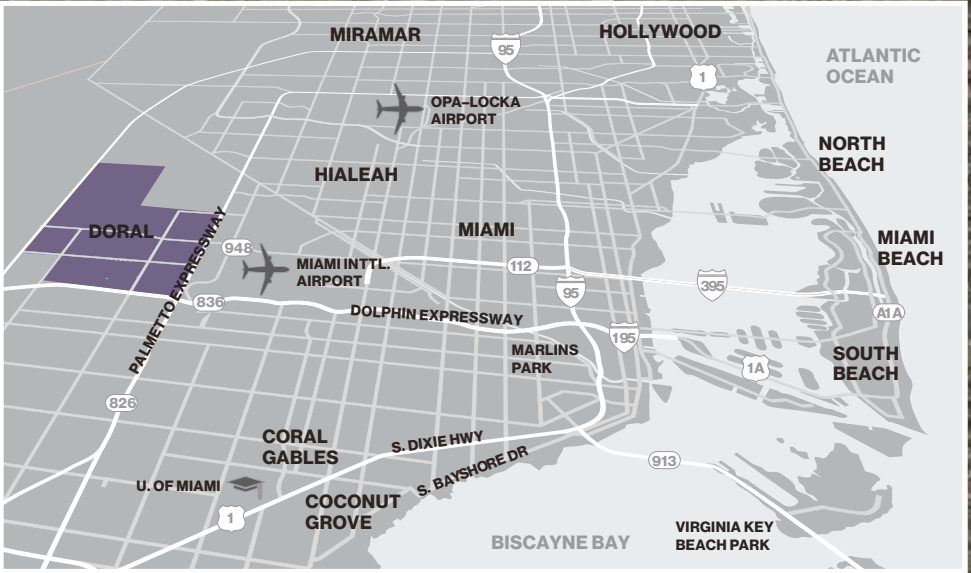
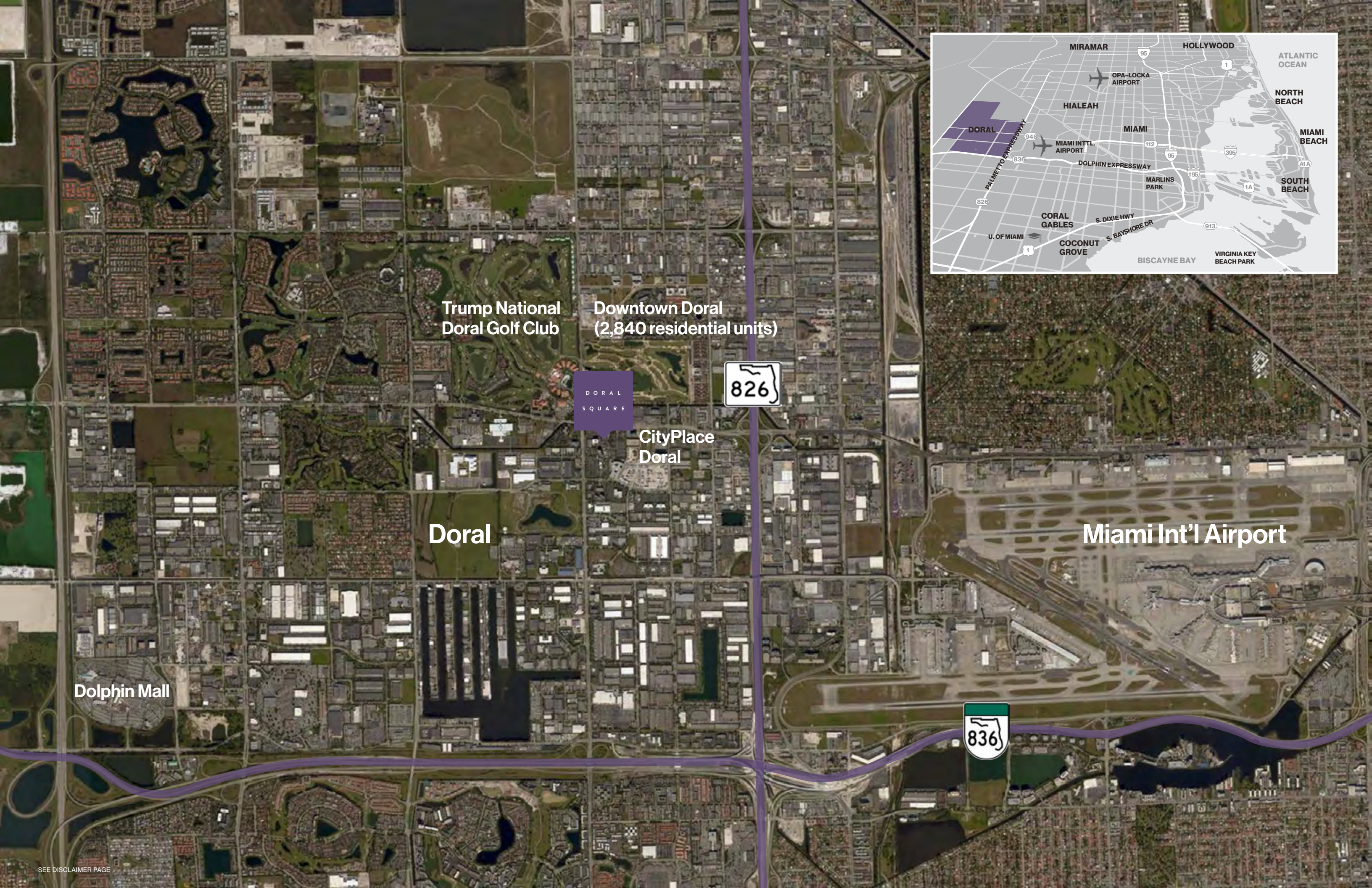
SHOP

SHOP

SHOP

RESTAURANT





Trump National
Doral Golf Club

Downtown Doral
(2,840 residential units)

DORAL
SQUARE

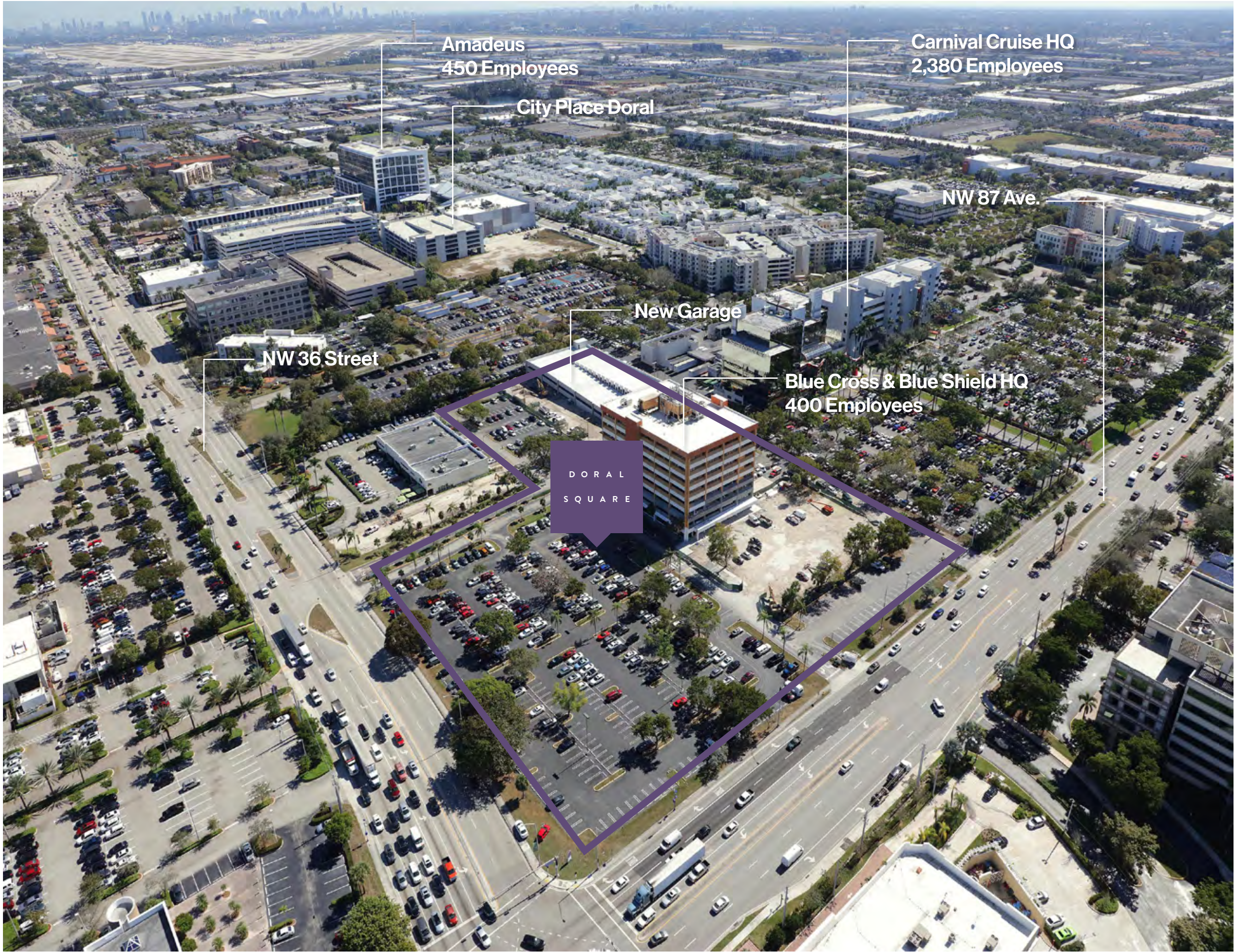
CityPlace
Doral

Doral

Miami Int'l Airport

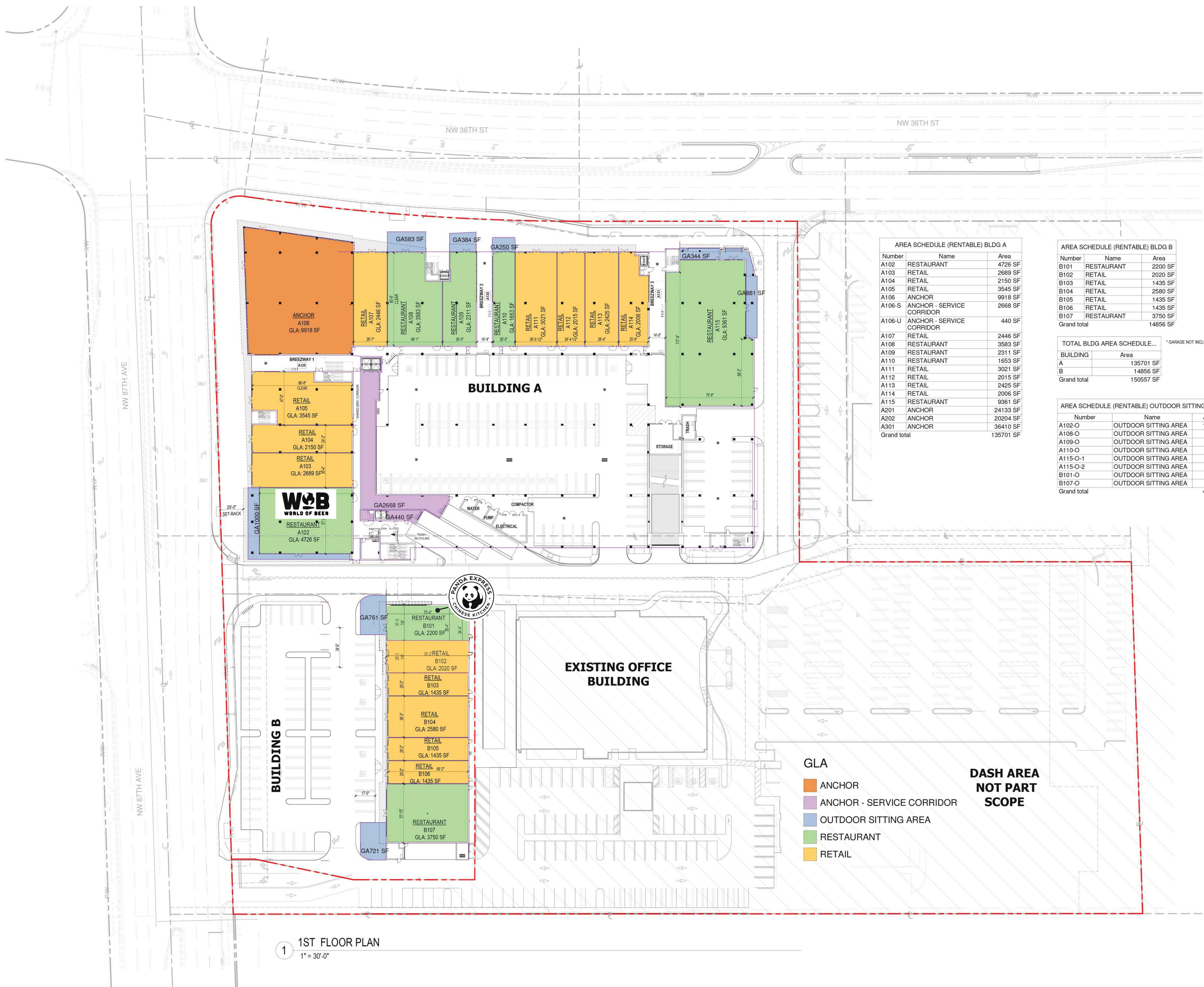
Dolphin Mall

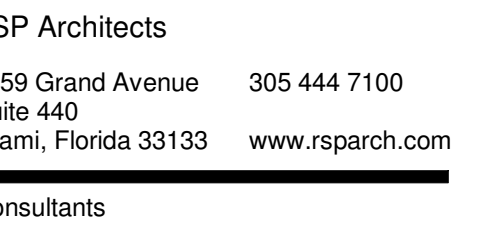
Aerials



Aerials







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 Miami, Florida 33133
 305 444 7100
www.rsparch.com

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Florida.

Name	Lawrence Beame
License Number	7871
Date Signed	5/13/19
Project For	

DORAL COURT
RETAIL
INVESTMENTS LLC

DORAL SQUARE

Object Address

8700 NW 36
STREET DORAL, FL
33166

3737 NW 87
AVENUE, DORAL, FL
33178

Project No.	
Drawn By	Author
Checked By	Checker
Issued for permit	05.13.19

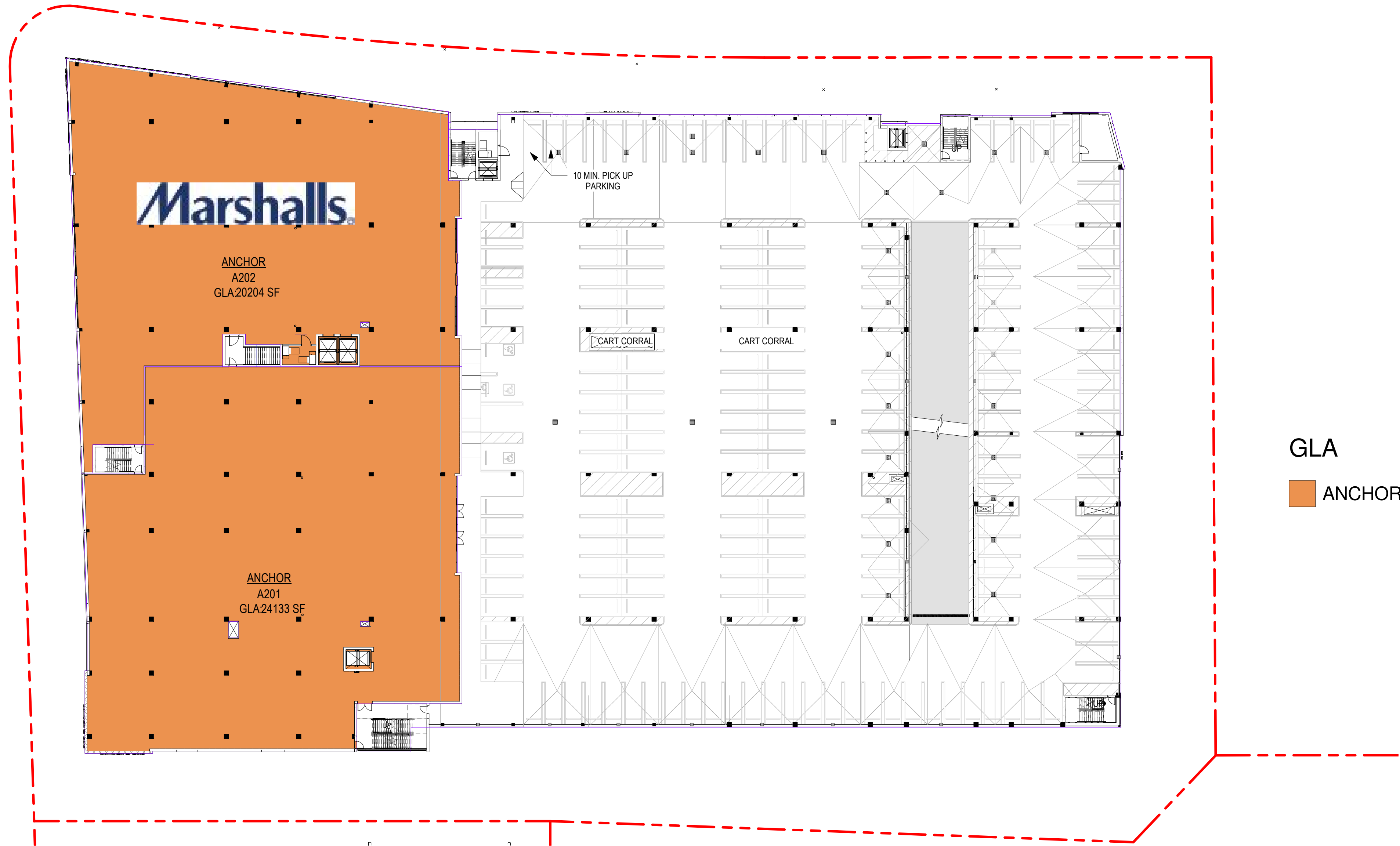
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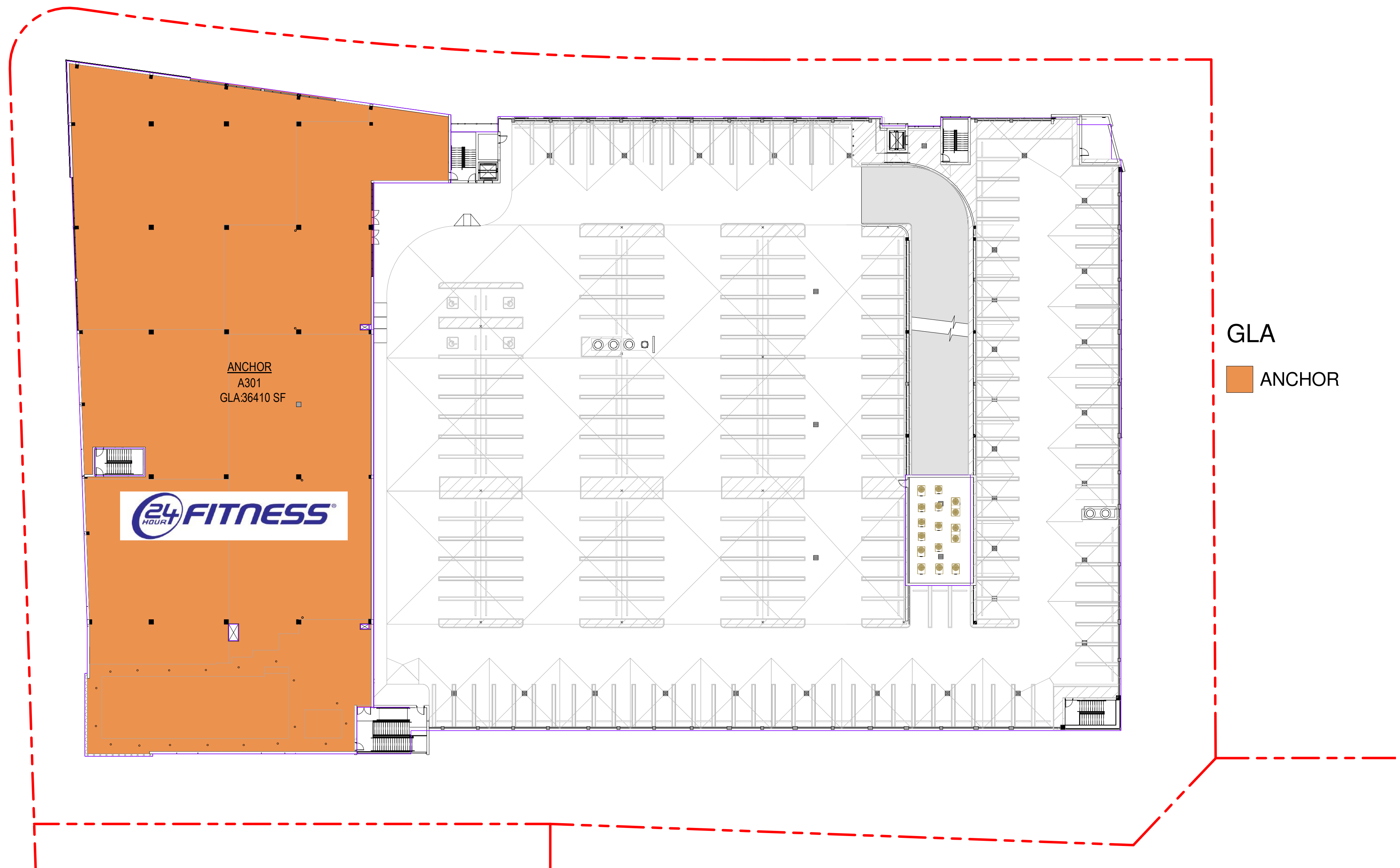
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ND& 3RD FLOOR EASE PLAN

E.2

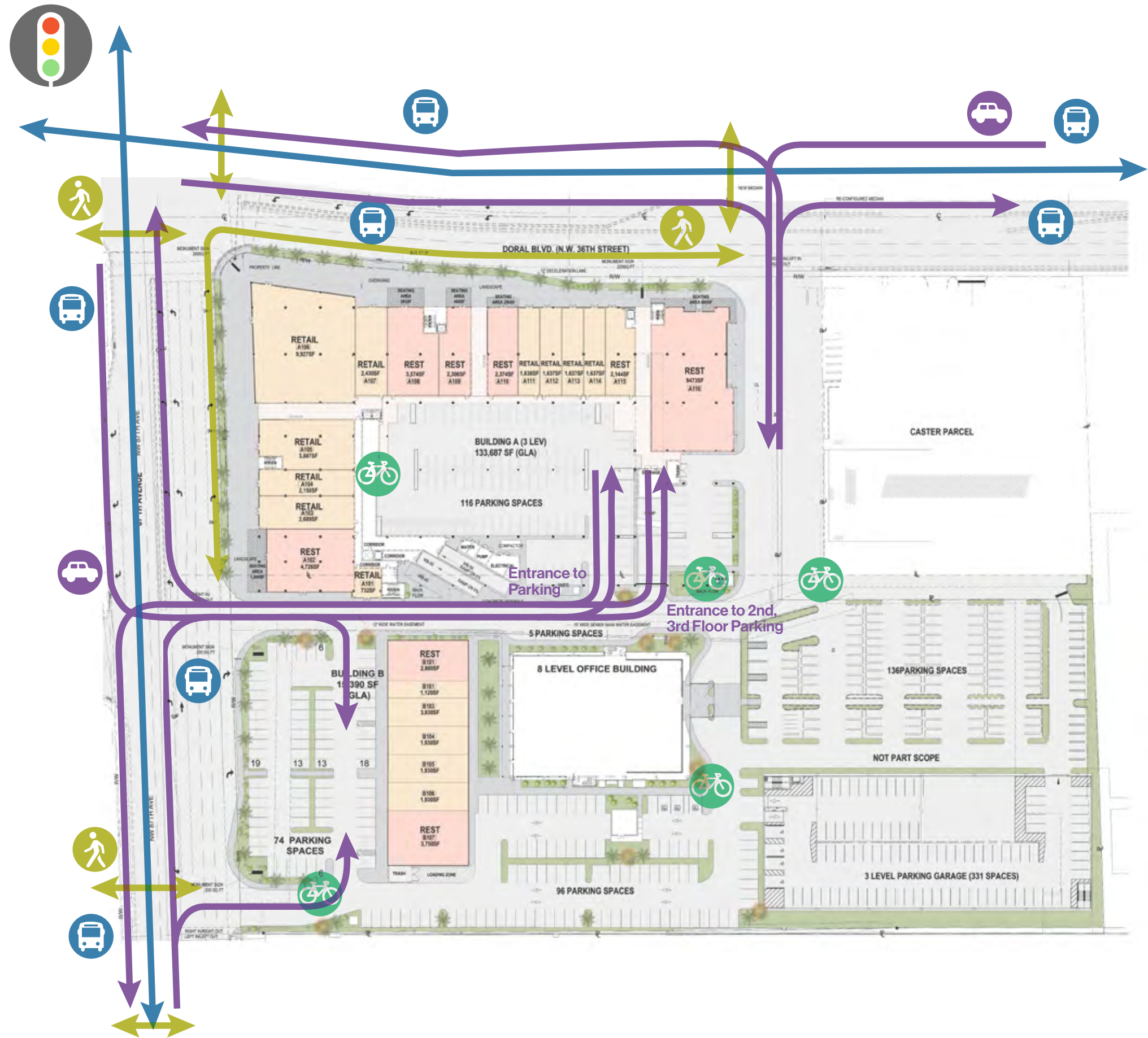






1 2ND FLOOR PLAN
1" = 30'-0"



2 3RD FLOOR PLAN
1" = 30'-0"

Customer Access



-  Vehicular Circulation
-  Trolley Stop
-  Potential Bike Rack Locations
-  Pedestrian Walkway/Crossing



Elevation

North



Elevation

South



Elevation

West



Elevation

East



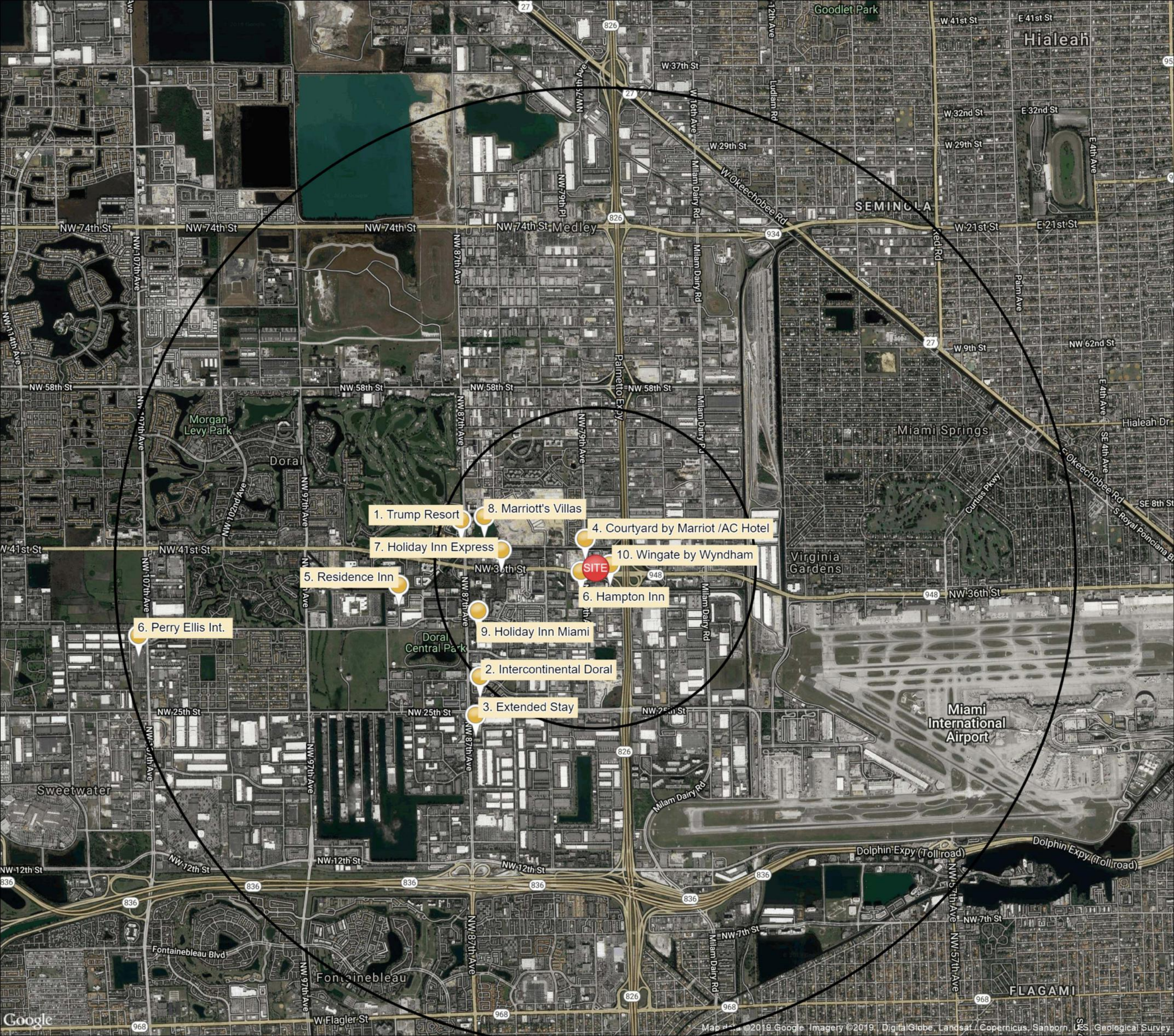


RESIDENTIAL REPORT

1. Mirador Doral - 300 Units
 2. City Place Doral - 852 Units
 3. Downtown Doral - 5,547 Units
 4. 8800 Doral - 550 Units
 5. Windsor at Doral - 273 Units
 6. Trammel Crow Residences - 350 Units
 7. Sanctuary by Shoma Group - 226 Units
 8. 4200 Doral - 250 Units
 9. Landmark Doral - 1,550 Units
 10. Midtown Doral - 1,548 Units
- Total: Units 11,446

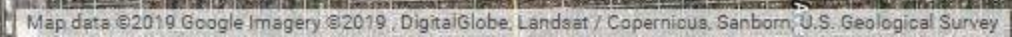
MEDICAL CENTERS

1. Jackson West - 275,000 Sq. Ft.
2. Leon Medical - 97,670 Sq. Ft.
3. Nicklaus Children's Outpatient Center - 29,450 Sq. Ft.
4. Baptist Health Urgent Care
5. Emergency Room Doral
6. Concentra Urgent Care



- 1. Trump Resort
- 2. Intercontinental Doral
- 3. Extended Stay
- 4. Courtyard by Marriot /AC Hotel
- 5. Residence Inn
- 6. Perry Ellis Int.
- 6. Hampton Inn
- 7. Holiday Inn Express
- 8. Marriott's Villas
- 9. Holiday Inn Miami
- 10. Wingate by Wyndham

SITE



Demographics

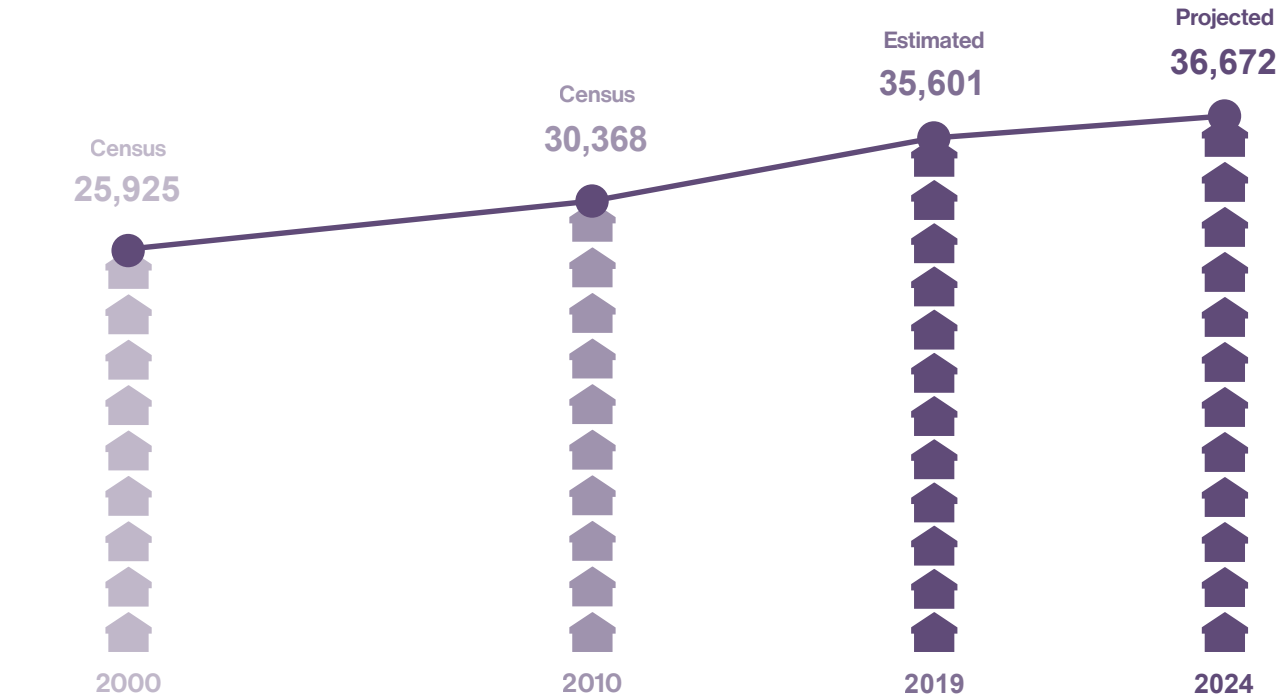
Population

(3-mile radius)

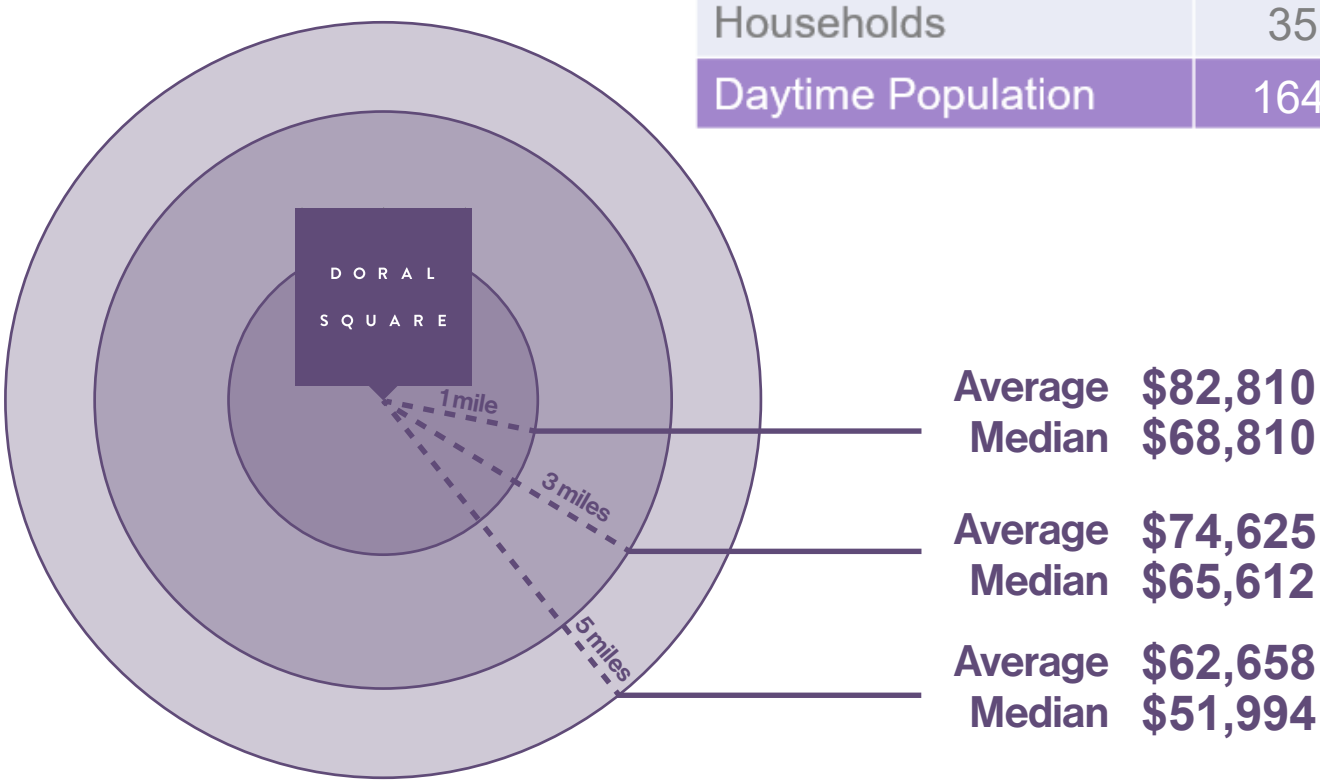


Households

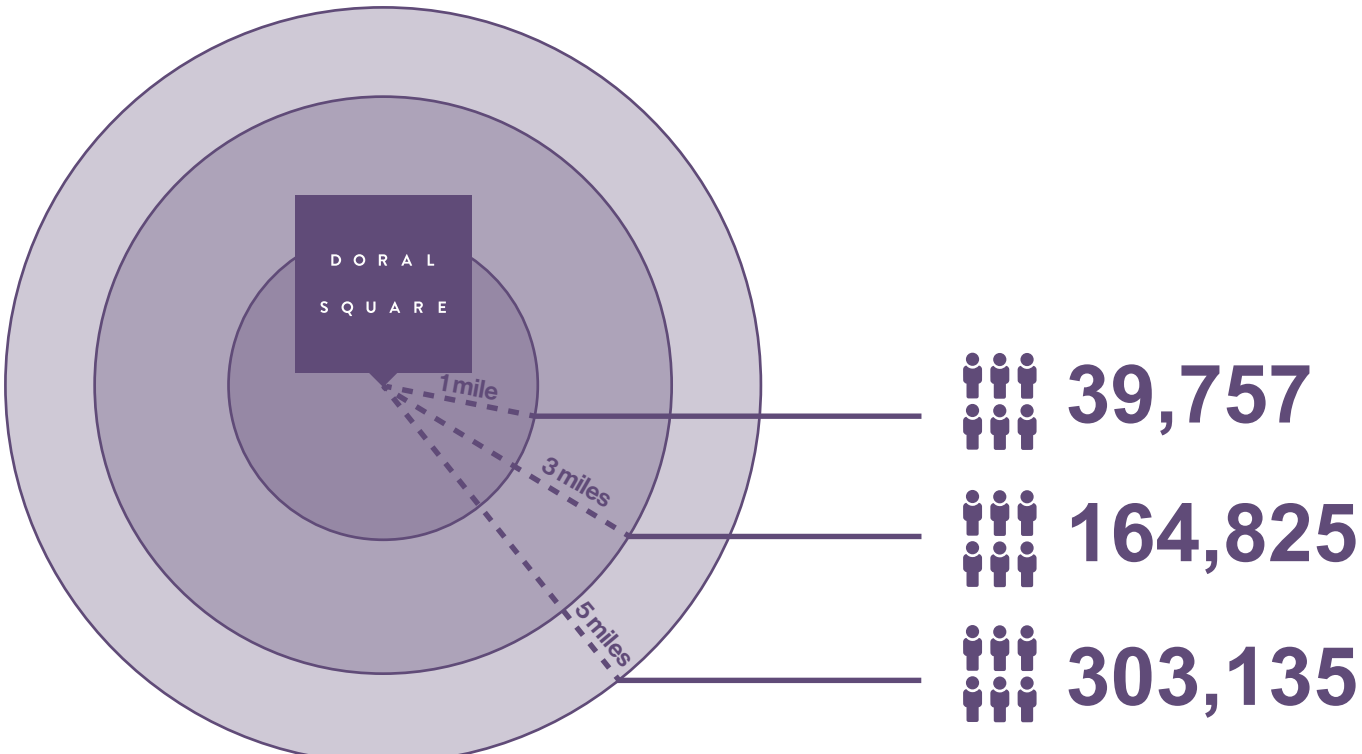
(3-mile radius)



Household Income



Business Daytime Population



2019 Demographics (3-mile radius)

Population	100,581
Average HH Income	\$74,625
Households	35,601
Daytime Population	164,825

Demographics

In the late 1950s, real estate pioneer Doris and Alfred Kaskel purchased 2,400 acres of swampland between NW 36 Street and NW 74 Street and from NW 79 Avenue to NW 117 Avenue for about \$49,000 with the intention of building a golf course and hotel. In 1962, the Kaskel's dream came true when they opened a hotel and country club that featured the Blue, Red and Par 3 golf courses. They named it Doral - a combination of Doris and Alfred. Today, the Doral Golf Resort & Spas internationally famous for its golf courses, especially the Blue Monster, and still hosts the PGA Tour Tournament every year. By the early '80s, Doral started to experience the first spurts of growth, especially from 1983-1985. Younger families started flooding the area but had to travel to purchase even the most basic essentials, because there were no stores - or schools or parks. Although the majority of the original homes were investment properties or second homes, the early fulltime residents believed that the quality of life and the low housing costs far exceeded the lack of amenities and started coming together as a community. The West Dade Federation of Homeowner Associations was formed in 1989

and a police station was built, higher development standards were implemented, and more lighting, roads and landscaping appeared throughout the area.

Doral, incorporated on January 28, 2003, in one of thirty-four municipalities in Miami-Dade County, Florida. Conveniently located just one mile from Miami International Airport and twelve miles from Downtown Miami, the City is home to approximately 50,213 residents and regularly hosts in excess of 100,000 people who work within the City. The City of Doral occupies a land area of 15 square miles bordered on the west by the Ronald Reagan Turnpike, to the north by the Town of Medley, to the east by the Palmetto Expressway and to the South by the City of Sweetwater.

The City of Doral has come a very long way in a very short time and is attracting positive attention from Fortune 100 corporations, mom-and-pop businesses, young families and retirees. Described as the premier place to live, work and play, the many assets provide for a superior quality of life in an urban center known for its commerce.



Team

DEVELOPER

Terra

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm’s portfolio

includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra’s land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

ARCHITECT

Beame Architectural Partnership

Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office, hospitality, amusement, mixed-use, and aviation facilities.

Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

LEASING AGENT

Courtelis Company

With 50 years experience, 2.5 million square feet of shopping center space and over 1500 residential units in Florida, Courtelis Company offers quality locations in a diverse product mix. Courtelis’ newest projects in Central Florida, Miami, Ft. Myers, Jacksonville, Naples and Orlando, together with existing centers

and residential communities throughout the state offers tenants a variety of opportunities. The company continues to expand its portfolio with quality new development, as well as renovation of existing properties, construction management, acquisition, and third party property management & leasing.

Contact

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D O R A L
S Q U A R E

Join Us!

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