

# TAVERNIER TOWNE CENTER

91200 Overseas Hwy, Tavernier, FL 33070



## PROPERTY INFORMATION

- TAVERNIER TOWNE CENTER IS THE DOMINANT RETAIL AND ENTERTAINMENT CENTER IN THE UPPER FLORIDA KEYS.
- OVER 7 MILLION TOURISTS DRIVE THROUGH THE KEYS ANNUALLY PASSING THIS DESTINATION CENTER.
- GREAT TENANT SYNERGY AND HIGH TENANT SALES PER SF.
- TAVERNIER CINEMA 5 IS THE ONLY MOVIE THEATER IN THE UPPER KEYS.



## NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

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COMMODORE REALTY, INC.  
30 WEST MASHTA DRIVE | SUITE 400

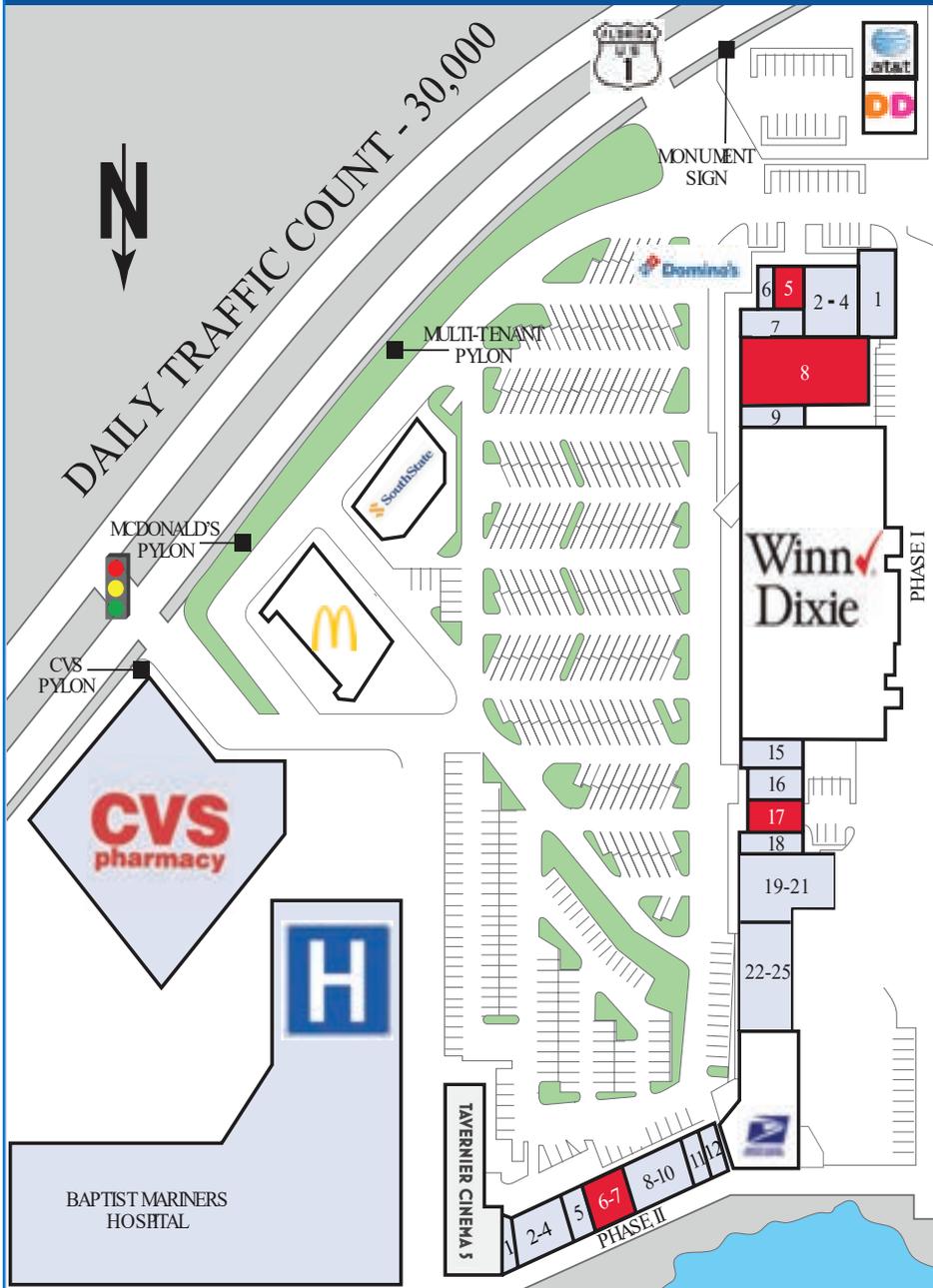
KEY BISCAYNE, FL 33149

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## SITE PLAN



## TENANTS

| SUITE                | BUSINESS NAME                | SQ.FT.  |
|----------------------|------------------------------|---------|
| 01                   | BILL'S LIQUOR                | 2,505   |
| 02-04                | DILLON'S RESTAURANT & BAR    | 3,808   |
| 05                   | AVAILABLE - 2nd Gen QSR      | 1,400   |
| 06                   | FRESH BLADEZ BARBERSHOP      | 443     |
| 07                   | DOMINO'S                     | 1,433   |
| 08                   | AVAILABLE                    | 8,400   |
| 09                   | DEPAULA JEWELERS             | 1,362   |
| 10-14                | WINN DIXIE MARKETPLACE       | 46,179  |
| 15                   | KEYS FEDERAL CREDIT UNION    | 1,400   |
| 16                   | MOM AND DAUGHTER JUICE BAR   | 1,200   |
| 17                   | BUILT OUT MEDICAL SPACE      | 2,400   |
| 18                   | GREAT WALL RESTAURANT        | 1,362   |
| 19-21                | PINFISH ENTERTAINMENT        | 6,500   |
| 22-25                | TRULIEVE                     | 4,506   |
| 26                   | UNITED STATES POSTAL SERVICE | 8,300   |
| PHASE II-12          | THE LAGOON CAFE              | 1,445   |
| PHASE II-11          | FLORIDA KEYS CANNABIS CLINIC | 850     |
| PHASE II-08-10       | J-DAO THAI SUSHI             | 2,550   |
| PHASE II-06-07       | AVAILABLE                    | 1,700   |
| PHASE II-05          | IVY NAILS                    | 850     |
| PHASE II-02-04       | VISION SOURCE                | 2,550   |
| PHASE II-01          | VENTURE REALTY GROUP         | 600     |
| PHASE II-T           | TAVERNIER CINEMA 5           | 9,100   |
| OUTPARCEL A1         | AT&T                         | 2,066   |
| OUTPARCEL A2         | DUNKIN DONUTS                | 2,200   |
| OUTPARCEL B          | MCDONALDS                    | 4,278   |
| OUTPARCEL C          | SOUTH STATE BANK             | 2,000   |
| TOTAL SQUARE FOOTAGE |                              | 121,295 |

## DEMOGRAPHICS

|                          | 1 MILE    | 3 MILES    | 5 MILES    |
|--------------------------|-----------|------------|------------|
| POPULATION               | 1,854     | 6,321      | 8,259      |
| MEDIAN AGE               | 49.8      | 49.7       | 50.5       |
| AVERAGE HOUSEHOLD INCOME | \$88,388  | \$79,310   | \$79,188   |
| TOTAL CONSUMER SPENDING  | \$56.55 M | \$190.88 M | \$249.96 M |

## PROPERTY INFORMATION

ADDRESS: 91200 Overseas Hwy, Tavernier, FL 33070  
 COUNTY: Monroe  
 NUMBER OF TENANTS: 27  
 PARKING SPACES: : 546 (4.6/1,000 SF)  
 DAILY TRAFFIC COUNT: 30,000

