

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

DIRECT: 305-365-2600x120

MOBILE: 786-252-4596

NICOLE@COMMODOREREALTY.COM

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

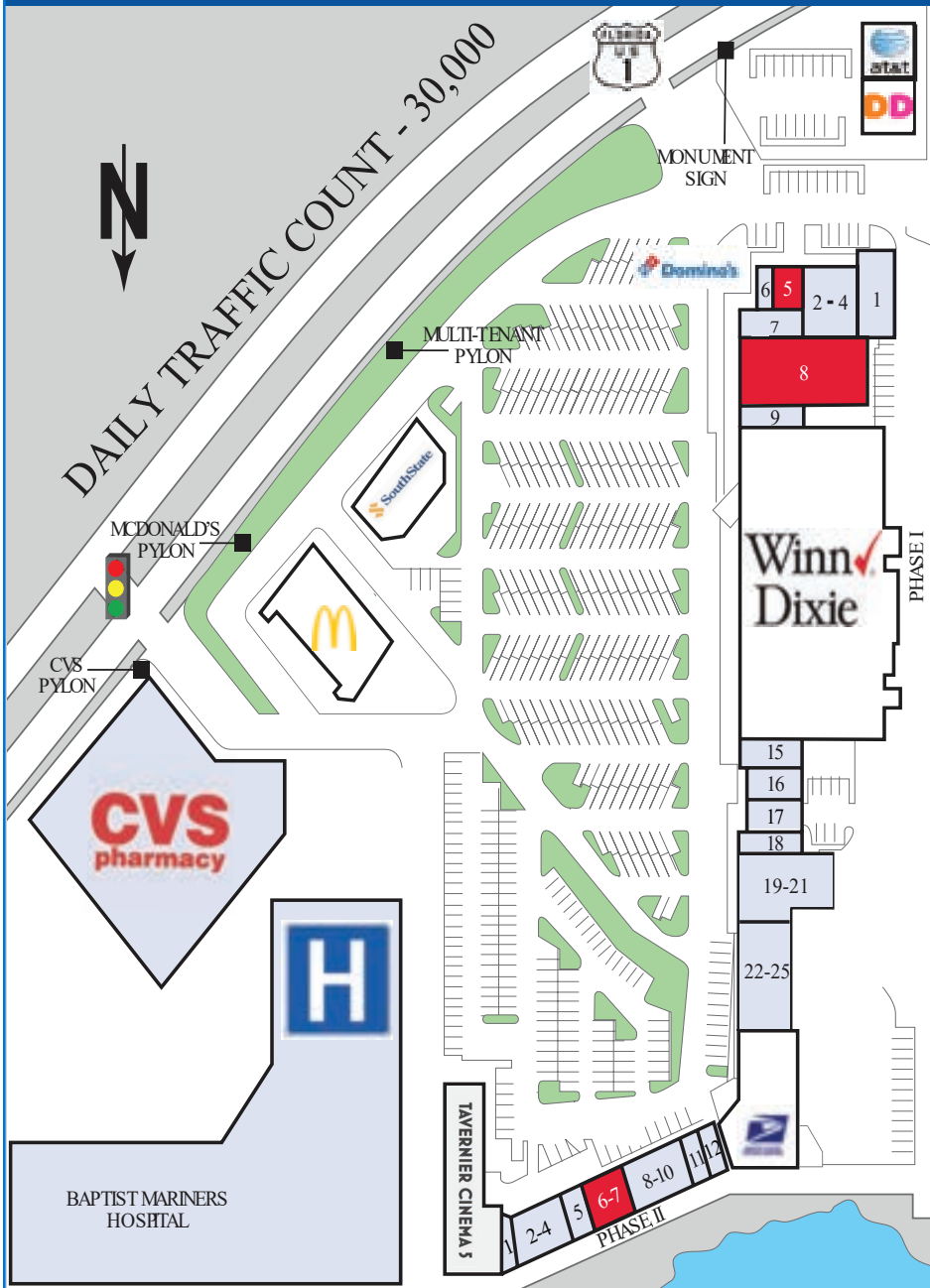
KEY BISCAVNE, FL 33149

PHONE: 305.365.2600

FAX: 305.365.0800

WWW.COMMODOREREALTY.COM

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	THE WELLNESS & BEAUTY BAR COMING SOON	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	6,420	8,793
MEDIAN AGE	52.0	51.3	52.1
AVERAGE HOUSEHOLD INCOME	\$140,027	\$146,524	\$149,266
TOTAL CONSUMER SPENDING	\$74.37 M	\$289.63 M	\$402.58 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

