



Aventura Executive Center

Class A Office Building With Existing Development Rights

20295 NE 29th Place | Aventura, Florida 33180



Property Overview

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Executive Summary

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Aventura Executive Center (the “Property”), a ±21,296 SF Class A office building located at 20295 NE 29th Place in Aventura, Florida. The Property is ideally located in the highly desirable Aventura market, which is recognized internationally for its exceptional demographics, amenities, and considered to be one of South Florida’s top office submarkets.

Exceptional Owner-User or Covered Land Play Opportunity

The Property provides a unique opportunity for an end user looking to occupy a portion or the entire building. The Property is currently 100% occupied by five tenants, all of which expire in the near term and have leases with Termination Clauses permitting the Landlord to terminate early. The Property presents a one-of-a-kind opportunity for an end user to occupy over 20,000 SF in a freestanding, Class A office building in the red hot Aventura submarket.

The Property is also an exceptional covered land redevelopment opportunity. Ownership has already completed two sets of conceptual plans (see pages 12 and 13) for a ±100,000 SF Class A office building. An investor can renew or replace the existing tenants as their leases expire to generate cash flow and offset costs during the planning and entitlement process.

Located in high barrier to entry and highly sought-after Aventura market

There are no freestanding, owner user opportunities of the Property’s size on the market in Aventura, making the offering extremely attractive for a large end user looking to be in the prestigious Aventura submarket. There are also no development sites available in Aventura, making the Property attractive to a developer looking to build an iconic ±100,000 SF development on the market.

Excellent Access and Surrounding Amenities

The Property offers superior access to US-1 and I-95 and its central location is 8 miles to Fort Lauderdale Airport, 19 miles to Miami International Airport, and 13 miles to South Beach. The Property offers proximity to the best amenities of Aventura including Aventura Mall, Gulfstream Park, Aventura Hospital, and the soon to be completed Brightline Station.

Aventura Executive Center

Property Address	20295 NE 29th Place, Aventura, FL
Folio	28-1234-059-0020
Building SF	±21,296 SF
Land Area (SF)	±50,057 SF
Land Area (AC)	±1.15 AC
In Place Zoning	B2 - Community Business District
Parking Ratio	2.84 / 1,000



Land Area:
±1.15 Acres
±50,057 SF



±21,296 SF
Class A Building



Ideal Owner User or
Covered Land Play
Opportunity



B2 Community
Business
Zoning



±100,114 SF
Potential Buildable
Rentable Space



Completed
Conceptual
Plans



Located in
Opportunity Zone



Walking Distance
to Aventura Mall



Exceptional
Demographics

Aerial | Looking Southeast

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



Turnberry Isle Country Club



JW MARRIOTT
TURNBERRY MIAMI

Sunny Isles Beach

AVENTURA MALL
Top 5 largest mall in the U.S.

	JCPenney		H&M	GUCCI
	bloomingdales	macy's	ARMANI EXCHANGE	LOUIS VUITTON
				ALEX GAP

Publix

CVS pharmacy

Walgreens

NE 199TH STREET

Subject property

NE 29TH PLACE

US 1
Less than 0.5 miles



Financial Summary

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Profit & Loss*

In-Place

Income	\$ Amount	\$/SF
Base Rent	723,952	34
CAM	209,538	9.8
Effective Gross Revenue	933,490	43.8
Expense		
Insurance	39,585	1.9
Real Estate Taxes	123,357	5.8
Other Expenses	86,738	4.1
Total Operating Expenses	249,680	11.7
Net Operating Income	\$683,810	\$32.1

*Profit and Loss Statement shown for January to December 2023.

Rent Roll

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Unit	Tenant Name	SQ.FT	BASE MONTHLY RENT	CAM	TAX	TOTAL RENT	LEASE START	LEASE ENDS
100	BH Academy LLC	3,035	\$13,415.98	\$3,287.92	\$1,085.75	\$17,789.65	12/28/2022	12/28/2026
100A	BTT	1,579	\$5,263.33	\$1,710.58	\$453.30	\$7,427.21	2/1/2025	1/31/2028
200	Fromberg, Perlow & Kornik, P.A	4,482	\$13,406.07	\$3,253.27	\$1,082.86	\$17,742.20	6/25/2013	7/31/2026
201	Dorot & Bensimon, P.A	3,145	\$9,959.98	\$2,849.12	\$832.59	\$13,641.69	3/1/2016	2/28/2026
300	BTT	7,500	\$23,125.00	\$8,125.00	\$2,031.25	\$33,281.25	9/1/2022	8/31/2025
Total		19,741	\$65,170.36	\$19,225.89	\$5,485.75	\$89,882.00		

Lease Abstracts

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



BH Academy LLC

Suite: 100

Rentable Square Footage: 3,035 SF Office

Lease Type: NNN

Lease Commencement: December 28, 2022

Lease Expiration: December 28, 2024

Options to Renew: Five option to renew for Two years

Expense Recoveries: Tenant reimburses for increases of its pro-rate share of Operating Costs, Insurance, and Real Estate Taxes over its Base Year Amount. Escalations capped at 5% annually. 95% gross up.

Landlord's Responsibility: Landlord to maintain repair and stores Common Areas of building, and roof and structure.

Rent Schedule:

Period	Base Rent (psf)	Annual Base Rent	Rental Escalations
Dec 28, 2022 - Dec 28, 2024	\$50	\$151,750	3%



Brain Tunnelgenix Technologies Corp.

Suite: 100A

Rentable Square Footage: 1,579 SF Office

Lease Type: NNN

Lease Commencement: February 01, 2025

Lease Expiration: January 31, 2028

Options to Renew: One option to renew for Three years

Expense Recoveries: Tenant reimburses for increases of its pro-rate share of Operating Costs, Insurance, and Real Estate Taxes over its Base Year Amount. Escalations capped at 5% annually. 95% gross up.

Landlord's Responsibility: Landlord to maintain repair and stores Common Areas of building, and roof and structure.

Rent Schedule:

Period	Base Rent (psf)	Annual Base Rent	Rental Escalations
February 01, 2025 - January 31, 2028	\$40	\$63,159.96	3%



Fromberg, Perlow, & Kornick, P.A

Suite: 200

Rentable Square Footage: 4,482 SF

Lease Type: NNN

Lease Commencement: August 1, 2013

Lease Expiration: July 31, 2026

Options to Renew: Two, 5-year options - 2.5% annual increases during renewal terms

Expense Recoveries: Tenant reimburses for all Operating Costs, Insurance, and Real Estate Taxes, Structure and Roof. Controllable expenses increase capped at 7% annually. 95% gross up.

Landlord's Responsibility: None

Termination Rights: After July 31, 2022, Tenant can terminate this lease at any time with 9 months written notice to Landlord. Landlord can terminate this lease with 9 months written notice to Tenant in the event that Landlord will demolish the existing structure.

Rent Schedule:

	Period	Base Rent (psf)	Annual Base Rent	Rental Escalations
	July 31, 2022 - July 30, 2023	\$34.38	\$154,091	
	July 31, 2023 - July 30, 2024	\$35.24	\$157,943	2.5%
	July 31, 2024 - July 30, 2025	\$36.12	\$161,892	2.5%
	July 31, 2025 - July 30, 2026	\$37.02	\$165,939	2.5%
Option 1	July 31, 2026 - July 30, 2027	\$37.95	\$170,088	2.5%
	July 31, 2027 - July 30, 2028	\$38.90	\$174,340	2.5%
	July 31, 2028 - July 30, 2029	\$39.87	\$178,699	2.5%
	July 31, 2029 - July 30, 2030	\$40.87	\$183,166	2.5%
	July 31, 2030 - July 30, 2031	\$41.89	\$187,745	2.5%
Option 2	July 31, 2031 - July 30, 2032	\$42.94	\$192,439	2.5%
	July 31, 2032 - July 30, 2033	\$44.01	\$197,250	2.5%
	July 31, 2033 - July 30, 2034	\$45.11	\$202,181	2.5%
	July 31, 2034 - July 30, 2035	\$46.24	\$207,235	2.5%
	July 31, 2035 - July 30, 2036	\$47.39	\$212,416	2.5%



Dorben Office, LLC

Guarantor: Personal

Suite: 201

Rentable Square Footage: 3,145 SF

Lease Type: NNN

Lease Commencement: March 1, 2016

Lease Expiration: February 28, 2026

Options to Renew: None

Expense Recoveries: Tenant reimburses for all Operating Costs, Insurance, and Real Estate Taxes, Structure and Roof. Controllable expenses increase capped at 5% annually. 95% gross up.

Landlord's Responsibility: None

Termination Rights: Landlord shall have the right, for any reason whatsoever, to terminate this Lease effective anytime after the expiration of the third Lease Year of the Renewal Term (Feb 28, 2024) with 180 days prior written notice to Tenant.

Rent Schedule:

Period	Base Rent (psf)	Annual Base Rent	Rental Escalations
March 1, 2021 - Feb 28, 2022	\$34.78	\$109,383	
March 1, 2022 - Feb 28, 2023	\$35.82	\$112,665	3.0%
March 1, 2023 - Feb 28, 2024	\$36.90	\$116,045	3.0%
March 1, 2024 - Feb 28, 2025	\$38.01	\$119,526	3.0%
March 1, 2025 - Feb 28, 2026	\$39.15	\$123,112	3.0%



Brain Tunnelgenix Technologies Corp.

Suite: 300

Rentable Square Footage: 7,500 SF

Lease Type: NNN

Lease Commencement: September 1, 2022

Lease Expiration: August 31, 2025

Options to Renew: None

Expense Recoveries: Tenant reimburses for all Operating Costs, Insurance, and Real Estate Taxes, Structure and Roof. Controllable expenses increase capped at 5% annually. 95% gross up.

Landlord's Responsibility: Landlord to maintain repair and stores Common Areas of building, and roof and structure.

Rent Schedule:

Period	Base Rent (psf)	Annual Base Rent	Rental Escalations
Sep 1, 2022 - August 31, 2025	\$37.00	\$277,500	-

Zoning Summary

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Purpose:	This Community Business District (B2) is intended primarily to provide for general commercial activity for a wide range of goods and services to the entire community and sub region. Such businesses generally require locations convenient for both vehicular and pedestrian traffic and would be expected to have orientation toward and direct access to arterial roadways.
Main Permitted Uses:	<ul style="list-style-type: none"> • Business/professional offices • Medical office • Banks, • Hotels • Retail • Restaurants
Conditional Uses:	Residential uses as a combination of permitted business uses and residential uses housed in the same building (the floor area of the residential use shall not exceed 50 percent of the floor area of the building), self-storage, service stations, car wash.

	B2	Subject Property
Maximum Height:	12 Stories (120 FT)	
Setbacks:	<p>Front yard: Not less than 25 Feet</p> <p>Street side yard: Not less than 20 Feet</p> <p>Rear side yard: There is no side or rear yard setback required for a plot which is not adjacent to a street or alley. A side and rear yard setback of 20 feet in depth is required for a plot adjacent to a residentially zoned district, street or alley.</p>	
Maximum Floor Area Ratio (FAR):	2.0	100,114 SF



Aventura Zoning Code: Refer to Sec. 31-144(c)



Opportunity Zone

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Opportunity Zones were created by federal tax law to incentivize investment in low-income and rural communities nationwide. The program creates a favorable tax structure that permits investors to shelter capital gains by reinvesting them into Opportunity Funds, which are vehicles dedicated to investing in Opportunity Zones. Opportunity Zones are geographical areas established by the governor of each state.

The program allows investors to temporarily defer taxable income from capital gains reinvested into an Opportunity Fund. The program also allows those investors who hold their investment in an Opportunity Fund for at least 10 years to enjoy the ability to permanently waive capital gains tax obligations on the appreciated value of the investment.

Combined, these incentives have a powerful impact on return metrics. It is anticipated that this impact will increase the attractiveness of real estate investments within Opportunity Zones. The Property is located in a designated Opportunity Zone, as shown here, and an investment in the Property through a qualified Opportunity Fund may qualify for the favorable tax treatment described above.

- Temporary deferral of taxable income from capital gains reinvested into an Opportunity Fund
- After 10 years, permanent waiver of capital gains tax on the appreciated value of the investment



Renderings - Option 1

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



Option 1 - Close Up Rendering



Option 1 - Rendering

Renderings - Option 2

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



New Nearby Developments

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Property Address	Property Name	Property Type	Scheduled Delivery	Building Status	Notes
21001 Biscayne Blvd	Two10 Aventura	Office	2023	Proposed	Class A, LEED Gold certified, 100,000 SF office condo building located in the heart of Aventura
21290 Biscayne Blvd	1212 Aventura	Mixed Use	2022	Under Construction	Mixed Use project that will include 163 assisted living units, 29,684 SF of retail, 25,796 SF of medical office
20955 Biscayne Blvd	New Hotel	Mixed Use	2023	Proposed	Mixed Use development that will include 40,000 SF of retail and 129 key hotel
18606 NE 24th Pl	West Aventura Town Center	Mixed Use	2023	Proposed	Mixed Use development that will include 700 apartments, and 44,099 SF of retail
3050 NE 199th St	3050 Aventura	Office	2023	Proposed	Class A, LEED Gold certified, 113,650 SF office building that will serve as the new headquarters for Safra National Bank
2630 NE 203rd St	Aventura Gateway	Mixed Use	2023	Proposed	Mixed use development consisting of 100,000 SF of office, 7,000 SF of retail, 170 hotel keys
19505 Biscayne Blvd	Esplanade at Aventura	Retail	2022	Under Construction	Brand new development of 215,000 SF of experiential retail, unique entertainment and fine dining located within the Aventura Mall
E Country Club Dr & Yacht Club Way	Belmont Village Senior Living	ALF	2023	Proposed	Brand new assisted living facility that would include 174,972 SF with 192 senior living beds
2820 NE 214 St	Ivory 214	Mixed Use	2021	Delivered	Mixed Use development that includes 38,191 SF of office, 10,942 SF of retail, and 100 key Hilton Hotel

Aventura Mall

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

AVENTURA MALL

The best place to shop in Miami, **Aventura Mall** is defined by unique experiences, renowned luxury boutiques and shopper favorites, a world-class art collection, international indoor and outdoor dining, a popular Farmers Market, and cutting-edge architecture. An iconic landmark, Aventura Mall is always evolving, offering something new to culture-seekers, trendsetters and culinary connoisseurs. It is the 5th largest mall in the United States by total square feet of retail space (2.9 million square feet) and the largest mall in Florida. The Mall also averages an incredible \$1,100 sales per square foot.

Ideally situated between Miami and Fort Lauderdale, Aventura Mall is easily accessible from South Florida's major highways and is close to the region's international airports and cruise ports. A perfect way to spend an entire day, the world-renowned shopping destination includes department stores such as Nordstrom, Bloomingdale's and Macy's, as well as 300+ boutiques and shopper favorites - from Gucci, Louis Vuitton and Givenchy to Apple, Adidas and Zara.

Aventura Mall also features a diverse array of chef-driven restaurants and eclectic eateries that will tempt every palate. Treats Food Hall offers an array of options and seating in both a sun-filled, indoor space and a shaded, rooftop area. Culture seekers will enjoy the Arts Aventura Mall program, which includes 20+ pieces located throughout the shopping center, highlighted by Carsten Höller's 93-foot-tall Aventura Slide Tower, The Haas Brothers' Gorillas in the Mist and a LOVE sculpture by Robert Indiana - the ideal spot for Instagram shots and TikToks.

Esplanade at Aventura is a new development within the Aventura Mall that will include 215,000 square feet of retail, unique entertainment, and fine dining in a luxurious open-air setting. The Brightline Aventura Station, now under construction, will be located adjacent to Aventura Mall on West Dixie Highway and will include a new pedestrian bridge over Biscayne Boulevard, providing riders direct access to the mall.



**2.9 Million
Square Feet**



**\$1,100 Sales Per
Square Foot**



**Largest Mall
in Florida**



**5th Largest Mall
in the U.S.**

NORDSTROM



Apple Store

EQUINOX

BANANA REPUBLIC

SEPHORA

HERMÈS
PARIS

★ macy's

TIFFANY & CO.

RALPH LAUREN



GAP



Market Overview

Owner-User Office Comparables

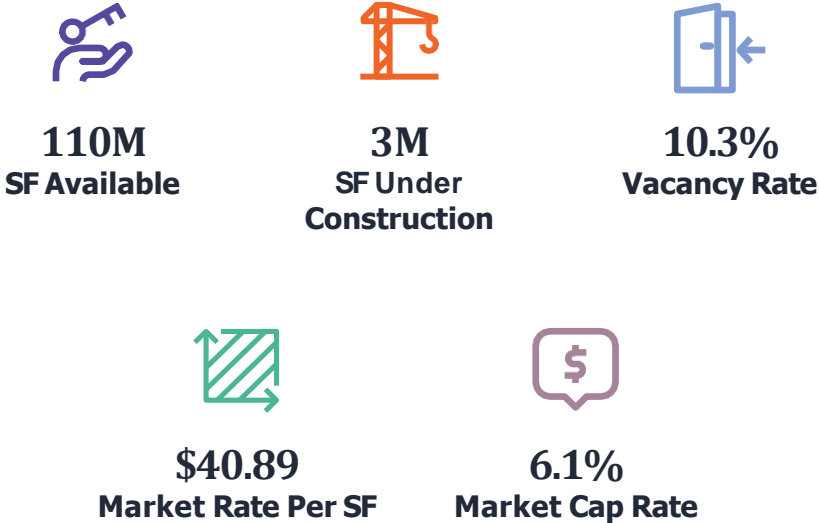
Aventura Office Market

Aventura Owner-User Office Comparables

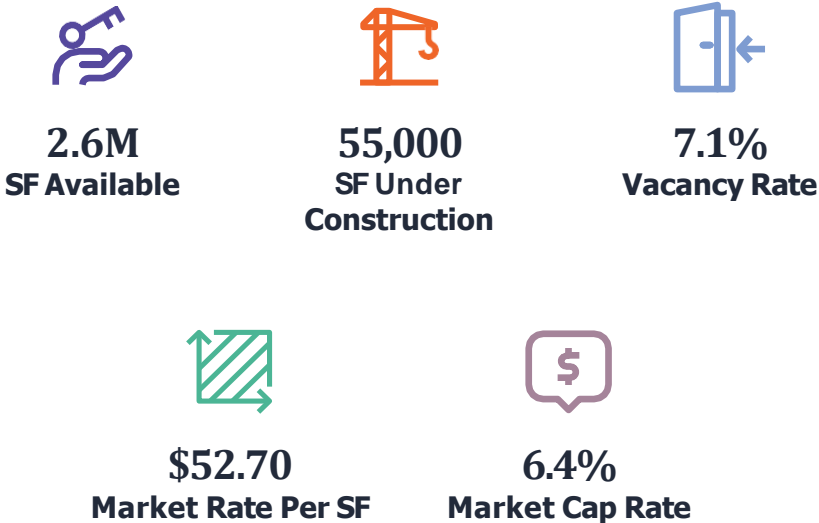
Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Sale Date	Property Name	Property Address	Year Built	Square Footage	Sale Price	Price Per SF	Transaction Notes
TBD	1212 Aventura	21290 Biscayne Blvd, 1st Floor	2022	6,760	\$5,180,000	\$766	Office condo for sale
TBD	1212 Aventura	21290 Biscayne Blvd, 1st Floor	2022	1,380	\$995,000	\$721	Office condo for sale
TBD	1212 Aventura	21290 Biscayne Blvd, 1st Floor	2022	1,320	\$1,315,000	\$996	Office condo for sale
Aug-21	Aventura Park Square	2980 NE 207th St, 8th Floor	2018	13,681	\$9,700,000	\$709	Owner user office condo sale
May-21	Aventura Park Square	2980 NE 207th St, 5th Floor	2018	1,200	\$1,050,000	\$875	Owner user office condo sale
Feb-20	Forum Aventura	19790 W Dixie Hwy, 8th Floor	2019	708	\$564,800	\$798	Owner user office condo sale
Feb-20	Forum Aventura	19790 W Dixie Hwy, 13th Floor	2019	500	\$574,900	\$1,150	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 7th Floor	2019	397	\$318,400	\$802	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 12th Floor	2019	708	\$548,700	\$775	Owner user office condo sale
Jan-20	Aventura Park Square	2980 NE 207th St, 6th Floor	2018	1,908	\$1,336,800	\$701	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 5th Floor	2019	429	\$327,100	\$762	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 7th Floor	2019	708	\$509,000	\$719	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 9th Floor	2019	1,000	\$734,700	\$735	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 9th Floor	2019	426	\$327,500	\$769	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 4th Floor	2019	426	\$318,200	\$747	Owner user office condo sale
Jan-20	Forum Aventura	19790 W Dixie Hwy, 8th Floor	2019	708	\$581,000	\$821	Owner user office condo sale
Average:						\$803	

Miami Office Market Overview



Aventura Office Submarket Overview





Area Overview

City of Aventura

Points of Interest

Transportation

Demographics



City of Aventura

Aventura is synonymous with shopping. Home to Aventura Mall - the largest in Florida, with more than 300 stores, a tempting food hall, varied entertainment options and captivating public art installations - it's one of Greater Miami & Miami Beach's top destinations for shopping and family fun. Aventura ranks in the top largest Florida cities, with an average household income of \$112,038.

The city offers a dynamic business environment with a high quality of life. With a thriving economy and tremendous development in the private and public sectors, more and more people are choosing Aventura as their home and place of business. Aventura's desirable location on the Intra-coastal Waterway in northeast Miami-Dade County is one of the city's major attractions. Aventura's lovely residential neighborhoods, sleek condos, golf courses and destination restaurants hug the Intracoastal Waterway.

Aventura is also home to Gulfstream Park. Prized for its thoroughbred horse racetrack with year-round championship racing, Gulfstream promises an action-packed good time, especially when paired with the venue's onsite shopping, dining and entertainment, including a casino, bowling alley and live music performances.

Nature lovers can venture to nearby Oleta River State Park, where Miami's glittering high rises give way to a peaceful world of tidal mangroves and wading birds in this protected river estuary. Considered Florida's largest urban park, Oleta invites you to spend the day kayaking and canoeing along the shoreline or biking along 15 miles of trails. You'll also find a nature path, tranquil beach, fishing pier and picnic area. It's one of the best ways to savor Miami's unique ecosystem and natural beauty.

First-rate parks, theatres and schools enhance this popular city's appeal while its full-service municipality and diverse demographic base, recognized internationally, is a premier location to live, work and play.



Gulfstream Park is a racetrack and casino in Hallandale Beach. Ideally located between Fort Lauderdale and Miami International Airports, and just two miles east of I-95, Gulfstream Park offers thoroughbred racing, 800 Vegas-style slot machines, and one of the best poker rooms in South Florida. The track annually plays host to the Pegasus Cup, a horserace whose \$16 million total purse is the highest in the world. In addition to the horseracing and casino facility, the 500,000 SF of refined dining, nightlife and entertainment options at the Village of Gulfstream Park make the site a popular destination for corporate outings, as well as special events like weddings and bridal parties.



Mardi Gras Casino houses more than 70,000 SF of gaming space, including 900 slot machines and 30 poker tables, in addition to its greyhound track which holds races from December to April. The facility is also home to a number of bars and restaurants, and serves as an event center, hosting nightly performances including concerts, stand-up comedy, dance competitions and professional boxing and MMA fights.



Aventura Mall is the largest conventional shopping mall in Florida, with a gross leasable area of 2.7 million square feet. The mall is home to more than 300 retailers, including Nordstrom, Bloomingdale's, JCPenney, Macy's, and an AMC theatre. The mall recently opened a 241,000 square foot expansion space, which includes a two-story Zara, new restaurants, art installations and a 93-foot slide tower.



Aventura Hospital & Medical Center, a facility of HCA Healthcare's East Florida Division, is a fully accredited, 407-bed acute care medical surgery hospital providing award-winning procedures. Aventura Hospital and Medical Center has achieved the Healthgrades 2021 America's 250 Best Hospitals Award™. The distinction places Aventura Hospital and Medical Center in the top five percent of nearly 4,500 hospitals assessed nationwide for its superior clinical performance as measured by Healthgrades, the leading resource that connects consumers, physicians and health systems.



The Luxury Development Boom in Sunny Isles Beach has given rise a number of newly built luxury condominium developments that are attracting successful executives and their businesses to the area. The 60-story Porsche Design Tower includes a ground-to-unit car elevator that lifts residents, still seated in their vehicles, from the garage directly to their unit. The tower recently sold its 20,000 SF penthouse for \$25M. And the Muse Residences, with units priced from \$4.8M to \$17.5M, includes in-unit wellness systems designed by health guru Deepak Chopra.



Championship Golf Courses abound in Aventura. Of particular note are Turnberry Isle's two courses, the Soffer Course and the Miller Course. Both of these renowned courses were designed by legendary golf course architect Robert Trent Jones, Sr., and were subsequently re-designed by Raymond Floyd. The courses have hosted a numerous tournaments including the South Florida PGA and LPGA championships.

Surrounding Area

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



Sunny Isles Beach

Aventura Mall

Turnberry Isle
Resort and Club

Subject Property

Gulfstream Park Racing
and Casino

S Federal Highway

Aventura Hospital
& Medical Center

S Dixie Highway



Transportation

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida



Tri Rail is a commuter rail line linking Miami, Fort Lauderdale, and West Palm Beach, Florida. The system connects directly to Amtrak at numerous stations, and to the Metrorail in Hialeah (Miami) at the Tri-Rail and Metrorail Transfer Station.



Brightline is a diesel-electric high-speed rail system developed by Florida East Coast Industries. The railway has existing service from West Palm Beach to Miami, and extended services northward to Orlando.



US-1, also known as Federal Highway in Aventura, is a major north-south US highway that serves the east coast of the United States, extending the length of the east coast from Key West, Florida to Fort Kent, Maine.



I-95 is Florida's largest interstate highway and extends from Florida all the way up the eastern seaboard of the United States.



State Road A1A, known in Hallandale Beach as Ocean Boulevard, is a north-south Florida state road that runs along the Atlantic Ocean, from Key West to Fernandina Beach.



Demographics - 1 mile

Aventura Executive Center
20295 NE 29th Place, Aventura, Florida

Population

2021 Population	25,603
2026 Estimated Population	26,995
2010 Census Population	22,027
2021 Families	6,406
Projected Annual Growth 2021 to 2026	0.3%

Households

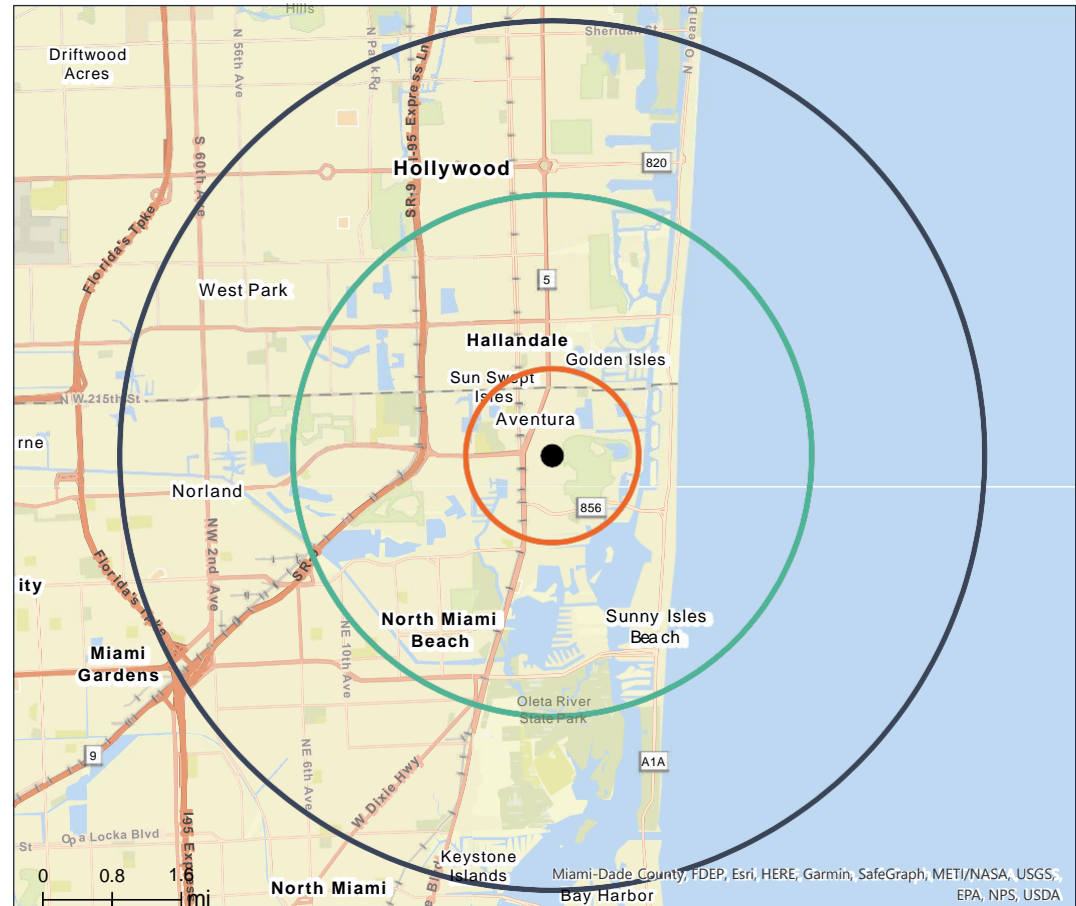
2021 Households	10,976
2026 Estimated Households	11,417
2010 Census Households	9,922
Projected Household Growth 2021 to 2026	0.2%

Household income

2021 Average Household Income	\$107,310
2021 Median Household Income	\$69,890

Business and employees

2021 Total Businesses	3,528
2021 Total Employees	26,931
Employee / Resident Ratio (per 100 residents)	105



Population
25,603



Growth by 2026
0.3%



Total Employees
26,931



Avg. HH Income
\$107,310

Data provided by ArcGIS.