

HARBOR PLAZA

93 HARBOR DRIVE, KEY BISCAIYNE, FL 33149



PROPERTY INFORMATION

- LOCATED AT THE INTERSECTION OF CRANDON BLVD AND HARBOR DRIVE; THE ENTRANCE OF KEY BISCAIYNE.
- KEY BISCAIYNE IS AN ISLAND PARADISE WITH APPROXIMATELY 22,000 RESIDENTS DURING SEASON.
- OVER 2 MILLION VISITORS ANNUALLY COME TO KEY BISCAIYNE.
- NO ADDITIONAL ROOM FOR COMMERCIAL DEVELOPMENT ON THE ISLAND.

NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

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COMMODORE REALTY, Inc.

30 WEST MASHTA DRIVE | SUITE 400

KEY BISCAIYNE, FL 33149

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HARBOR PLAZA SITE PLAN



TENANTS

| SUITE | TENANT | SQ.FT. |
|----------------------|---------------------------|--------|
| 01/51 | 7-ELEVEN | 3,000 |
| 02/53 | JULIAN WATCH | 650 |
| 03/55 | FINE LINE FURNITURE | 650 |
| 04/57 | POTENTIALLY AVAILABLE | 650 |
| 05/61 | PELTON KEY BISCAYNE | 1,950 |
| 06/65 | CHICKEN KITCHEN | 1,300 |
| 07/69 | BLOOMING FLOWERS | 650 |
| 08/71 | LUCID LUSH CIGARS & GIFTS | 650 |
| 09/73 | MASTER CLEAN CLEANERS | 650 |
| 10/77 | KEY POSTAL | 650 |
| 11/79 | KB GREEN GOLF CARTS | 1,950 |
| 12/83 | DONUT GALLERY | 650 |
| 13-15/96-99 | THE GOLDEN HOG | 6,900 |
| TOTAL SQUARE FOOTAGE | | 20,300 |

DEMOGRAPHICS

| | |
|--------------------------|------------|
| POPULATION | 14,809 |
| MEDIAN AGE | 39.2 |
| AVERAGE HOUSEHOLD INCOME | \$167,403 |
| TOTAL CONSUMER SPENDING | \$621.93 M |

PROPERTY INFORMATION

ADDRESS: 93 HARBOR DRIVE, KEY BISCAYNE, FL 33149
 COUNTY: MIAMI DADE
 NUMBER OF TENANTS: 13
 LAST RENOVATION: 2009

