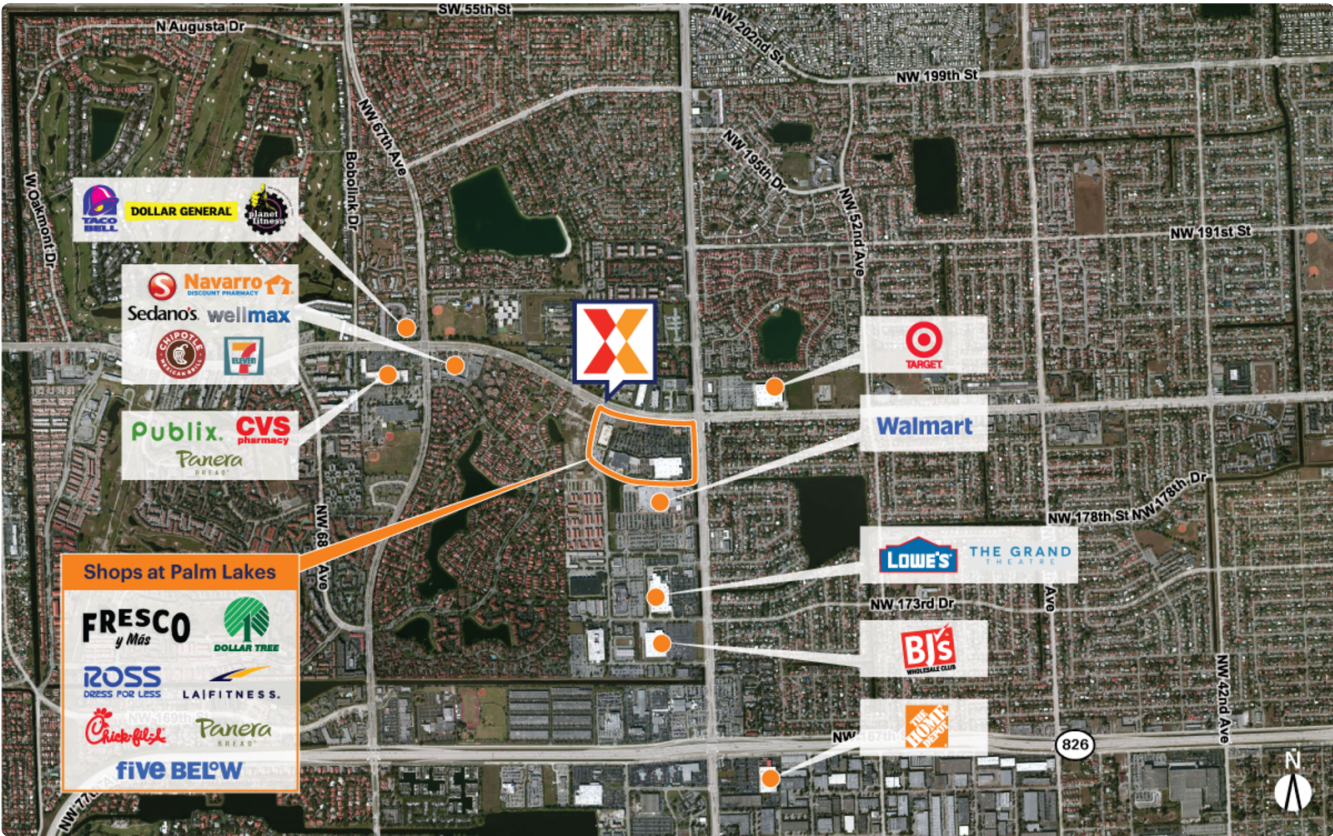


Shops at Palm Lakes

Miami-Dade County Miami-Fort Lauderdale-West Palm Beach, FL 231,536 Sq Ft

5750 Northwest 183rd Street | Miami, FL 33015
25.9379, -80.2962

A regional map showing the location of Shops at Palm Lakes (marked with a red 'X') relative to Fort Lauderdale and Hollywood. Major highways 75, 595, and 95 are shown. A table of demographics is provided below the map.

Demographics	1 Mile	3 Miles	5 Miles
Population	30,140	175,254	500,678
Daytime Pop.	23,264	143,643	432,238
Households	10,066	57,115	167,309
Income	\$93,005	\$105,149	\$98,216

Source: Synergos Technologies, Inc. 2024

\$30M center redevelopment completed in 2023

High-traffic center drawing an estimated 4.1M+ annual visits (Placer.ai 2024)

Fresco Y Mas-anchored center with top national brands including Ross Dress for Less, Dollar Tree, Five Below, Sally Beauty Supply, LA Fitness, Panera Bread, Chick-fil-A, Aspen Dental, Visionworks and Tropical Smoothie Cafe

Highly visible along NW 183rd St with 30K+ vehicles daily and NW 57th Ave with 55K+ vehicles daily (Kalibrate 2021)

Surrounded by a dense population 168K+ residents within a 3-mile radius

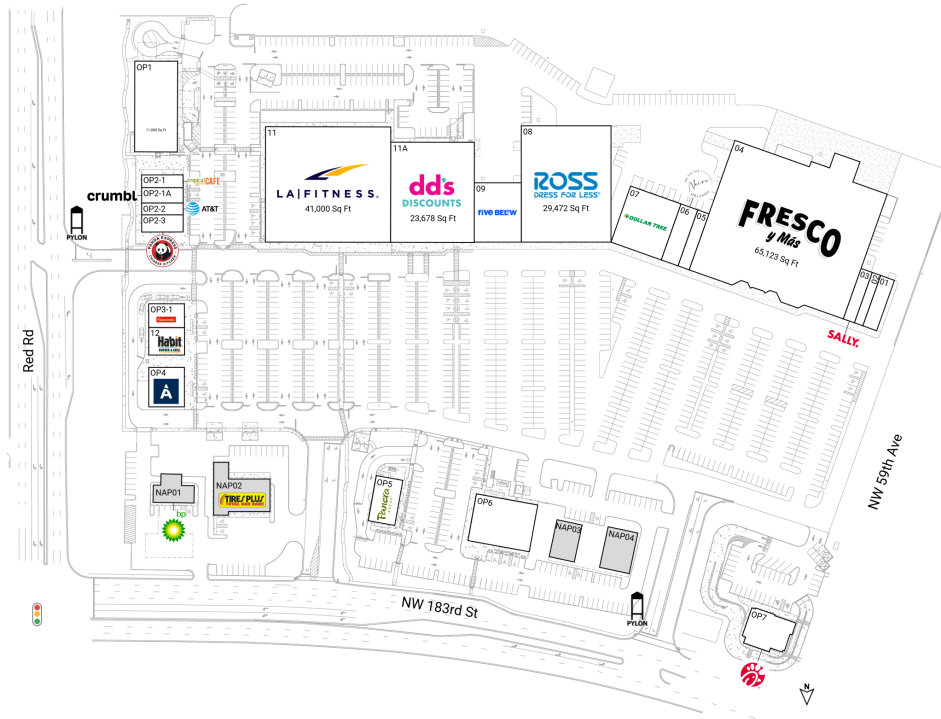


Shops at Palm Lakes

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Current Tenants Space size listed in square feet

01	Pasteur Medical Center	2,250
02	Razar Dental Group	1,350
03	Sally Beauty Supply	1,800
04	Fresco y Més	65,123
05	Alb's Dry Cleaning	2,000
06	Noire the Nail Bar	3,000
07	Dollar Tree	9,000
08	Ross Dress for Less	29,472
09	Five Below	9,000
11	LA Fitness	41,000
11A	dd's DISCOUNTS	23,678
12	The Habit Burger Grill	2,800
OP1	Miami Beach Healthcare	11,000
OP2-1	Tropical Smoothie Cafe	1,660
OP2-1A	Crumbl Cookies	1,660
OP2-2	AT&T	1,400
OP2-3	Panda Express	2,000
OP3-1	Visionworks	2,286
OP4	Aspen Dental	4,000
OP5	Panera Bread	3,800
OP6	Pasteur Medical Center	8,400
OP7	Chick-fil-A	4,857
NAP01	BP Gas	0
NAP02	Tires Plus	0
NAP03	Pasteur Medical	0
NAP04	Cash Advanced	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

