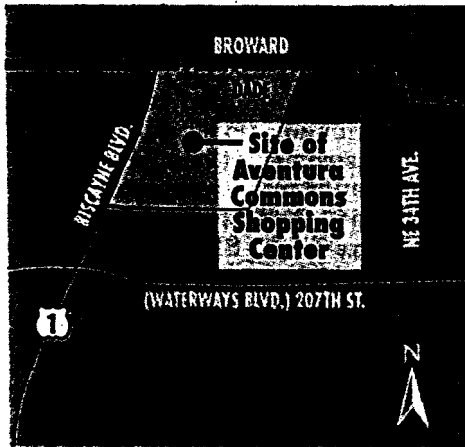


# Kendall developer plans Aventura 'big-box' center



By **CHERYL KANE HEIMLICH**

**AVENTURA** — Miami developer Jeffrey Berkowitz plans to break ground this winter on a 200,000- to 270,000-square-foot shopping center off Biscayne Boulevard in Aventura.

The project, to be called Aventura Commons, will occupy 25 acres from Northeast 210th Street to Northeast 213th Street — a tract currently owned by a holding group called Polaris International.

Berkowitz said he has a contract on the land and expects to close the sale in November. He wouldn't discuss the

purchase price.

Because five of the 25 acres must be rezoned to accommodate the project, Berkowitz said the groundbreaking won't happen before early 1996. The center is expected to open next fall.

Tenants are likely to be big-box retailers such as Target, Computer City and Bed Bath & Beyond. Berkowitz said Circuit City also may relocate another store to Aventura Commons.

"We're looking at upscale, value-oriented tenants," he said.

Target and Bed, Bath & Beyond also will be part of Dadeland Station, a \$30

million, three-story Kendall retail center on which Berkowitz is about to break ground. Other tenants at that center will include Sports Authority, Best Buy and Michael's Arts & Crafts.

Aside from a Sports Authority store and a Ross Dress For Less store at Biscayne Boulevard and Miami Gardens Drive, most of Berkowitz's previous projects have been in Kendall.

His resume includes the Kendallgate shopping center, Kendall Service Merchandise Plaza and Kendall Village Center, a new mixed-use development off the Florida Turnpike. □