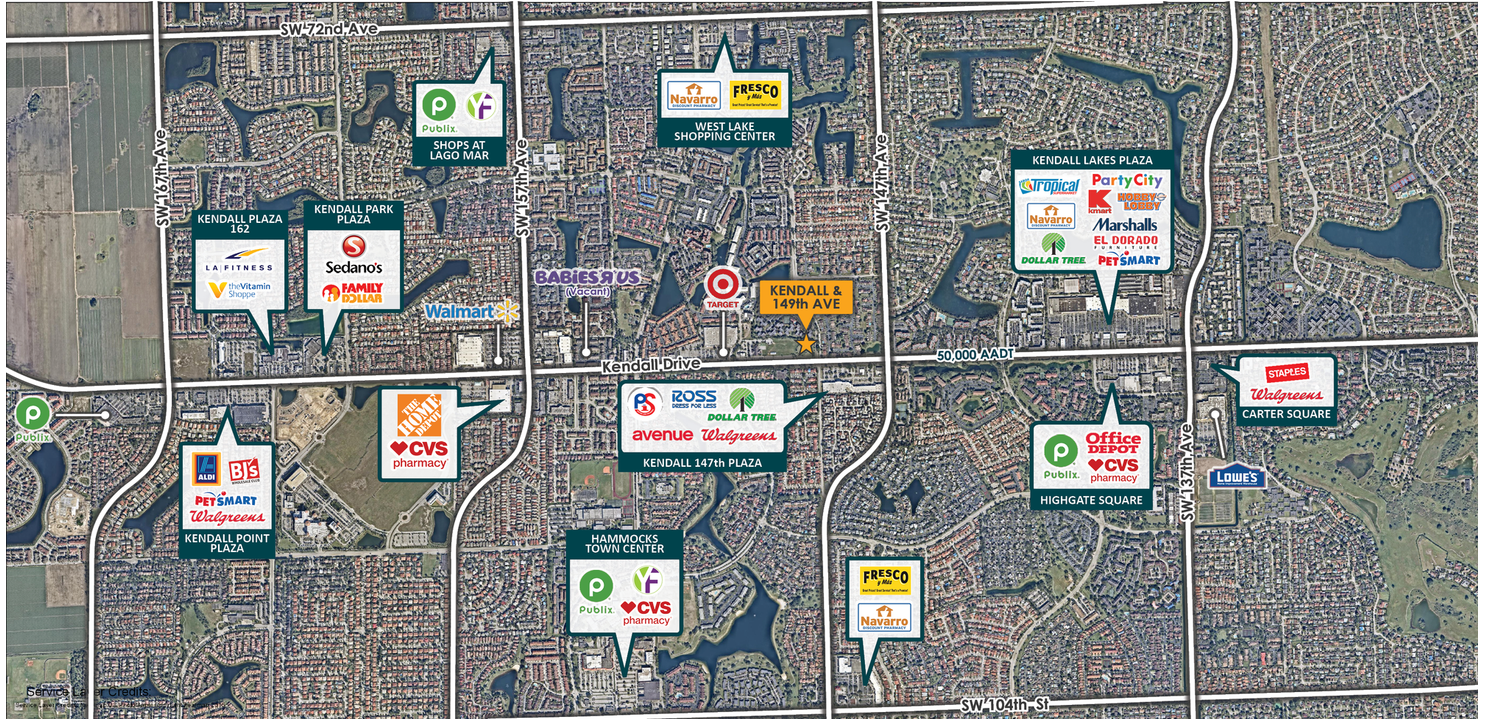


KENDALL DR & SW 149TH AVE

N Kendall Drive & SW 149th Avenue, Miami, FL 33196

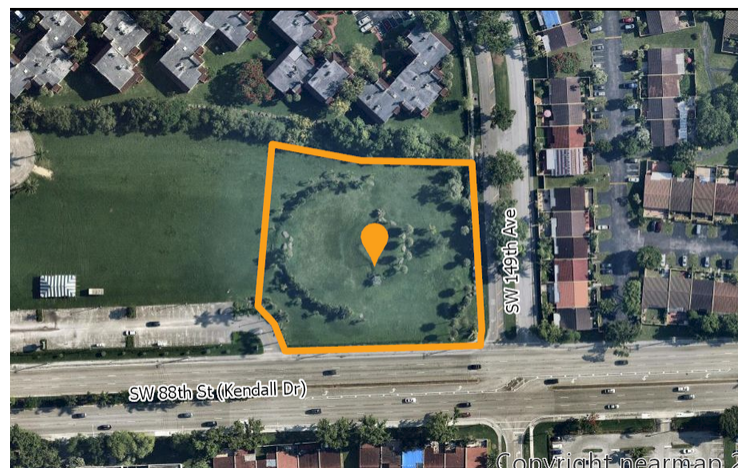


PROPERTY HIGHLIGHTS

- Strong location on SW 88th Street (Kendall Drive) and SW 149th Avenue
- 2 acres available to ground lease or up to 20,000 SF of street retail space
- New retail development opportunity in busy West Kendall with convenience to the existing and continued residential growth
- Excellent visibility from Kendall Drive with multiple access points
- Traffic counts of 50,000 AADT on Kendall Drive
- Nearby retailers include Target, Walmart Supercenter, The Home Depot, BJ's, Aldi, Ross Dress for Less and LA Fitness
- 197,888 total population and \$79,257 median household income within a 2 mile radius

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Household	14,156	62,643	118,012
Total Population	41,885	197,888	374,389
Average HH Income	\$63,323	\$79,257	\$83,381



EXCLUSIVE AGENT(S)

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SUITE	TENANT NAME	SPACE SIZE
A-1	Available	2,400 SF
A-2	Available	2,720 SF
B-1	Available	3,780 SF
B-2	Available	1,540 SF
B-3	Available	1,750 SF
B-4	Available	1,400 SF
B-5	Available	1,750 SF

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