KENDALL VILLAGE CENTER

SMALL SHOP SPACE AVAILABLE

KENDALL VILLAGE CENTER

PROPERTY DETAILS

335,000 SF of Retail GLA

160,000 SF of Office/Medical Space

(including a 94,000 SF Nova Southeastern University Campus)

TOTAL SQUARE FOOTAGE= 495,000 SF

LOCATION

- 8659 SW 124th Ave, Miami, FL 33183

SPACE

- Space A = ± 4,649 sf (formerly Justice)
- Space B = ± 1,570 sf (formerly Brain Freeze)

TERM

Negotiable

COMMENTS

- Logical subdivisions to be considered
- Prominent pylon and directional signage available throughout the property
- Abundant on-site parking (±5.5 spaces /1,000 SF)
- Home to one of the busiest LA Fitness's in Florida

JOIN DESIRABLE CO-TENANTS

REGAL CINEMAS 16 SCREENS

LA FITNESS

FLOOR & DECOR TILE • WOOD • STONE

NSU NOVA SOUTHEASTERN UNIVERSITY

DUFFY'S SPORTS GRILL

Bahama Breeze ISLAND GRILLE

GAP

OLD NAVY

Latin House

MMM Medicare and Much More

FAMOUS footwear

JARED The Galleria Of Jewelry

ANN TAYLOR LOFT

theVitamin Shoppe

CHUCK E. CHEESE

VENETIAN NAIL SPA

claire's

UBREAKIFIX

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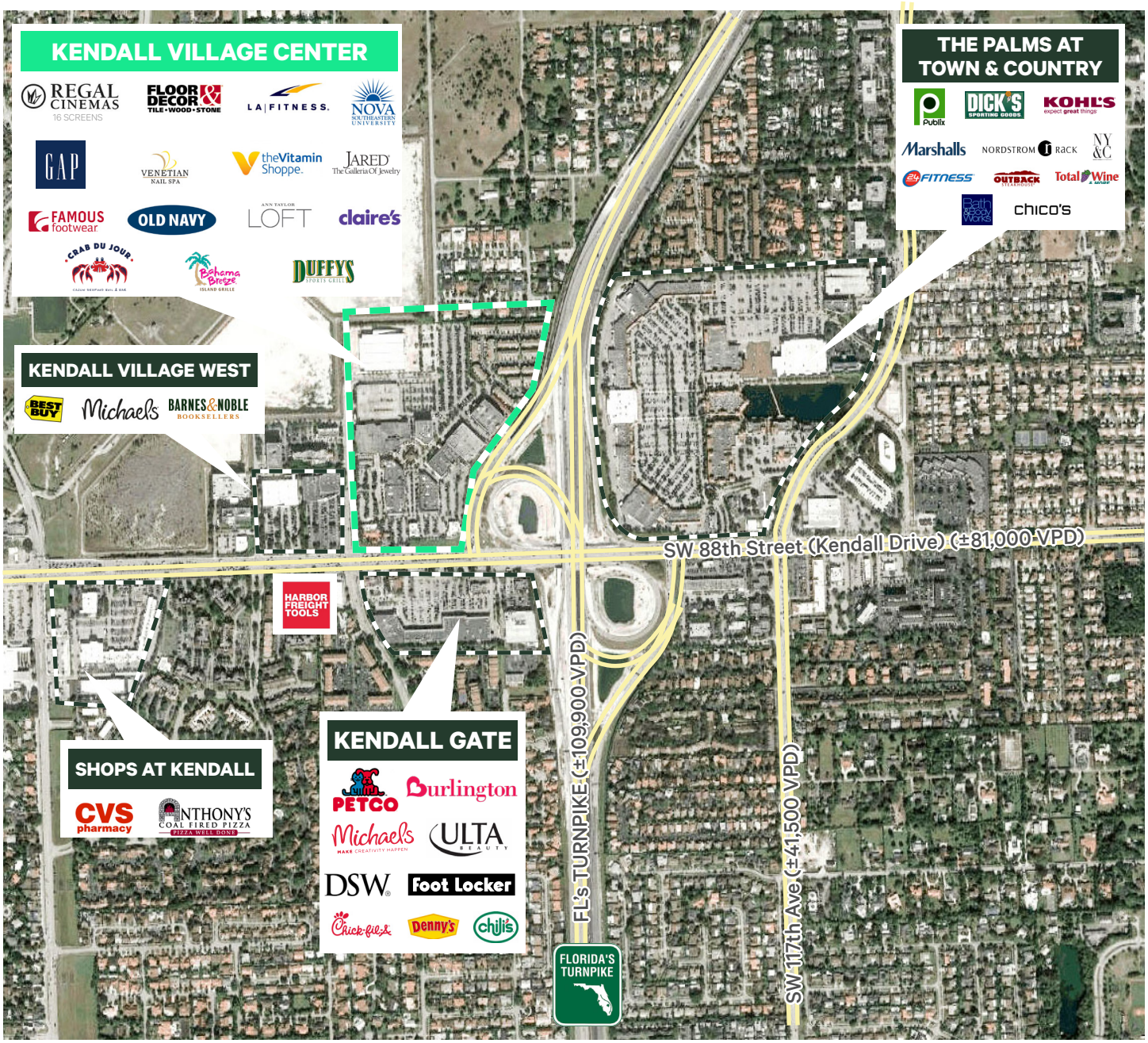
AERIAL MAP



AREA DEMOGRAPHICS

TOTAL POPULATION

1 Mile	14,599
3 Mile	185,695
5 Mile	471,928

AVERAGE HH INCOME

1 Mile	$98,939
3 Mile	$84,701
5 Mile	$91,066

DAYTIME POPULATION

1 Mile	17,331
3 Mile	170,744
5 Mile	442,855

TRAFFIC COUNTS

SW 88th Street (Kendall Drive)	±81,000 VPD
Florida's Turnpike	±109,000 VPD
Cars entering project	±6,700 VPD

NEIGHBORING TENANTS

KENDALL VILLAGE CENTER

Drew Schaul 305 742 5112 drew.schaul@cbre.com

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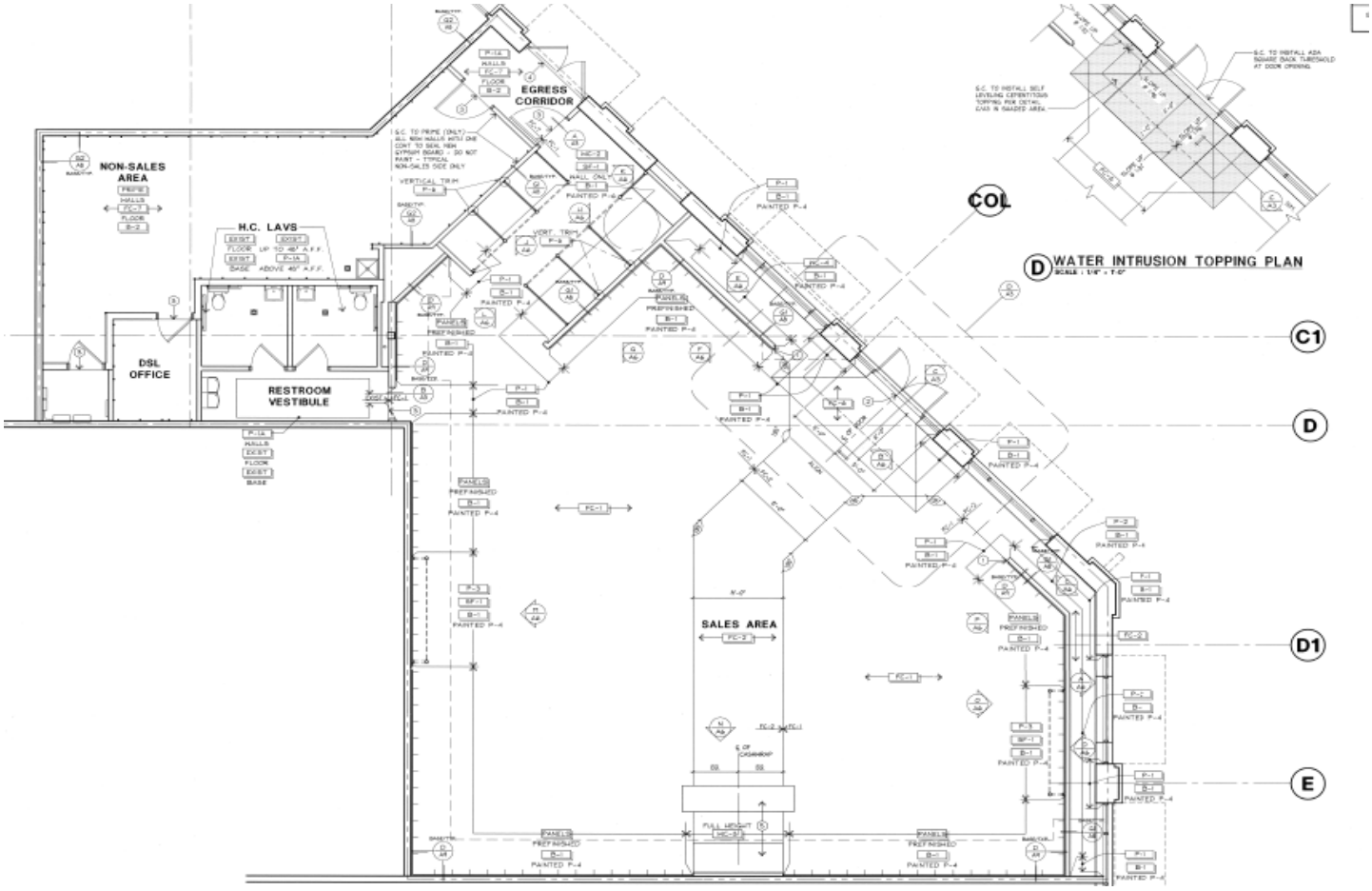
SPACE A - 4,649 SF



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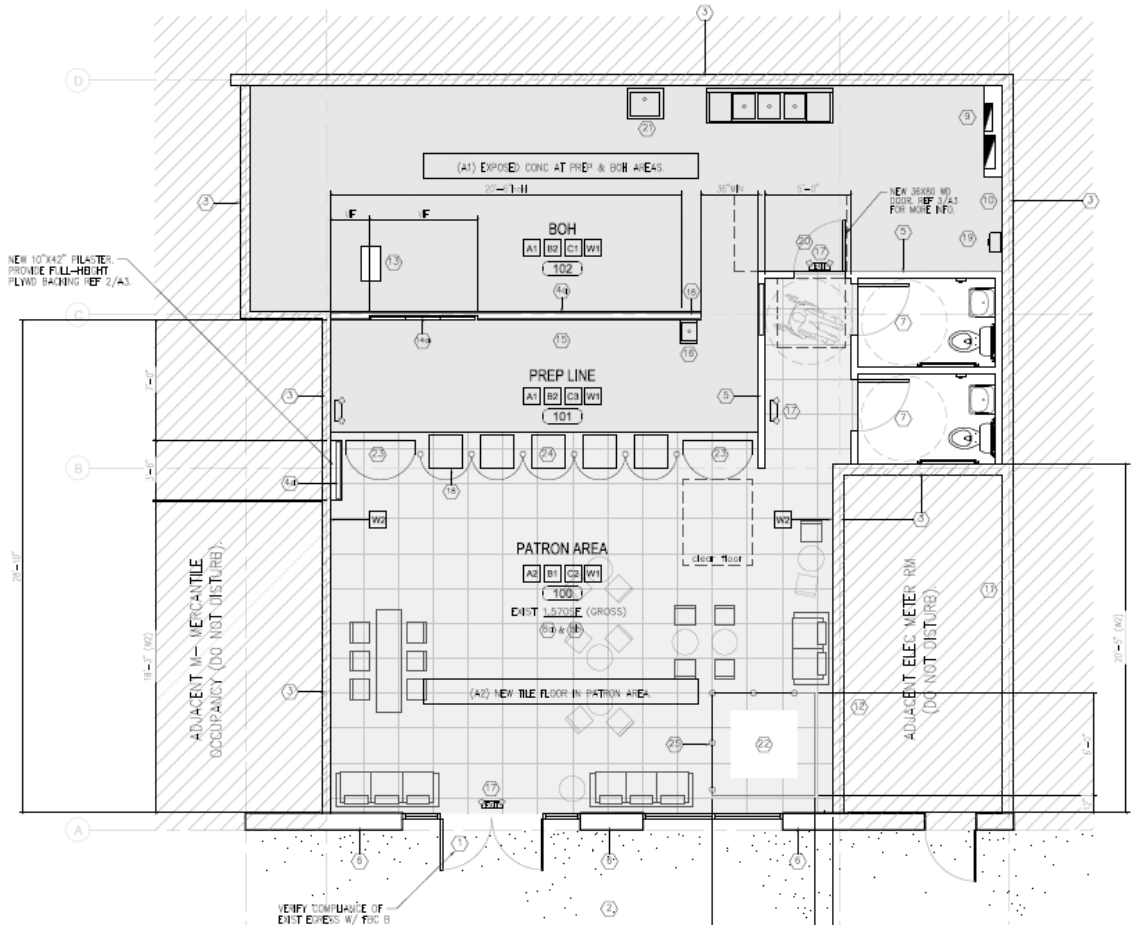
SPACE B - 1,570 SF



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For more information contact:

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