# SOUTH KENDALL SQUARE



# 12512-12570 SW 120th Street Miami, Florida 33186

#### **HIGHLIGHTS**

- Located in dense, high-income Kendall area
- Adjacent to 800-home Kendall Breeze residential community
- Daytime population exceeds 52,500 within 3 miles
- Excellent visibility and accessibility two traffic lights
- Located 1/2 mile west of Florida Turnpike interchange at SW 120th Street
- Pylon signage available
- Fully-leased 32,000 professional offices onsite

#### **TRAFFIC COUNTS**

- 30,137 on 120th Street
- 17,188 on 127th Avenue

#### SPACE AVAILABLE

1,960 sf (Suite 12544)

# JOIN THESE ESTABLISHED TENANTS



#### **DEMOGRAPHICS\***

	1 мі	3 мі	5 мі
POPULATION	14,313	142,573	395,990
HOUSEHOLDS	4,895	49,325	132,709
АНІ	\$121,166	\$120,602	\$122,578

\*Estimated 2024. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

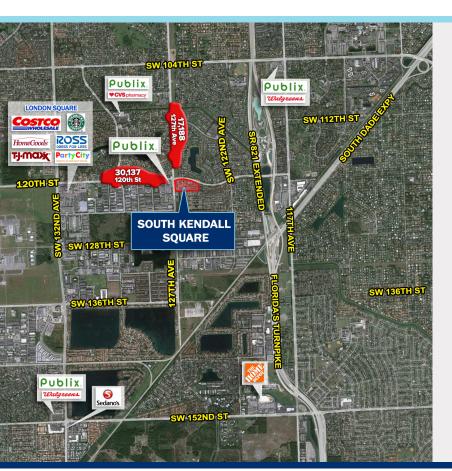


### Lindsey Walker

Leasing Representative lwalker@konoversouth.com 954.513.8491 (cell) Development. Leasing. Management. Since 1957

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	TENANT LEGEND	
BAY	TENANT	SQ FT
12510	Starbucks	1,800
12512	Robeks Juice	1,000
12520	Bonefish Grill	5,276
12526	Capry Dry Cleaners	1,050
12528	Wing Stop	1,000
12530	Nail Zone	1,400
12532	Tobacco Breeze	1,050
12532	Crystal's Salon	1,000
12536	Jersey Mike's Subs	1,500
12538	Elite Dental Office	1,300
12540-42	IM=X Pilates	2,590
12540-42 12544		2,390 <b>1,960</b>
12548	Happy Hippo Daycare	3,963
12540	Waggles Puppy Boutique	1,430
12552	00 117 1	3,010
12554	Quest Diagnostics Miami Barber Shop	3,010 953
12556	· · · · · · · · · · · · · · · · · · ·	953
	Big Frog	
12560	El Tambo Grill	3,454
12560A	A Pet Palace Grooming	953
12566	KFC	-
12600	Office Condos	-
12610	Chase Bank	-
12620	ABC Fine Wine & Spirits	-
12630	Walgreens	14,560
12568	Bank of America	-
12500	BB&T (NIC)	-



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