

LONDON SQUARE

13630 SW 120TH STREET, MIAMI, FL 33186

TSCG®





Prime Retail Space Available



PROPERTY HIGHLIGHTS

- Located at the intersection of SW 137th Ave. & SW 120th St. in West Kendall, 1.5 miles west of the FL Turnpike.
- A 299,182 SF multi-use property with 238,438 SF of retail space and 60,744 SF of office space
- Available: 708 SF, 3,095 SF and 1,500 SF, 3,193 SF coming available
- Anchored by: TJ Maxx, HomeGoods, Ross Dress For Less and Nicklaus Children's Hospital adjacent to a 150,535 SF Costco.
- Traffic counts of 37,000+ cars on SW 137th Ave. and 30,000+ cars on SW 120th St.

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
 2025 Total Population	9,821	162,079	376,295
 2025 Daytime Population	25,591	147,386	305,934
 2025 Average HH Income	\$120,584	\$117,516	\$120,061
 2025 Total Households	3,299	56,807	128,465





IMPRESSIVE VISITATION

#3 of 158
within MSA by visits for
Community Shopping Centers
category

7.9M visits
in last 12 months

67%
of your unique visitors live
further than 5 miles
from the center

55 Minute
average dwell time



IMAGE SOURCE: GOOGLE EARTH IMAGERY

SITE PLAN



LEGEND

UNIT	TENANT	SPACE SIZE
A-200	TJ Maxx/ Homegoods	52,494 SF
A -202-204	Ross Dress For Less	30,187 SF
A-206	Famous Footwear	7,200 SF
A-208	Sally Beauty Supply	1,800 SF
A-210	The Venetian Nail Spa	2,880 SF
A-212	Bath & Body Works	3,000 SF
A-214	Countrywide Gold Buyers	1,120 SF
A-216	Patacon Pisao Restaurant	1,734 SF
A-218	Zoom Tan	1,500 SF
A-220	The Joint	1,200 SF
A-222	The Lash Lounge	1,125 SF
A-224	Ashes Cigar Lounge	1,500 SF
A-226	Subway	1,312 SF
A-228	Del Toro Insurance	778 SF
B-400	Sergio's Restaurant/ Cafe	4,900 SF
B-402	Orange Theory Fitness	3,473 SF
B-408	CREMA Gourmet	2,480 SF
B-410	Visionworks	3,600 SF
B-410B	Available	3,095 SF
B-416	La Borla Jewelers	1,422 SF
B-418	Carrot Express	2,000 SF
B-420	Chewy	3,020 SF
B-424	AT&T	3,480 SF
B-426	Mad Rag	5,050 SF
B-428	Dollar Tree	10,236 SF
B-438	Skechers	12,000 SF
B-440-444	Sephora	4,508 SF

UNIT	TENANT	SPACE SIZE
B-442A	Celebrity Barber Shop	1,870 SF
B-448	Uni K Wax	1,449 SF
B- 450	JB Beauty Supply	2,374 SF
B-452	Tropical Smoothie	1,868 SF
B-500	Fyzical	2,000 SF
B-502	Managemt Office	2,304 SF
B-504	KidStrong	4,000 SF
B-506-508	The Beauty Mall	7,000 SF
B-510	Metro Infusion	1,924 SF
B-512	Dental Office	1,972 SF
B-514	The Ticket Clinic	1,303 SF
B-518	The Wellness Center	2,555 SF
B-520	Asthma & Allergy	2,270 SF
C-300	Taco Rico	1,500 SF
C-302	Pandora	1,125 SF
C-304	Crepe Maker	1,125 SF
C-306	Blaze Pizza	2,700 SF
C-308	Coming Available	1,500 SF
C-310	Starbucks	1,800 SF
D-600	Panda Express	2,250 SF
D-602	Ricky Bakery	2,098 SF
D-604	Coming Available March 26	3,193 SF
D-606	Available	708 SF
D-608	100 Montaditos	2,291 SF
D-610	Five Guys Burgers & Fries	2,350 SF
OFC1	Nicklaus Children's Hospital	35,000 SF
OFC2	Total Bank	3,906 SF

UNIT	TENANT	SPACE SIZE
OFC3A	Humana	6,528 SF
OFC3A1	OFFICE BUILDING	5,086 SF
OFC3B	Main Street Children	5,868 SF
OFC3D	Bankers Life & Casualty Company	4,356 SF
OP1A	Mattress Firm	3,900 SF
OP1D	Estrella Insurance	918 SF
OP1E	New Generation Hearing Centers	918 SF
OP1F	Crumbl Cookies	1,200 SF
OP2	Well Fargo	4,500 SF
OP3	Citibank	4,264 SF





REPRESENTATIVE PHOTO

Contact



EXCLUSIVE LEASING AGENTS

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