

DOWNTOWN DADELAND: GET OUT. GET URBAN

FOR LEASE

Colliers



**7250**  
**NORTH KENDALL DRIVE**  
**MIAMI, FL 33156**

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# JOIN THESE TENANTS

Miami's premier location for dining and shopping in a dynamic, open-air environment.

west elm

Orangetheory®  
FITNESS

POLESTAR®  
PILATES

The Spot  
BARBERSHOP

MEN'S WEARHOUSE®

one medical

WooF GANG BAKERY® & GROOMING  
Your Neighborhood Pet Store®

*Jholano's Deli*

ELEVENTH<sup>ST</sup>

Bianco

CREMA  
miami, florida  
PREMIUM QUALITY

Ghee  
INDIAN KITCHEN

FOGO  
DE  
CHÃO

LIME®  
FRESH MEXICAN GRILL

pubbelly

CARROT EXPRESS  

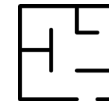

Panera  
BREAD®

# PROPERTY OVERVIEW

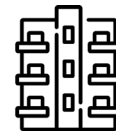


# PROPERTY HIGHLIGHTS

Unique and urban, Downtown Dadeland benefits from distinct marketable attributes; its mixed-use design, its proximity to Dadeland Mall and its location in this highly desirable retail corridor. The combination of these attributes have attracted a variety of tenants, ranging from local to regional to national operators.



2,100 SF - 11,010 SF available



416 residences above retail spaces  
(6,159 residences within the Dadeland Triangle)



The Underline: Planned 10-mile linear park under Metro Rail Station



± 2,000,000 annual Metro Rail passengers



± 500 parking spaces including valet parking

# SITE PLAN



## Building - A

- A-101 One Medical
- A-101A Zaia Spa
- A-102 Fogo De Chao
- A-103 Bianco Gelato
- A-104A Available - 2,411 sf**
- A-104B Osso
- A-105 Panera Bread

## Building - B

- B-101 West Elm
- B-103 Popular Community Bank
- B-104 Carrot Express
- B-105 Woof Gang Bakery
- B-107 Jholano's Deli

## Building - C

- C-101 Men's Wearhouse
- C-102 Crema
- C-108 Angel Nails & Spa
- C-111 Epic Laser
- C-150 **Available - 2,100 sf**
- C-150A La Vida Misma
- C-150B Available - 2,670 sf**
- C-150C Ghee Indian Kitchen
- C-150E Available - 2,699 sf**

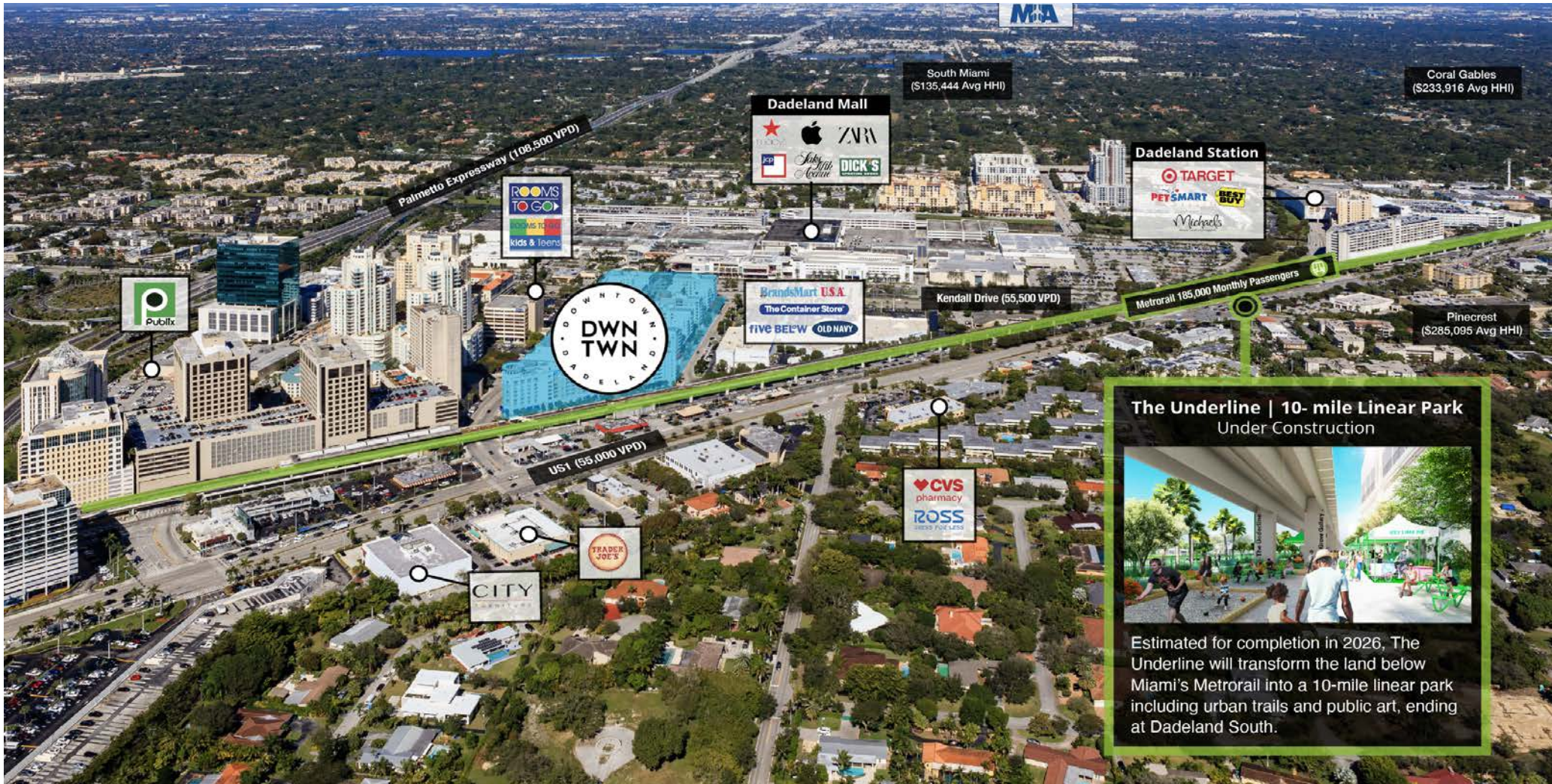
## Building - D & E

- D-102 Available - 11,010 sf**
- D-150 Pubblelly Sushi
- D-170 Empire Social Cigars
- E-101 Available - 2,622 sf**
- E-9005 Lime Fresh Mexican Grill
- E-150 The Spot Barbershop
- E-150B Eleventh Street Pizza
- E-150C OrangeTheory Fitness
- E-150D Association Mgmt. Office
- E-150E Pediatrician

## Building - F & G

- F-101 Available - 3,114 sf**
- F-102 Liquor Mart
- F-104 Polestar Pilates
- F-106 Iron Sushi
- G-150 Surgical Park Center

# LOCATION



**The Underline | 10-mile Linear Park Under Construction**

Estimated for completion in 2026, The Underline will transform the land below Miami's Metrorail into a 10-mile linear park including urban trails and public art, ending at Dadeland South.

2024 Demographic Profile			
	1 Mile	3 Mile	5 Mile
Population	24,297	101,099	296,280
Average HHI	\$119,746	\$167,361	\$153,655
Median Age	39	42	44

2024 Average HHI by Zip Code		
Coral Gables	33146	\$233,916
Coconut Grove	33133	\$148,343
South Miami	33143	\$135,444
Pinecrest	33156	\$285,095

2024 Daytime Population			
	1 Mile	3 Mile	5 Mile
Business	3,001	11,064	22,282
Employees	22,303	100,231	201,656



## CONTACT US

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