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RESTAURANT & RETAIL SPECIALISTS

BUY | SELL | LEASE | INVEST



RESTAURANT SPACE FOR LEASE

Prime Kendall Location



9950 SW 104th St,
Miami, FL 33176



Approx. 1,000 SF



Monthly Rent:
\$5,250

\$85,000
KEY MONEY



DINING / CUSTOMER AREA



FULLY EQUIPPED KITCHEN



REAR SERVICE AREA

PROPERTY OVERVIEW

This is an excellent opportunity to take over a turnkey restaurant space in one of Kendall's desirable commercial areas, conveniently located next to Miami Dade College Kendall Campus. The approximately 1,000 SF space is fully equipped and offers strong visibility, steady customer traffic, and a ready-to-operate setup.

KEY HIGHLIGHTS

- Fully Equipped Restaurant
- Prime Kendall Location
- Next to Miami Dade College Kendall Campus
- Owner Reports Approx. \$20,000/Month in Sales
- Professionally Designed Website Included
- Strong Google Reviews & Online Presence
- Business Name May Be Included



Ricardo Herrera, PA

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Real Estate Sales Force

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RESF
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PROPERTY PHOTOS & FEATURES

Turnkey restaurant opportunity with functional kitchen, prep, storage, and service areas.



MAIN KITCHEN



ADDITIONAL KITCHEN VIEW



DISHWASHING / SINK AREA



STORAGE / COOLER ROOM

PROPERTY FEATURES

-  Turnkey Restaurant Opportunity
-  Fully Equipped Commercial Kitchen
-  Hood System & Cooking Line
-  Front-of-House Dining / Customer Area
-  Prep & Utility Areas
-  Storage / Cooler Space
-  Rear Service Access
-  Strong Kendall Location Near Miami Dade College Kendall Campus

DEAL SUMMARY

	Offering:	Restaurant Space for Lease
	Key Money:	\$85,000
	Monthly Rent:	\$5,250
	Size:	Approx. 1,000 SF
	Location:	Prime Kendall, Miami-Dade County, FL

IDEAL FOR AN OWNER-OPERATOR LOOKING TO STEP INTO A FULLY BUILT-OUT RESTAURANT IN A HIGH-DEMAND AREA.



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LOCATION, ACCESS & DEMOGRAPHICS

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KENDALL AREA SNAPSHOT



Population
75,852



Households
30,200+



Median Household Income
\$87,325



Median Age
42

AREA OVERVIEW

This property is ideally located in a strong Kendall trade area with a large nearby residential base and steady customer traffic. Positioned adjacent to Miami Dade College Kendall Campus, the site benefits from a constant flow of students, faculty and staff, as well as the surrounding community. The combination of high daytime population, residential density and established commercial development makes this an excellent location for a food-service operator looking to capture a diverse and growing customer base.

LOCATION ADVANTAGES



Next to Miami Dade College Kendall Campus



Established Kendall commercial setting



Strong surrounding residential density



Easy service access



Miami-Dade County location



REAR SERVICE ACCESS



SERVICE ACCESS VIEW



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ADDITIONAL PHOTOS & DEAL SUMMARY

Prime Kendall Location



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Approx. 1,000 SF



Monthly Rent:
\$5,250

\$85,000
KEY MONEY



FRONT COUNTER / CASHIER AREA



PREP CORRIDOR



PREP / PRODUCTION AREA



STORAGE / UTILITY VIEW

WHY THIS OPPORTUNITY STANDS OUT



Restaurant Space for Lease



\$85,000 Key Money



Monthly Rent: \$5,250



Approx. 1,000 SF



Fully Equipped Setup



Ready for New Operator



Professionally Designed Website



Strong Online Presence



Owner Reports Approx.
\$20,000/Month in Sales



Business Name May Be Included

This is a rare chance to take over a ready-to-operate restaurant location in Kendall while avoiding the time and expense of a full buildout. With a fully equipped setup, strong existing sales, and a prime location next to Miami Dade College Kendall Campus, this opportunity offers immediate potential for an experienced operator or new owner.



CONTACT RICARDO HERRERA TODAY

FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE TOUR.

GREAT LOCATIONS.
GREATER OPPORTUNITIES.



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