

THE PALMS AT TOWN & COUNTRY

11800 MILLS DRIVE, MIAMI, FL 33183

TSCG®

Prime Retail Space Available







PROPERTY HIGHLIGHTS

- Located in the heart of the vibrant Kendall market on the NW corner of Kendall Drive (SW 88th St) and Mills Drive (SW 117th Avenue) along the perimeter of the Florida Turnpike.
- The main entrance is located off Kendall Drive (54,000 AADT). Kendall Drive is the primary retail corridor in the Kendall market with Dadeland Mall to the east and every notable national tenant located throughout to the West.
- Strong density, incomes and daytime population makes Kendall one of the top pursued retail markets in Southeast Florida.
- As the dominant center in the market covering 80 acres of prime real estate, this lifestyle power center has a combination of 660,138 square feet of first in class national and local tenants, along with offices and a hotel within the property.
- From popular restaurants such as Pisco & Nazca, Tap 42, Chef Adriannes' Vineyard to an evening at Calle 23 (opening soon), to amazing shopping at Nordstrom Rack, Dick's Sporting Goods, Kohl's, Total Wine & More, makes The Palms your one stop shopping experience.
- Ample parking and 3 signalized access points.
- AVAILABILITY:
 - Lifestyle center - 6,100 SF and 7,743 square feet of 2nd gen restaurant space 5,414 SF and 20,372 SF available soon
 - Community center from 672 SF available soon and 7,000 square feet



DEMOGRAPHICS

	1 MILES	2 MILES	3 MILES
 2024 Total Population	18,651	75,654	160,818
 2024 Daytime Population	22,519	64,681	160,953
 2024 Average HH Income	\$110,675	\$113,534	\$116,990
 2024 Total Households	7,318	29,159	58,619



KENDALL VALUE CENTER

BJS **CVS** pharmacy

SUNSET STRIP PLAZA

PRESIDENTE SUPERMARKET **DOLLAR TREE**

KENDALL VILLAGE CENTER

LOFT **FLOOR DECOR**

LA FITNESS **OLD NAVY**

FAMOUS footwear **REGAL**

GAP FACTORY **THE VITAMIN SHOPPE**

T.J. MAXX PLAZA

FRESCO **T.J. MAXX**

DOLLAR TREE

Navarro DISCOUNT PHARMACY

KENDALL VILLAGE WEST

BARNES & NOBLE **BEST BUY**

Michaels (Vacant)

THE PALMS AT TOWN & COUNTRY

Publix **DICK'S** SPORTING GOODS **KOHL'S**

Petland **five BEL'W** **NORDSTROM** **rack**

Total Wine & MORE **Marshall's** **HomeGoods** **FOREVER 21**

ACE Hardware

HARBOR FREIGHT

SHOPS OF KENDALL

SPROUTS FARMERS MARKET **CVS** pharmacy

KENDALLGATE

DSW **ULTA** BEAUTY

petco **Burlington**

Michaels

KENDALL PLACE

ROSS DRESS FOR LESS **Publix**

UFC GYM **five BEL'W**

Burlington pharmacy **CVS** pharmacy

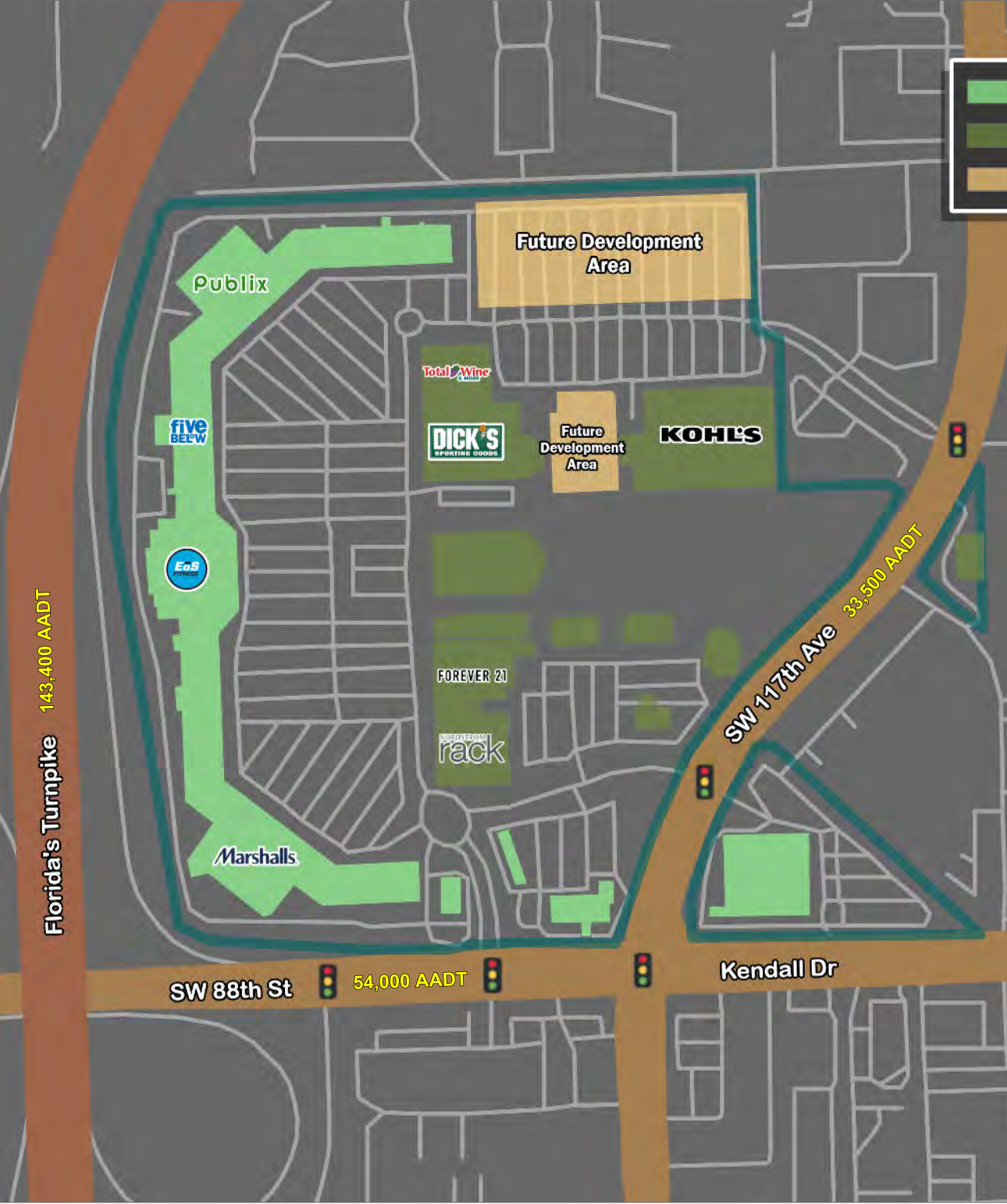
Pet Super market **RANA** FURNITURE

MARKET SQUARE

Publix **Walgreens**

planet fitness

- Community Center
- Lifestyle Center
- Future Development Area



IMPRESSIVE VISITATION



#5 of 9

within MSA by visits for
Power Centers category

6.1M visits
in last 12 months

57%
of your unique visitors live
further than 5 miles
from the center

70 Minute
average dwell time



IMAGE SOURCE: GOOGLE EARTH IMAGERY

SITE PLAN

LEGEND

- Available
- Leased
- At Lease
- Coming Available



FLORIDA TURNPIKE 143,400AADT



54,000 AADT

SW 88th STREET



(NORTH KENDALL DRIVE)

Last Updated: 10.30.2024

LEGEND

UNIT	TENANT	SPACE SIZE
C-1	Publix Supermarket	39,795 SF
C-2	Deka Lash	1,476 SF
C-3	U.S Army Corps	4,962 SF
C-4	Petland	4,750 SF
C-5	Community Blood	2,125 SF
C-6	Power Financial CU	2,550 SF
C-7	Town and Country Dental	1,700 SF
C-8	Future Tenant	3,000 SF
C-9	H&R Block	1,250 SF
C-10	Salons by JC	10,328 SF
C-11	Fuegos Del Sur Parilla	5,017 SF
L-12	Total Wine & More	23,070 SF
L-13	Dick's Sporting Goods	49,973 SF
L-14	Kohl's	88,709 SF
L-15	Autozone	7,400 SF
L-16	Haagen-Dazs	960 SF
L-17	Say Tea and Smile	1,039 SF
L-18	La Cañita Restaurant & Bar	5,434 SF
L-19	Legacy Fit	4,569 SF
L-20	Available	6,100 SF
L-21	Pisco Y Nazca	5,384 SF
L-22	Tucandela Bar	2,656 SF
L-23	Outback Steakhouse	6,459 SF
L-24	La Boulangerie Boul'Mich	4,046 SF
L-25	MOD Pizza	3,425 SF
L-26	City Cigars	3,696 SF
L-27	Sushi Mas	2,007 SF

UNIT	TENANT	SPACE SIZE
L-28	Calle23	5,485 SF
L-29	Available	7,743 SF
L-30	Tap 42	7,850 SF
L-31	Chef Adrienne's Vineyard	7,752 SF
L-32	Coming Available	5,414 SF
L-33	Coming Available	20,372 SF
L-34	Wells Fargo Bank	4,499 SF
L-35	Nordstrom Rack	34,794 SF
C-37	JP Morgan	4,935 SF
C-38	Kendall Regional Medical	10,839 SF
C-39	Baptist Health S FL	44,925 SF
C-40	Starbucks	3,684 SF
C-41	Bolay	2,720 SF
C-42	Fan Outfitters	7,255 SF
C-43	La Fogata	2,975 SF
C-44	Carters	5,403 SF
C-45	Men's Wearhouse	5,743 SF
C-46	Marshalls/Homegoods	50,877 SF
C-47	Chico's Off the Rack	3,039 SF
C-48A	At Lease	5,387 SF
C-48	J.Crew	6,284 SF
C-49	Hair Cuts at The Palms	1,710 SF
C-50	Adriana's Beauty	2,149 SF
C-51	Bath & Body Works	4,657 SF
C-52	Sephora	5,950 SF
C-52A	Ann Taylor	4,050 SF
C-53	Available	7,000 SF

UNIT	TENANT	SPACE SIZE
C-54	America's Best Contacts	3,454 SF
C-55	Two Brothers Pizzeria	600 SF
C-56	Ken's Healthy Delights	863 SF
C-57	Florida Discount Nutrition	1,000 SF
C-58	EOS Fitness	40,000 SF
C-59	Golden House	754 SF
C-60	The Spot Barbershop	1,160 SF
C-61	Blur Botox	569 SF
C-62	Future Tenant	1,595 SF
C-63	Poki Bowl	1,532 SF
C-64	Coming Available	672 SF
C-65	DaVita	5,851 SF
C-66	Vita Wellness	1,281 SF
C-67	Woof Gang Bakery	1,275 SF
C-68	Tiff any Day Spa	1,275 SF
C-69	Uni K Wax	1,275 SF
C-70	Z Ramen	1,275 SF
C-71	Avis	1,275 SF
C-72	Five Below	10,184 SF
C-73	Ideal Image	3,570 SF
C-74	Kumon	1,275 SF
C-75	Hand and Stone Massage	2,540 SF
C-76	The UPS Store	1,245 SF
C-77	Asian Nails	1,445 SF
C-78	USPS	4,144 SF
C-79	Future Tenant	3,113 SF
C-80	Future Tenant	1,560 SF

MEET THE TEAM



[THEPALMS.SHOPKIMCO.COM](https://www.thepalms.shopkimco.com)





KOHL'S

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