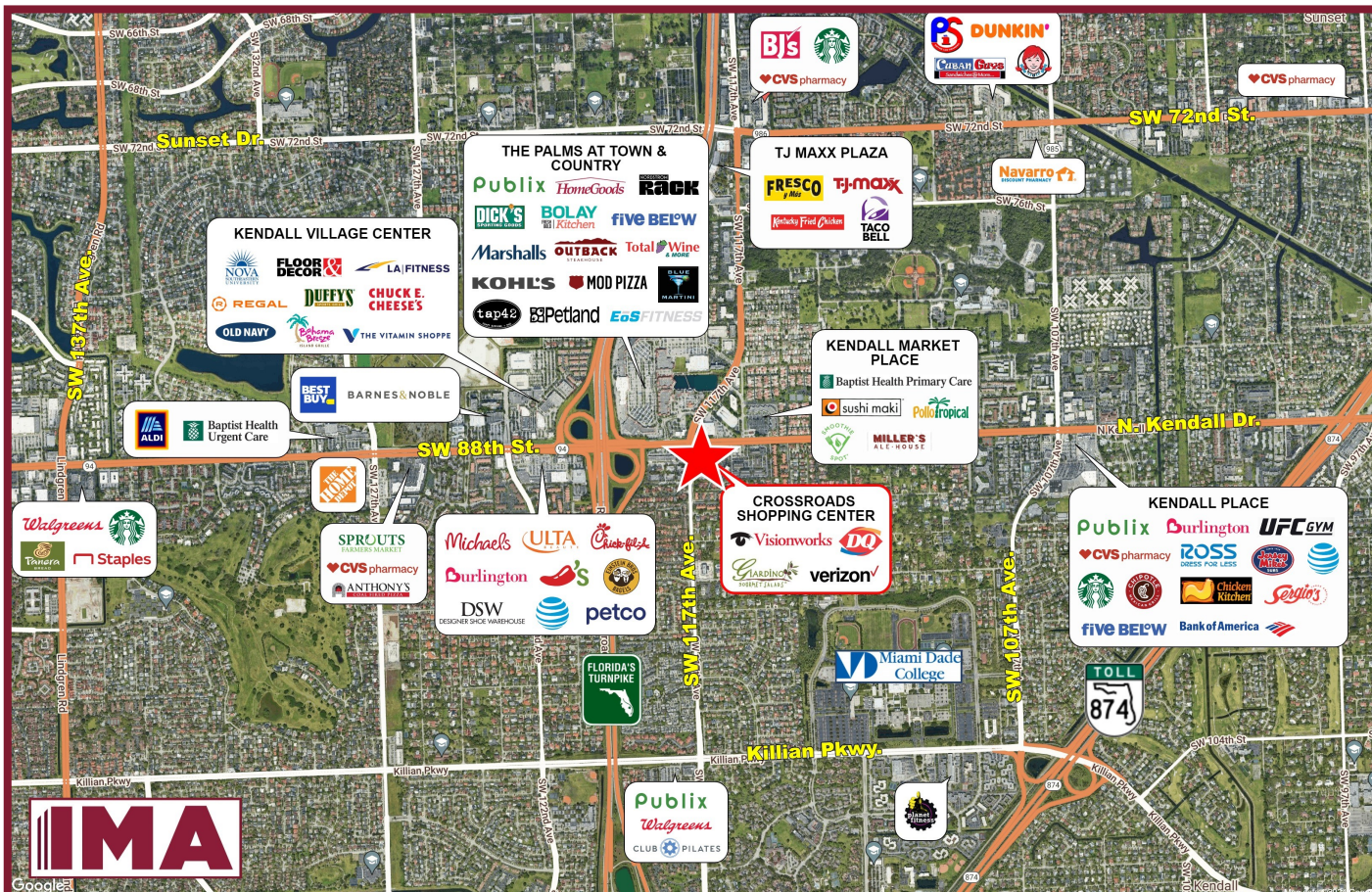


# CROSSROADS SHOPPING CENTER

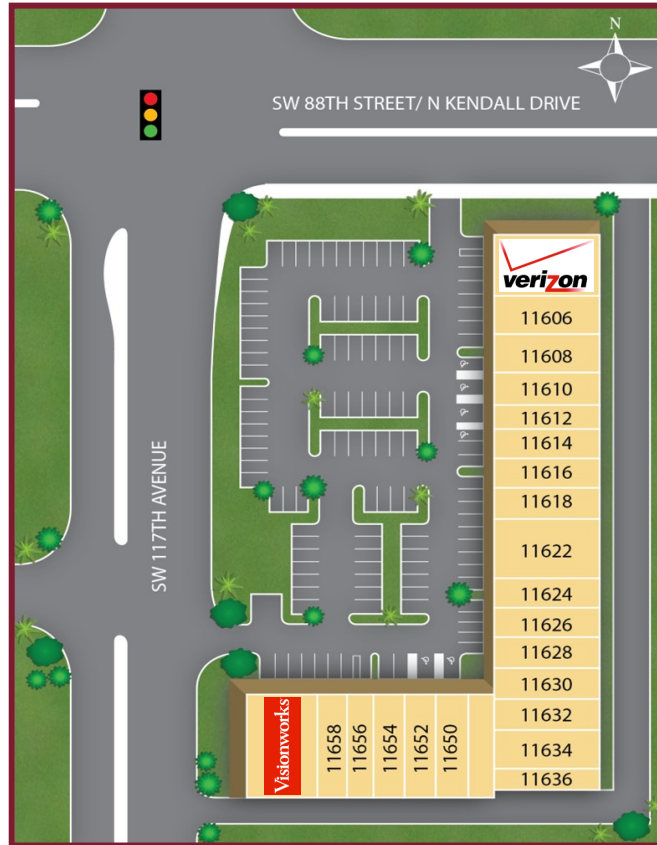


SW 88<sup>th</sup> Street (N. Kendall Dr.) & SW 117<sup>th</sup> Avenue, Miami, FL





# CROSSROADS SHOPPING CENTER



**SIZE:** 36,332 ± SF

**POPULATION:** 1 Mile: 18,458    3 Mile: 154,803    5 Mile: 439,357

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$113,681    3 Mile: \$127,075    5 Mile: \$131,658

**TRAFFIC COUNT:** 80,000 + ADT

**JOIN:**

- Verizon Wireless
- Visionworks
- Giardino's Gourmet Salads
- Dairy Queen
- Bagel Express
- Bike Masters

**PROPERTY HIGHLIGHTS:**

- High visibility at strategic intersection. North Kendall Drive is the most important east/west artery in Miami-Dade County
- Across from The Palms at Town & Country and less than one block from the Florida Turnpike
- An amazing commercial/shopping corridor with tremendous exposure, including pylon with very visible tenant panels
- 1.5 miles from Miami-Dade College Kendall Campus
- Surrounded by dense established residential neighborhoods
- Diverse and impressive business generators

**FOR LEASING INFORMATION**



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