

Prime Banking Center for Lease

KENDALL SQUARE | 13710-30 SW 88TH STREET | MIAMI, FLORIDA 33186

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Now Available: Former FirstBank Branch

An outstanding opportunity for a bank or financial institution to take over the former FirstBank space within a high-performing retail corridor.

The **existing layout was purpose-built for banking operations**, offering an efficient mix of open customer service areas, private offices, and conference rooms to support a full-service branch.

The site benefits from strong national and regional co-tenancy including Taco Bell, Sabores Market, Papa John's, and MetroPCS, and is **shadow-anchored by a newly renovated Publix Shopping Center**.

Located at the signalized intersection of Kendall Drive and 137th Avenue, the property offers **outstanding visibility with approximately 100,000 vehicles passing daily**.

The surrounding **trade area supports consistent demand**, with over 125,000 employees generating high daily traffic for banking and financial services.

This is a rare chance to establish or **expand a banking presence** in a proven, high-traffic retail market.



**3,300 SF
AVAILABLE**



**3.5 /1000
PARKING
RATIO**



**\$99,572
HOUSEHOLD
INCOME**



**100,000
VEHICLES
PER DAY**



SW 137th Street | 40,000 VPD

WELLS
FARGO



3,300 SF
Street Visible
ATM Ready

MATTRESS
FIRM

SW 88th Street | Kendall Drive | 44,000 VPD



13710	Taco Bell	2,950 SF
13716B	Papa John's Pizza	1,200 SF
13716	Dental Office	1,500 SF
13716C	MetroPCS	1,100 SF
13716A	Diva Bar	1,200 SF
13718	Rock A Bangkok	900 SF

13720	Urban Rrasoi	1,200 SF
13722	Sabores Market	1,500 SF
13724	Kendall Life Nutrition	1,200 SF
13726	El Mayoral	1,665 SF
13728/30	AVAILABLE	3,300 SF

- AVAILABLE
- NIC NOT IN CENTER
- INGRESS + EGRESS
- PYLON PYLON
- ● ● TRAFFIC LIGHT

