



## Kendall Place

8851 SW 107th Avenue, Miami, FL 33176

### Property Features

- 1,100 SF - 10,125 SF available
- The shopping center fronts Kendall Drive, the busiest retail corridor in Miami and is surrounded by a high density of single - family homes, rental apartments, and townhomes
- Excellent street exposure and multiple anchors, providing a steady flow of foot and vehicular traffic
- Close proximity to several major express ways, less than a mile from Miami Dade College's Kendall Campus and 2 miles from Baptist Hospital
- $\pm$  67,000 vpd on Kendall Drive
- $\pm$  32,500 vpd on 107th avenue
- GLA: 288,152 SF

### Current Tenant Spotlight

**Burlington**  
coat factory

**ROSS**  
DRESS FOR LESS®

**Publix**

**five**  
BELOW®

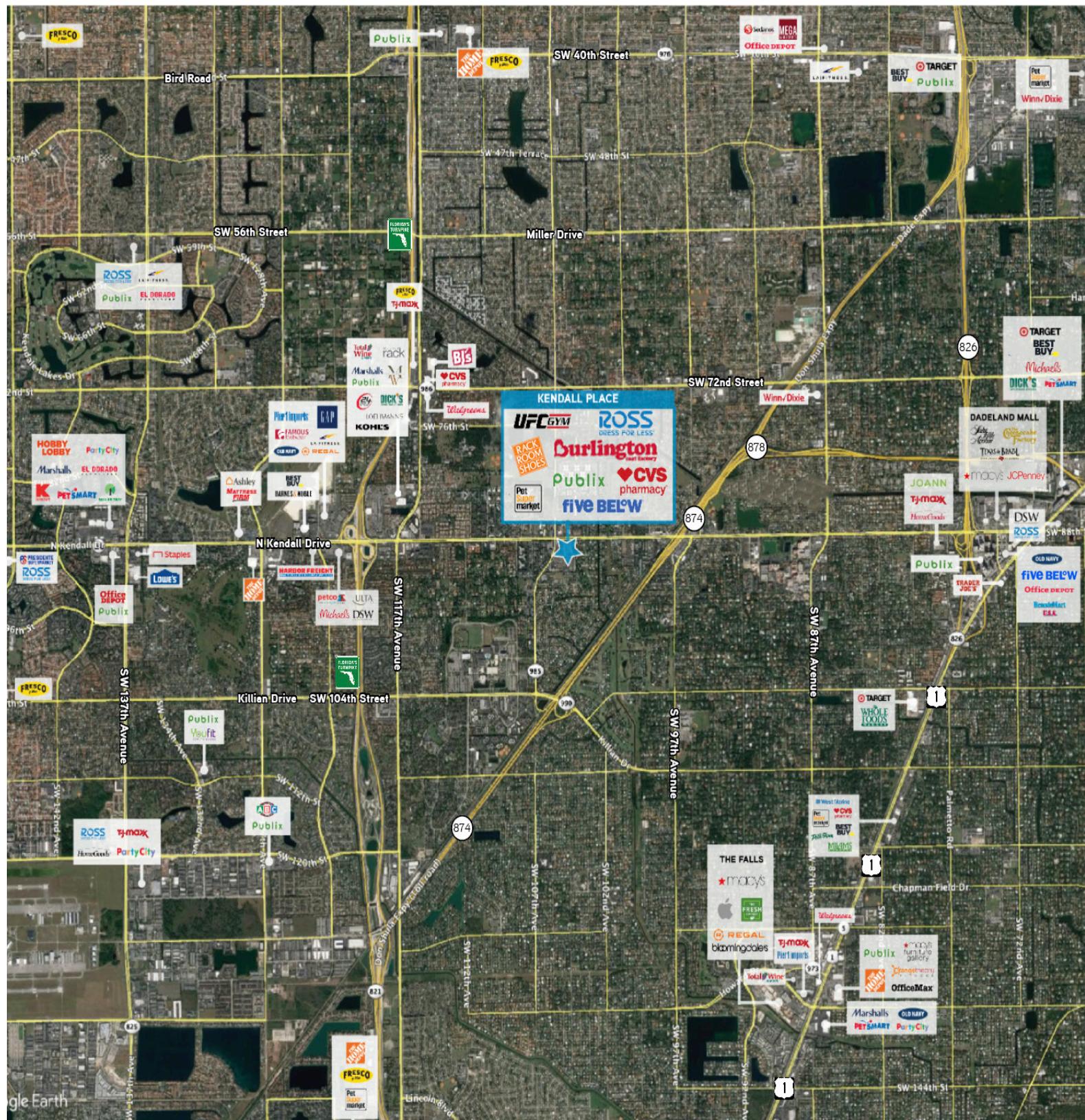
RACK  
ROOM  
SHOES

**UFC GYM**

**Pet  
Super  
market**

**CVS**  
pharmacy®

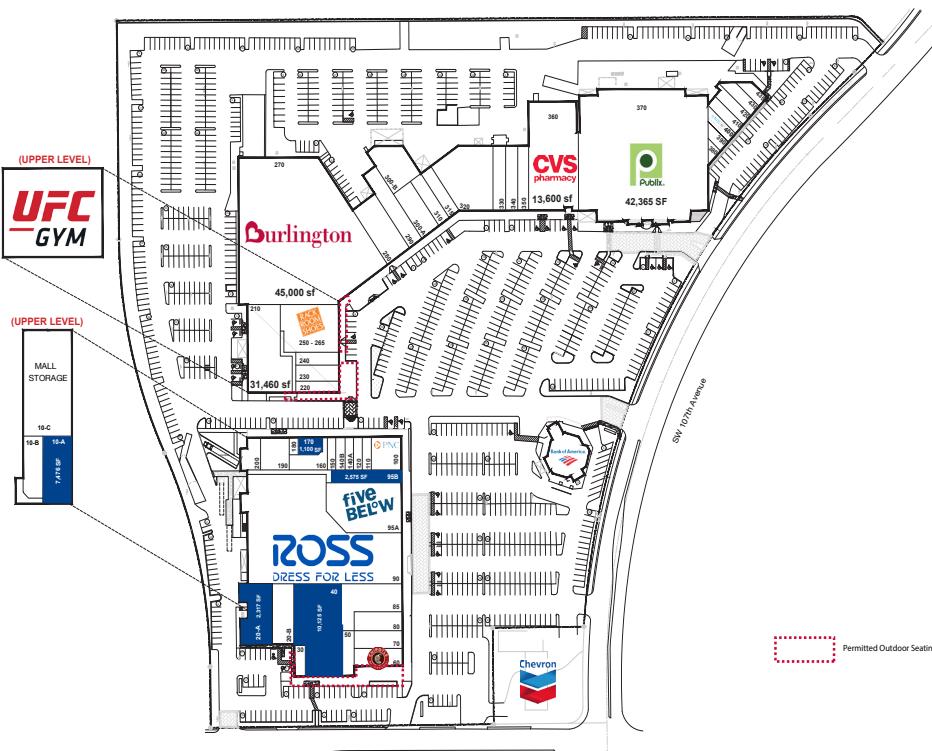
**Kendall Place** | Area Retailers



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# Kendall Place | Site Plan



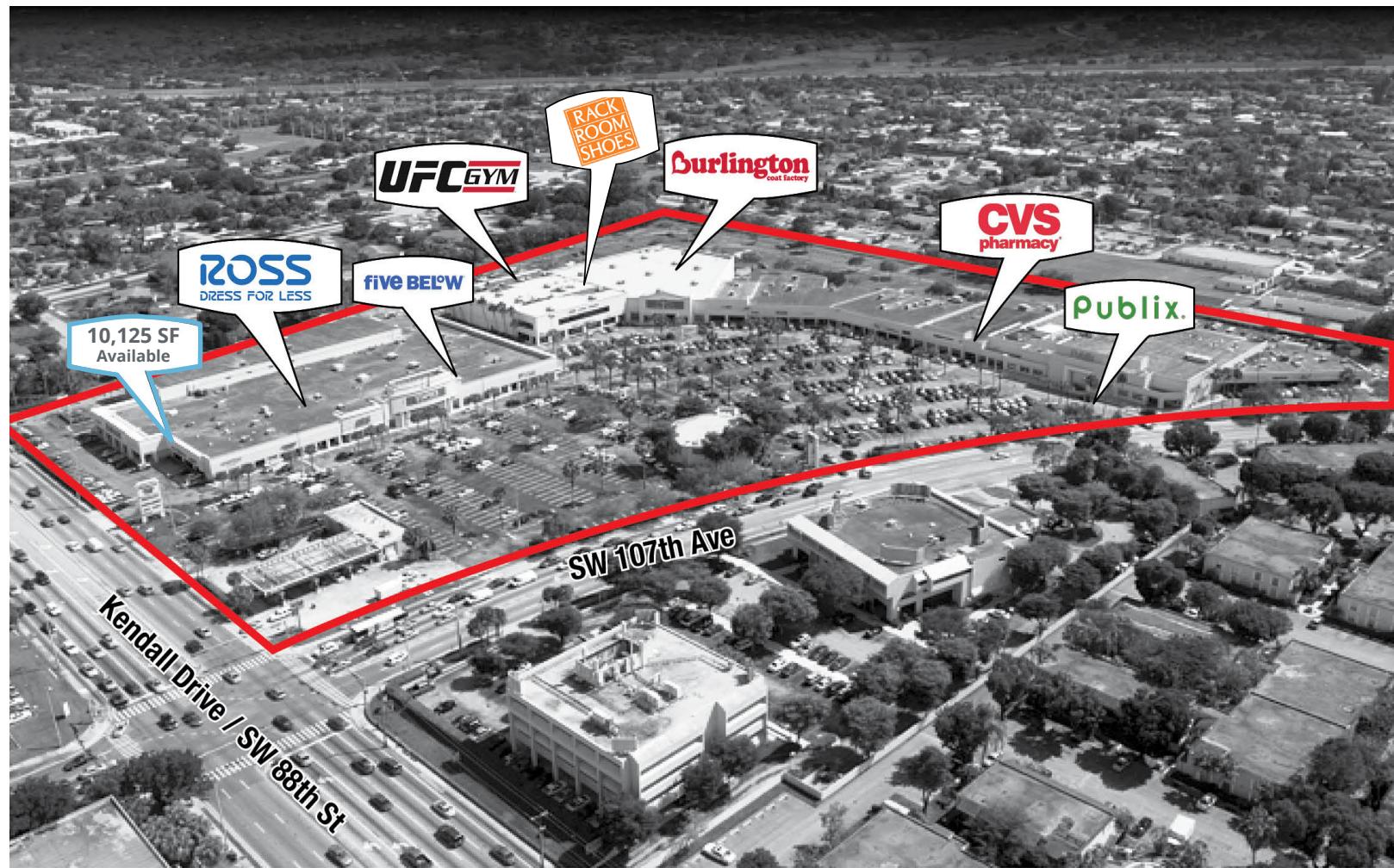
Suite	Tenant	Size (SF)
<b>10A</b>	<b>Available</b>	<b>7,476 SF</b>
<b>10B</b>	Sanabria & Associates	3,000 SF
<b>20A</b>	<b>Available</b>	<b>2,317 SF</b>
<b>20B</b>	Eyelab	3,354 SF
<b>30</b>	Subway	1,000 SF
<b>40</b>	<b>Available</b>	<b>10,125 SF</b>
<b>50</b>	Liquor Store	1,875 SF
<b>60</b>	Chipotle	2,686 SF
<b>70</b>	Eastern National Bank	1,875 SF
<b>80</b>	Starbucks	1,500 SF
<b>85</b>	Sergio's	4,587 SF
<b>90</b>	Ross Dress For Less	34,745 SF
<b>95A</b>	Five Below	9,217 SF
<b>95B</b>	<b>Available</b>	<b>2,575 SF</b>
<b>100</b>	PNC Bank	2,809 SF
<b>110</b>	Dr. Phone Fix	530 SF
<b>120</b>	Blow Dry Bar	848 SF

Suite	Tenant	Size (SF)
<b>140A</b>	Poke Osaki	730 SF
<b>140B</b>	Cookie Cutters	1,012 SF
<b>150</b>	Star Nails	624 SF
<b>160</b>	Quezada Dental	1,650 SF
<b>170</b>	<b>Available</b>	<b>1,100 SF</b>
<b>180</b>	Management Office	464 SF
<b>190</b>	Kendall Dental	2,080 SF
<b>200</b>	Postal Annex	1,200 SF
<b>210</b>	UFC Gym	31,460 SF
<b>220</b>	Gyroville	1,260 SF
<b>230</b>	Outrageous Bagels	1,723 SF
<b>240</b>	Ernesto's Tacos	1,442 SF
<b>260</b>	Rack Room Shoes	6,761 SF
<b>270</b>	Burlington Coat Factory	45,000 SF
<b>280</b>	AT&T	4,600 SF
<b>290</b>	HearX	3,000 SF
<b>300A</b>	America's Best Eyeglasses	4,100 SF

Suite	Tenant	Size (SF)
<b>300B</b>	ABC Preschool	2,925 SF
<b>310</b>	Hair Design	1,650 SF
<b>315</b>	Jersey Mike's	1,600 SF
<b>320</b>	Pet Supermarket	7,782 SF
<b>330</b>	Massage Envy	2,700 SF
<b>340</b>	Pepitolandia	2,200 SF
<b>350</b>	Jewelers	1,500 SF
<b>360</b>	CVS Pharmacy	13,600 SF
<b>370</b>	Publix	42,365 SF
<b>380</b>	Carlito's Cafe	240 SF
<b>390</b>	Fit4U Healthy Foods	750 SF
<b>400</b>	Chill N Ice Cream	728 SF
<b>410</b>	Chicken Kitchen	1,600 SF
<b>420</b>	Barber Shop	910 SF
<b>430</b>	Wingstop	1,200 SF
<b>435</b>	Pinkies Nails	891 SF
<b>440</b>	Bank of America	6,400 SF

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# Kendall Place | Demographics



## Population

1- Mile: 22,574  
3-Miles: 140,048  
5-Miles: 418,172



## Median Age

1-Mile: 45.6  
3-Miles: 45.4  
5-Miles: 44.5



## Total Households

1-Mile: 9,138  
3-Miles: 52,386  
5-Miles: 150,455



## Average HH Income

1-Mile: \$111,990  
3-Miles: \$130,974  
5-Miles: \$123,349