

DOWNTOWN DADELAND: GET OUT. GET URBAN

FOR LEASE

7250
NORTH KENDALL DRIVE
MIAMI, FL 33156

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JOIN THESE TENANTS

Miami's premier location for dining and shopping in a dynamic, open-air environment.

west elm



one medical



Jholano's Deli

ELEVENTHST



FOGO
DE
CHÃO



PROPERTY OVERVIEW

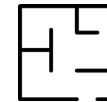


PROPERTY HIGHLIGHTS

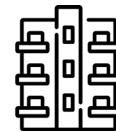
Unique and urban, Downtown Dadeland benefits from distinct marketable attributes; its mixed-use design, its proximity to Dadeland Mall and its location in this highly desirable retail corridor. The combination of these attributes have attracted a variety of tenants, ranging from local to regional to national operators.



Proposed Monument Signage



2,411 SF - 11,010 SF available



416 residences above retail spaces
(6,159 residences within the Dadeland Triangle)



The Underline: Planned 10-mile linear park under Metro Rail Station

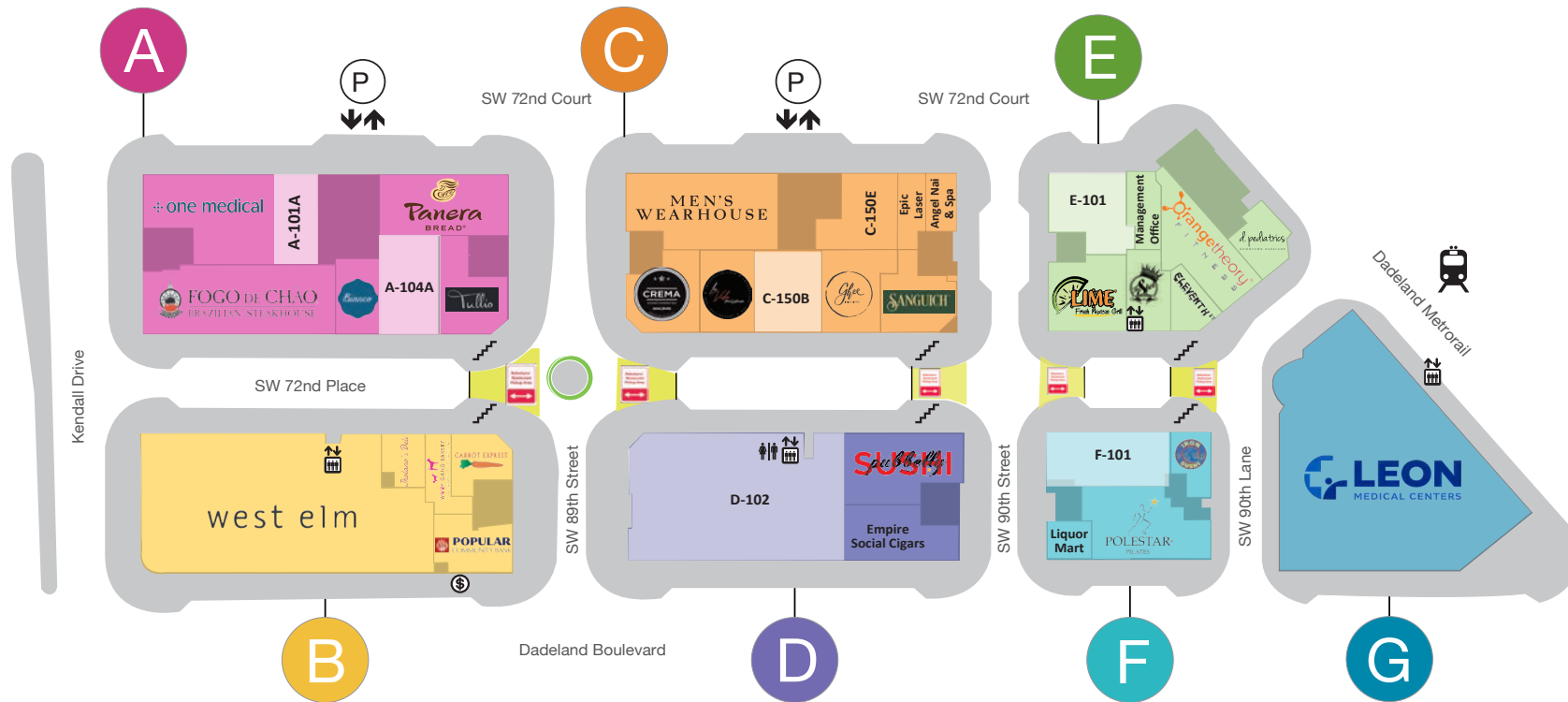


± 2,000,000 annual Metro Rail passengers



± 500 parking spaces including valet parking

SITE PLAN



Building - A

A-101	One Medical
A-101A	Zaia Spa
A-102	Fogo De Chao
A-103	Bianco Gelato
A-104A	Available - 2,411 sf
A-104B	Tullio Italian Restaurant
A-105	Panera Bread

Building - B

B-101	West Elm
B-103	Popular Community Bank
B-104	Carrot Express
B-105	Woof Gang Bakery
B-107	Jholano's Deli

Building - C

C-101	Men's Wearhouse
C-102	Crema
C-108	Angel Nails & Spa
C-111	Epic Laser
C-150	Sanguich (Coming Soon)
C-150A	La Vida Misma
C-150B	Available - 2,670 sf
C-150C	Ghee Indian Kitchen
C-150E	Available- 2,699 s f

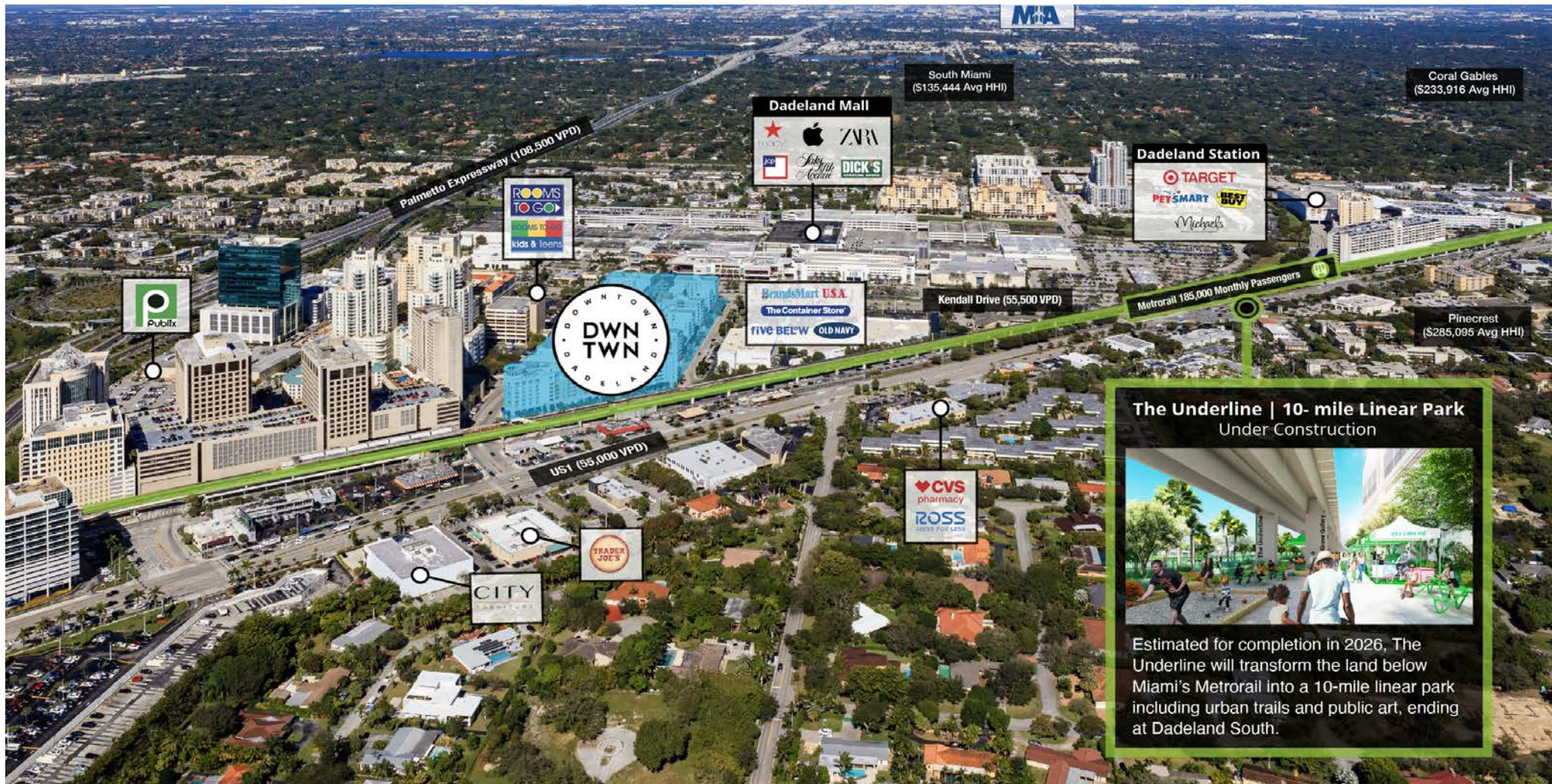
Building - D & E

D-102	Available - 11,010 sf
D-150	PubBelly Sushi
D-170	Empire Social Cigars
E-101	Available - 2,622 sf
E-9005	Lime Fresh Mexican Grill
E-150	The Spot Barbershop
E-150B	Eleventh Street Pizza
E-150C	OrangeTheory Fitness
E-150D	Association Mgmt. Office
E-150E	Pediatrician

Building - F & G

F-101	Available - 3,114 sf
F-102	Liquor Mart
F-104	Polestar Pilates
F-106	Iron Sushi
G-150	Leon Medical Center

LOCATION



2024 Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	24,297	101,099	296,280
Average HHI	\$119,746	\$167,361	\$153,655
Median Age	39	42	44

2024 Average HHI by Zip Code

Coral Gables	33146	\$233,916
Coconut Grove	33133	\$148,343
South Miami	33143	\$135,444
Pinecrest	33156	\$285,095

2024 Daytime Population

	1 Mile	3 Mile	5 Mile
Business	3,001	11,064	22,282
Employees	22,303	100,231	201,656



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