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FULLY LEASED | RETAIL

Kendall Value Center

6801-7199 SW 117th Avenue, Miami, FL 33183

Property Features

- The West Kendall submarket is the most populated area in Miami-Dade County
- Proximity and visibility to the Florida Turnpike provide tremendous exposure and traffic
- Surrounded by high density single-family homes, rental apartments and town homes
- The shopping center caters to a diverse, multi-cutural customer base
- ± 48,500 VPD on Sunset Drive (SW 72nd Street)
- ± 152,400 VPD on the Florida Turnpike
- GLA: 183,049 SF

Current Tenant Spotlight

BJ's Sanitas CVS pharmacy Starbucks Coffee

Kendall Value Center | Area Retailers

Kendall Value Center | Site Plan

Suite	Tenant	Size (SF)
6801	Genesis Day Care	1,901 SF
6901	Bank of America	5,273 SF
6963	Atlantic Pediatric Partner	2,650 SF
6965	Fast Envios, Inc.	451 SF
7007	BJ's	106,484 SF
7101	Goodwill	15,000 SF

Suite	Tenant	Size (SF)
7123	Starbucks	2,913 SF
7135	Clini Sanitas	14,518 SF
7153	Music Store	2,325 SF
7157	Sonia's Hair	1,500 SF
7161	Jewelry Exchange	6,000 SF
7171	Space Coast Credit Union	3,864 SF

Suite	Tenant	Size (SF)
7173	Fritanga Monimbo	1,500 SF
7175	Sushin Japanese	1,500 SF
7177	AT&T	2,250 SF
7183	Supercuts	2,250 SF
7199	CVS Pharmacy	13,013 SF

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Kendall Value Center | Demographics

Population (2024)
1-Mile: 15,035
3-Miles: 166,803
5-Miles: 484,448

Median Age (2024)
1-Mile: 48.3
3-Miles: 46.2
5-Miles: 44.9

Total Households (2024)
1-Mile: 5,373
3-Miles: 62,140
5-Miles: 176,273

Average HH Income (2024)
1-Mile: $121,142
3-Miles: $112,377
5-Miles: $113,950

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