


 A photograph of a Ross Dress for Less storefront. The building is a single-story commercial structure with a light-colored facade. The 'ROSS DRESS FOR LESS' sign is prominently displayed in large, blue, 3D letters above the entrance. To the right, another storefront for 'five BELOW' is visible. The sky is clear and blue.
 

# ROSS DRESS FOR LESS

For Lease | Retail

## 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**

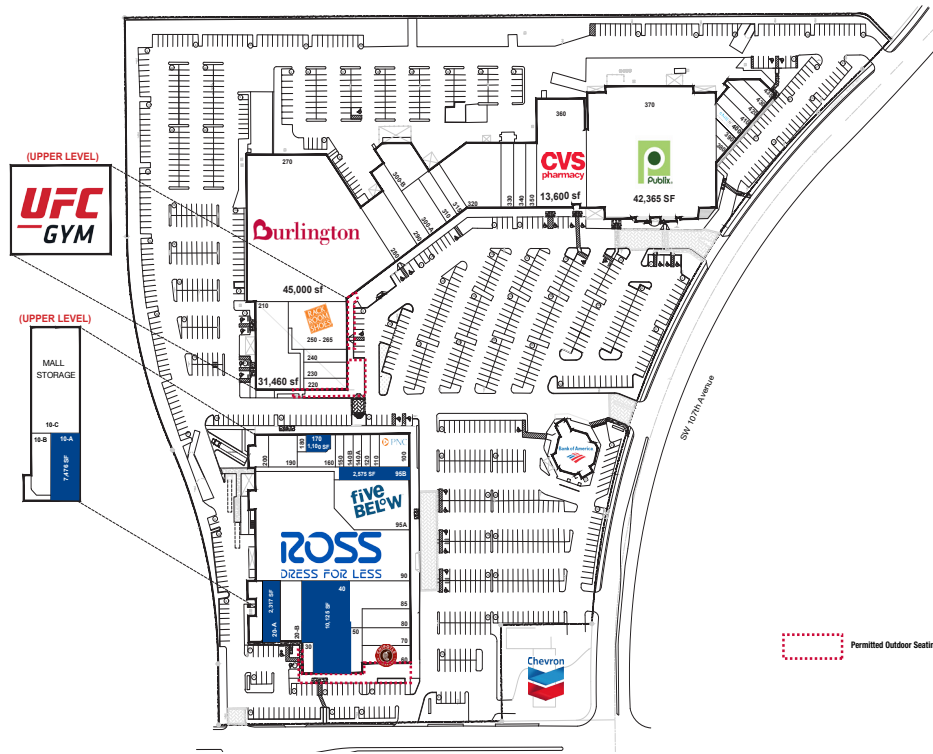
**UFC** GYM

**Pet  
Super  
market**

**CVS**  
pharmacy®



# Kendall Place | Site Plan

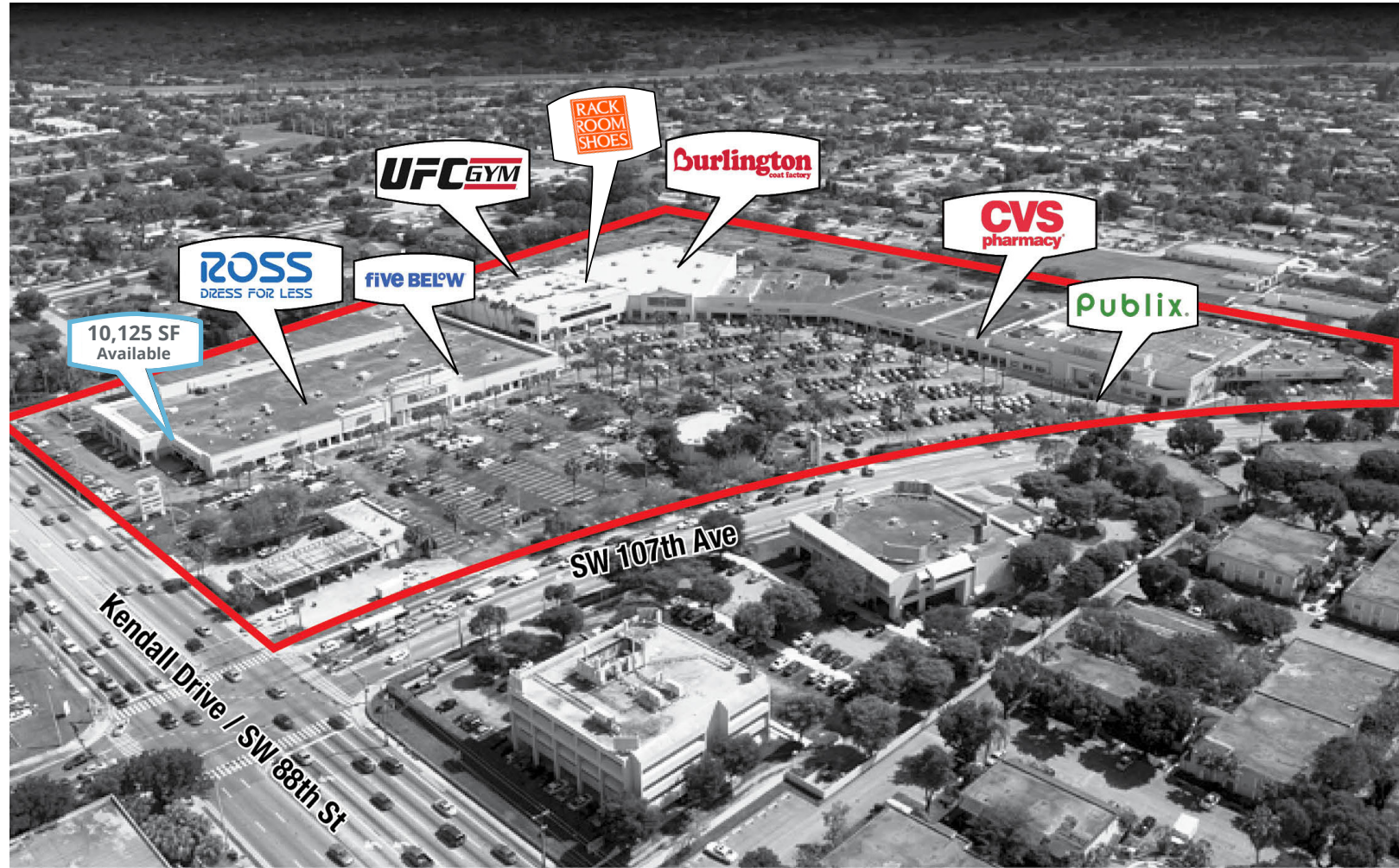


| Suite | Tenant                | Size (SF) |
|-------|-----------------------|-----------|
| 10A   | Available             | 7,476 SF  |
| 10B   | Sanabria & Associates | 3,000 SF  |
| 20A   | Available             | 2,317 SF  |
| 20B   | Eyelab                | 3,354 SF  |
| 30    | Subway        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

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

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

# 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

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