



FULLY LEASED | RETAIL

Kendall Value Center

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

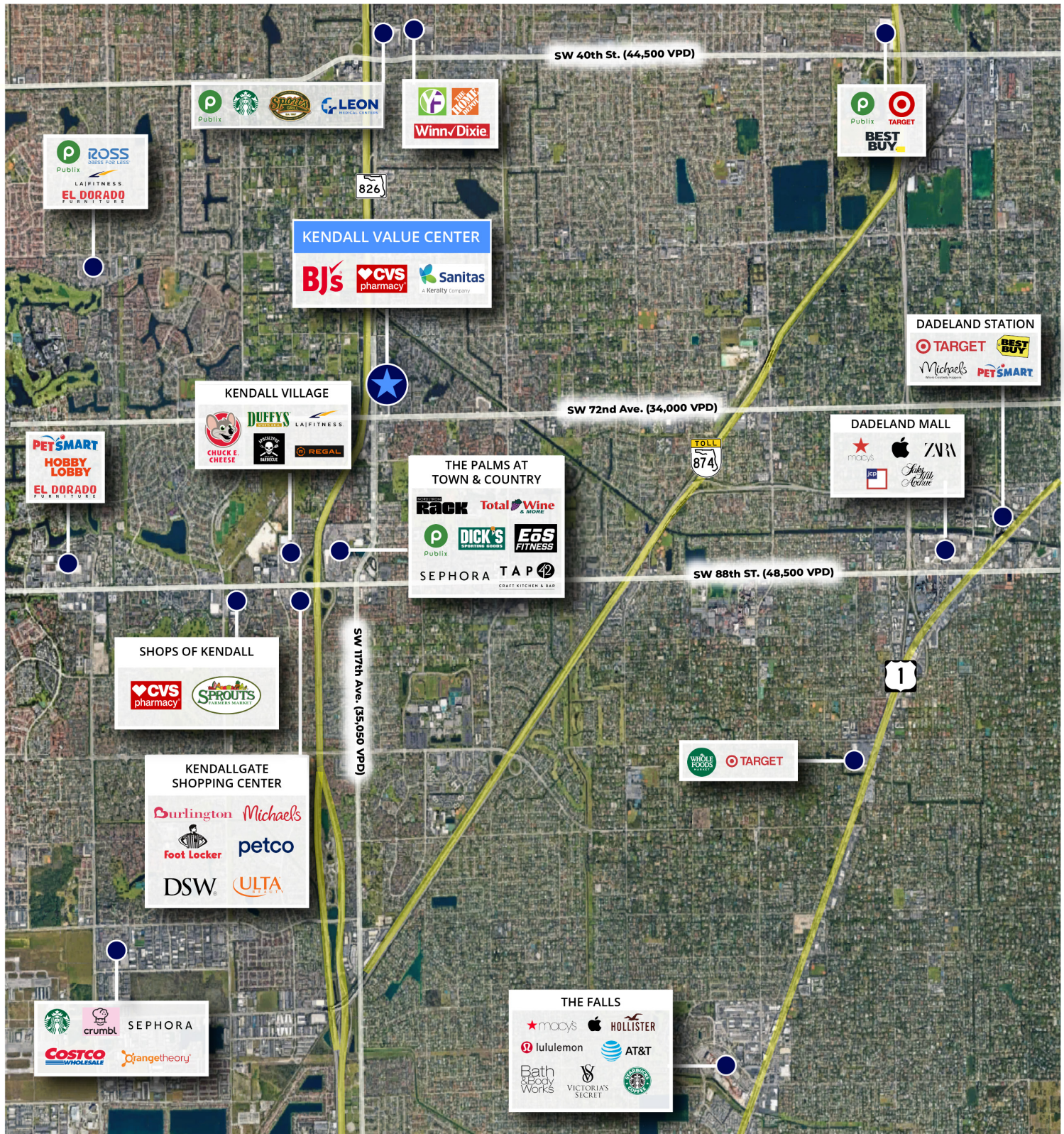
Property Features

- 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-cultural 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



Kendall Value Center | Area Retailers



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Kendall Value Center | Site Plan



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
6801	Genesis Day Care	1,901 SF	7123	Starbucks	2,913 SF	7173	Fritanga Monimbo	1,500 SF
6901	Bank of America	5,273 SF	7135	Clini Sanitas	14,518 SF	7175	Sushin Japanese	1,500 SF
6963	Atlantic Pediatric Partner	2,650 SF	7153	Music Store	2,325 SF	7177	AT&T	2,250 SF
6965	Fast Envios, Inc.	451 SF	7157	Sonia's Hair	1,500 SF	7183	Supercuts	2,250 SF
7007	BJ's	106,484 SF	7161	Jewelry Exchange	6,000 SF	7199	CVS Pharmacy	13,013 SF
7101	Goodwill	15,000 SF	7171	Space Coast Credit Union	3,864 SF			

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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