



GROSS LEASABLE

97,189 SF

AVAILABLE

2,460 SF

DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
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POPULATION

18,142 204,250 449,611

HOUSEHOLDS

6,335 69,691 143,997

AVG HH INCOME (\$)

\$81,164 \$71,460 \$79,953

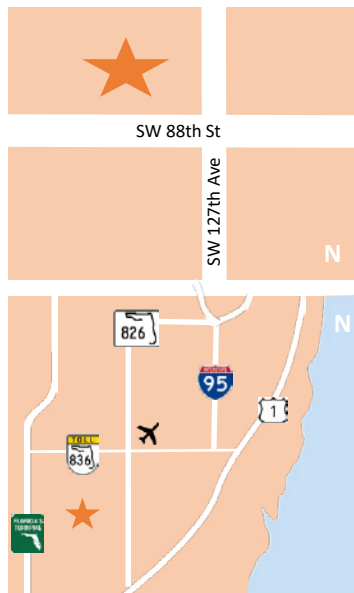
MAJOR TENANTS

- ALDI
- Baptist Health Urgent Care
- Bank United
- T-Mobile

LEASING CONTACT

HORIZON
PROPERTIES

Allan Benes
305.364.9945
allan@horizonpropertiesfl.com



LOCATION

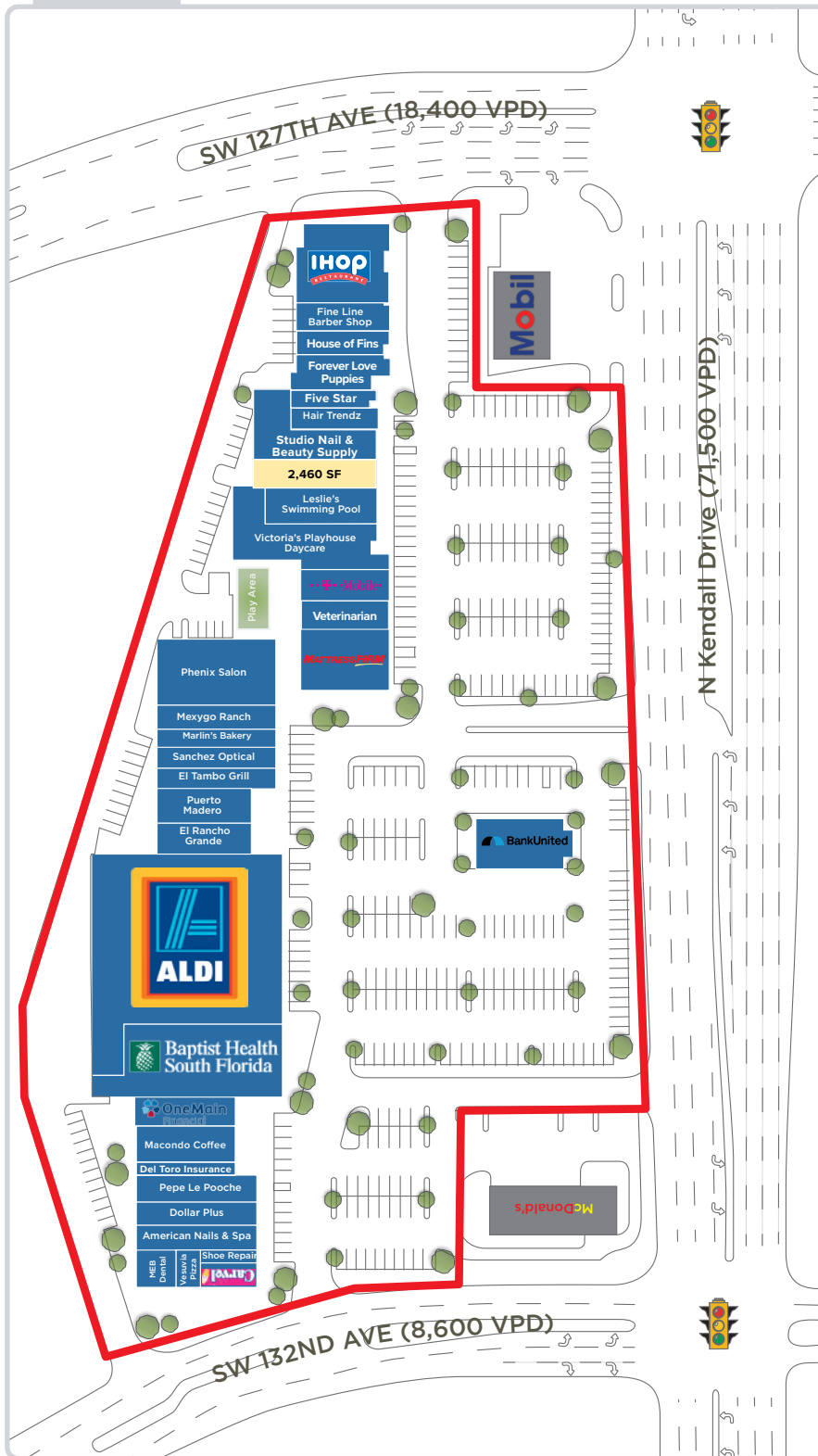
12755 North Kendall Drive
Miami, FL 33183

PROPERTY HIGHLIGHTS

- 97,189 SF Shopping Center
Located on Kendall Drive
- Two signalized intersections
provide ease of access
- Strong National Tenant Mix
- Located on the “going-home”
side of the street
- Daily Traffic Count: 104,798
- Visit www.KendallCorners.com for more info



SITE PLAN



UNIT	TENANT	SF
12755	IHOP	4,362
12759	Fine Line Barber Shop	1,600
12765	House of Fins	1,625
12767	Forever Love Puppies	2,000
12769	Five Star Jewelers	1,060
12771	Hair Trendz	1,260
12773	Studio Nail & Beauty Supply	2,640
12777	Available	2,460
12779	Leslie's Swimming Pool	2,670
12781	Victoria's Playhouse DayCare	4,544
12801	T-Mobile	1,994
12821	Veterinarian	1,709
12833	Mattress Firm	3,625
12851	Phenix Salon	5,270
12855	Mexygo Ranch	1,630
12857	Marlin's Bakery	1,380
12859	Sanchez Optical	1,380
12861	El Tambo Grill	1,404
12879	Puerto Madero	2,364
12881	El Rancho Grande	1,783
12905	Bank United	2,750
12955	ALDI	21,850
13001	Baptist Health	10,607
13011	One Main Financial	2,000
13021	Macondo Coffee	1,650
13027	Macondo Coffee	1,000
13031	Del Toro Insurance	1,000
13041	Pepe Le Pooche	2,000
13045	Dollar Plus	2,000
13051	American Nails & Spa	2,000
13061	Johnny's Shoe Repair	600
13071	Carvel	931
13081	Vesuvio Pizza & Panini	630
13091	MEB Dental	992