

CROSSROADS SHOPPING CENTER

SW 88th Street (N. Kendall Dr.) & SW 117th Avenue, Miami, FL

FOR LEASE



Josh Baumgard | 786-580-4493 | jbaumgard@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



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Property Highlights:

- 36,332 ± SF shopping center
- High visibility at strategic intersection. North Kendall Drive is the most important east/west artery in Miami-Dade County
- Across from The Palms at Town & Country and less than one block from the Florida Turnpike
- An amazing commercial/shopping corridor with tremendous exposure, including pylon with very visible tenant panels
- 1.5 miles from Miami-Dade College Kendall Campus
- Surrounded by dense established residential neighborhoods
- Diverse and impressive business generators
- Join:



Population

1 Mile: 19,121
3 Miles: 159,339
5 Miles: 450,986

Avg. HH Income

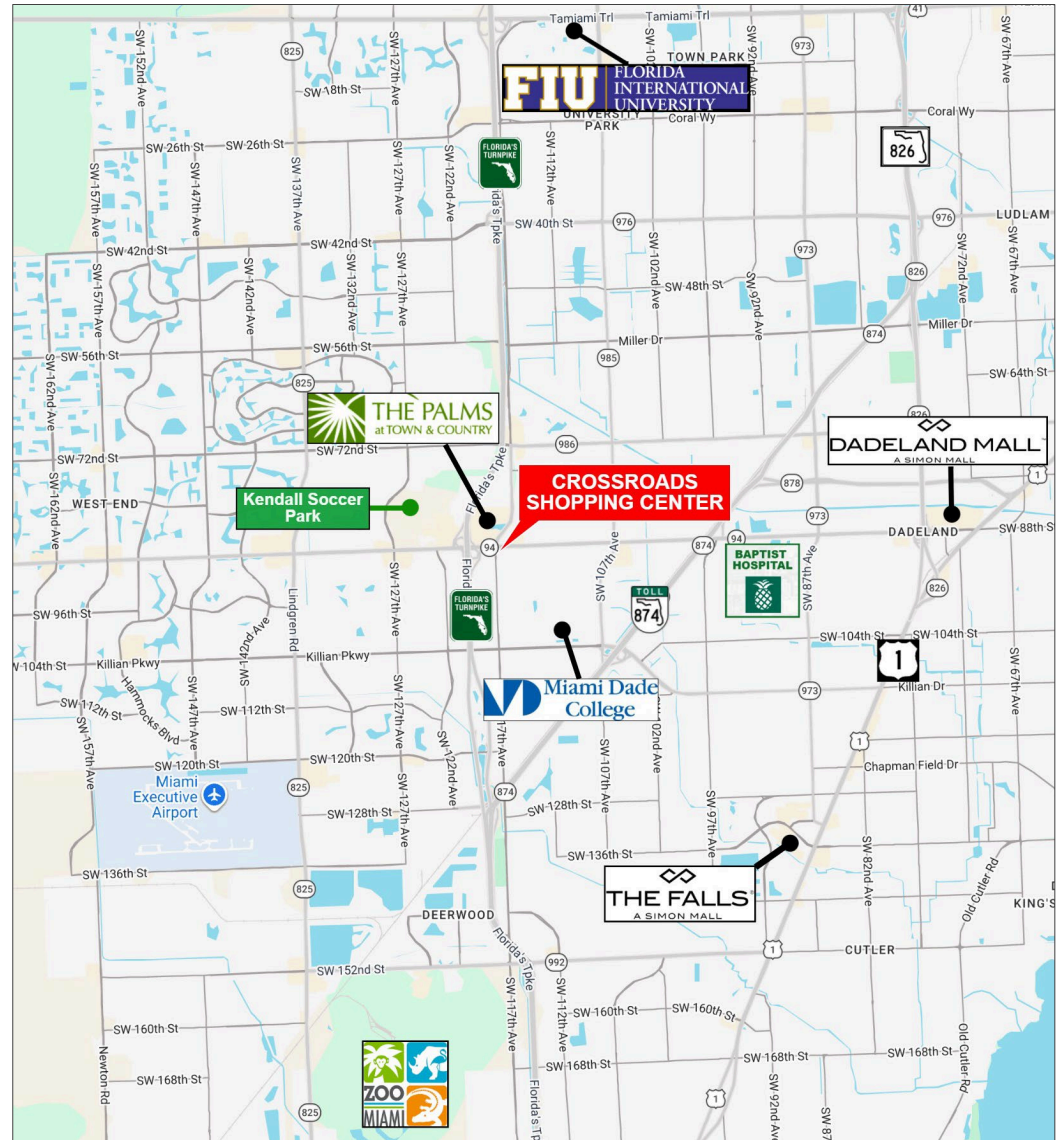
1 Mile: \$119,241
3 Miles: \$127,680
5 Miles: \$129,288

Total Employees

1 Mile: 13,920
3 Miles: 71,287
5 Miles: 207,417

Traffic Counts

SW 88th St. / N. Kendall Dr. 60,000 VPD ±
SW 117th Ave. 37,000 VPD ±
FL Turnpike 163,000 VPD ±



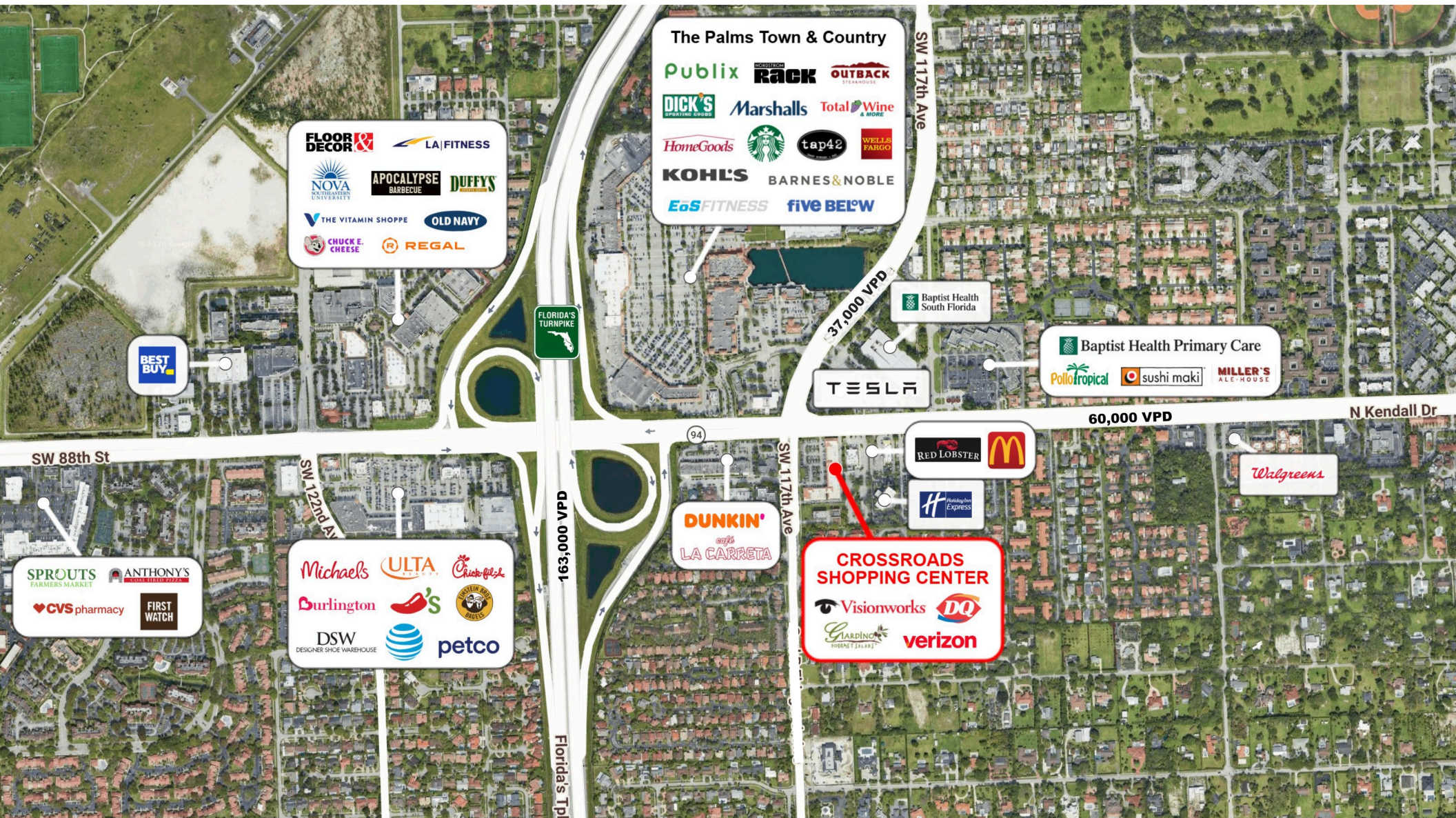
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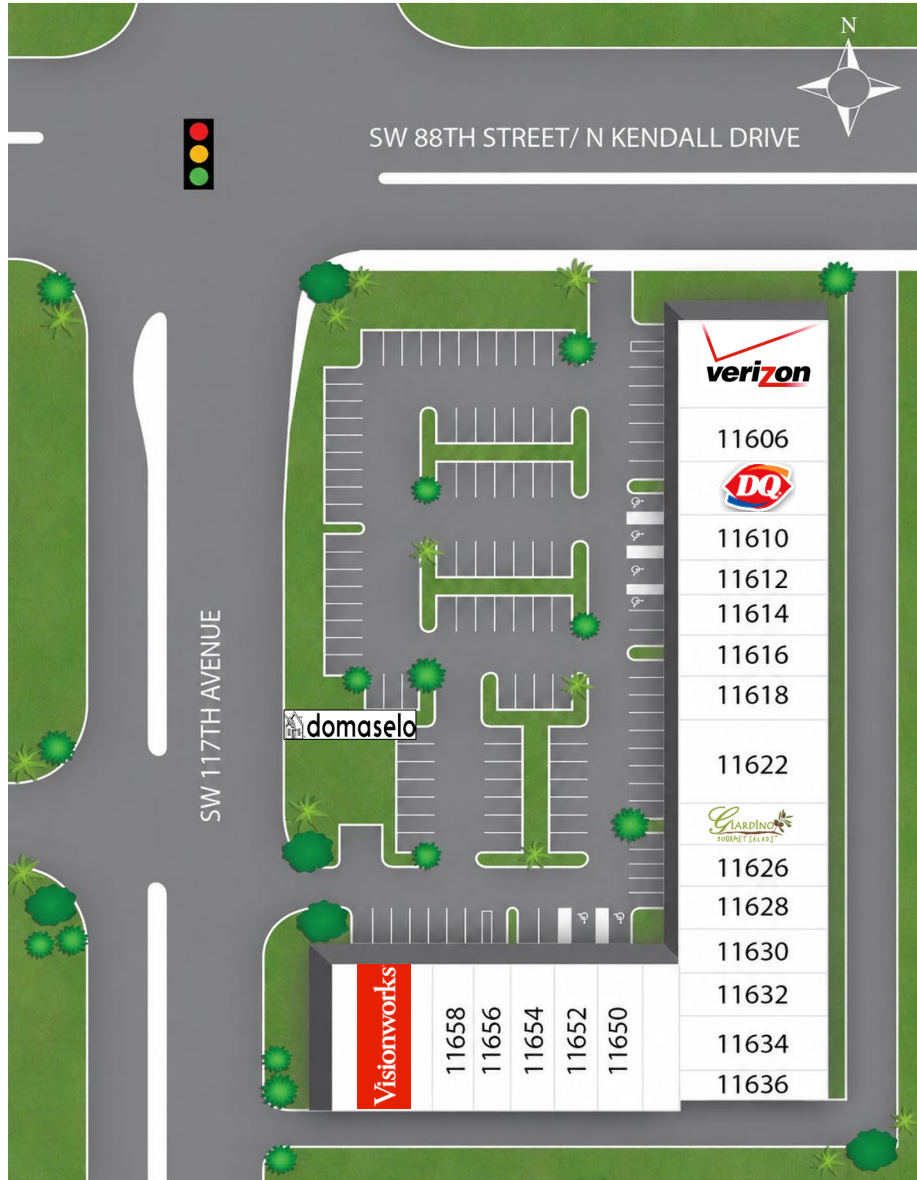
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UNIT #	TENANT	SF
11600	Verizon Wireless	3,653
11606	Bike Masters	2,100
11608	Dairy Queen	1,400
11610	Asiami Massage	2,100
11612	Stogie's Fine Cigars	840
11614	White Coat Glam	1,260
11616	Bagel Express	1,400
11618	Kairo's Hair Salon	1,350
11622	Crossroads Animal Hospital	2,800
11624	Giardino's Gourmet Salads	1,400
11626	Children's Art Classes	1,350
11628-30	South Florida MD Group	2,800
11632	Miracle Leaf	1,340
11634	Cloud Dental Care	2,000
11636	Bild Properties	782
11650	GoRun – shoes & apparel	1,400
11652	Mistero Italian Restaurant	1,400
11654	C & K Eyecare	1,400
11656	Greater Miami Youth Symphony	1,100
11658	Golden Trust Insurance	1,000
11660	Visionworks	3,500



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