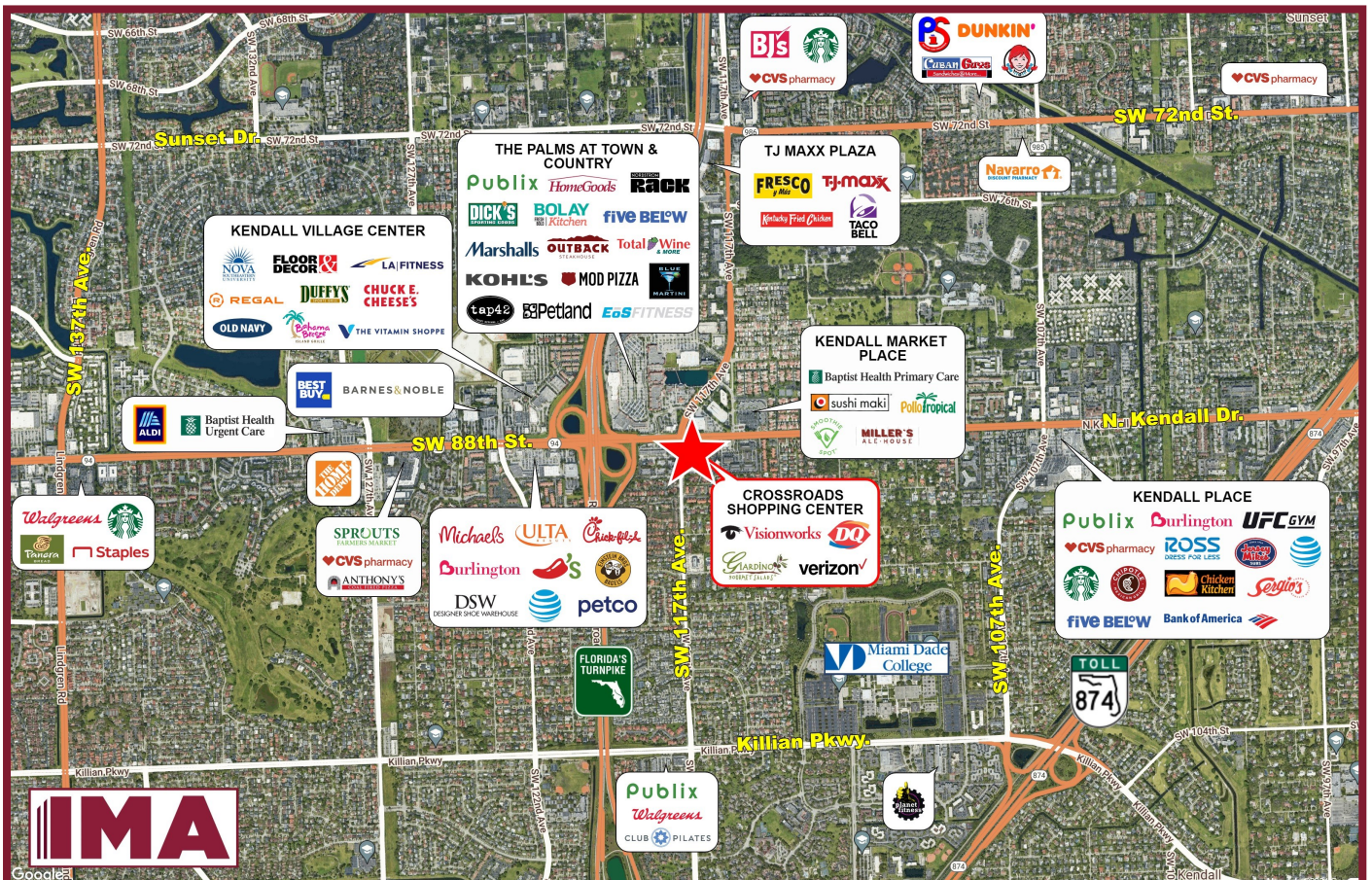


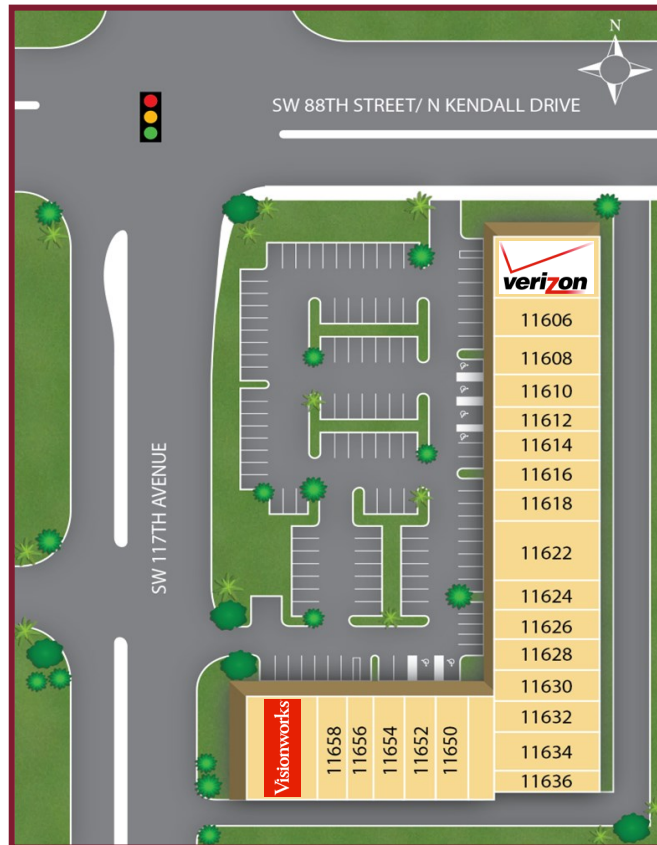
CROSSROADS SHOPPING CENTER



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



CROSSROADS SHOPPING CENTER



SIZE: 36,332 ± SF

POPULATION: 1 Mile: 19,346 3 Mile: 160,639 5 Mile: 453,781

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$108,033 3 Mile: \$121,874 5 Mile: \$123,397

TRAFFIC COUNT: 84,500 ± ADT | **FL Turnpike:** 140,000 ± ADT

JOIN:

- Verizon Wireless
- Visionworks
- Giardino's Gourmet Salads
- Dairy Queen
- Bagel Express
- Bike Masters

PROPERTY HIGHLIGHTS:

- 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

FOR LEASING INFORMATION



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