

SOUTH KENDALL SQUARE



**12512-12570 SW 120th Street
Miami, Florida 33186**

HIGHLIGHTS

- Located in dense, high-income Kendall area
- Adjacent to 800-home Kendall Breeze residential community
- Daytime population exceeds 52,500 within 3 miles
- Excellent visibility and accessibility - two traffic lights
- Located 1/2 mile west of Florida Turnpike interchange at SW 120th Street
- Pylon signage available
- Fully-leased 32,000 professional offices onsite

TRAFFIC COUNTS

- 30,137 on 120th Street
- 17,188 on 127th Avenue

SPACE AVAILABLE

- 1,440 SF (Suite 12512)
- 1,960 SF (Suite 12544)

JOIN THESE ESTABLISHED TENANTS

Walgreens



Jersey Mike's Subs

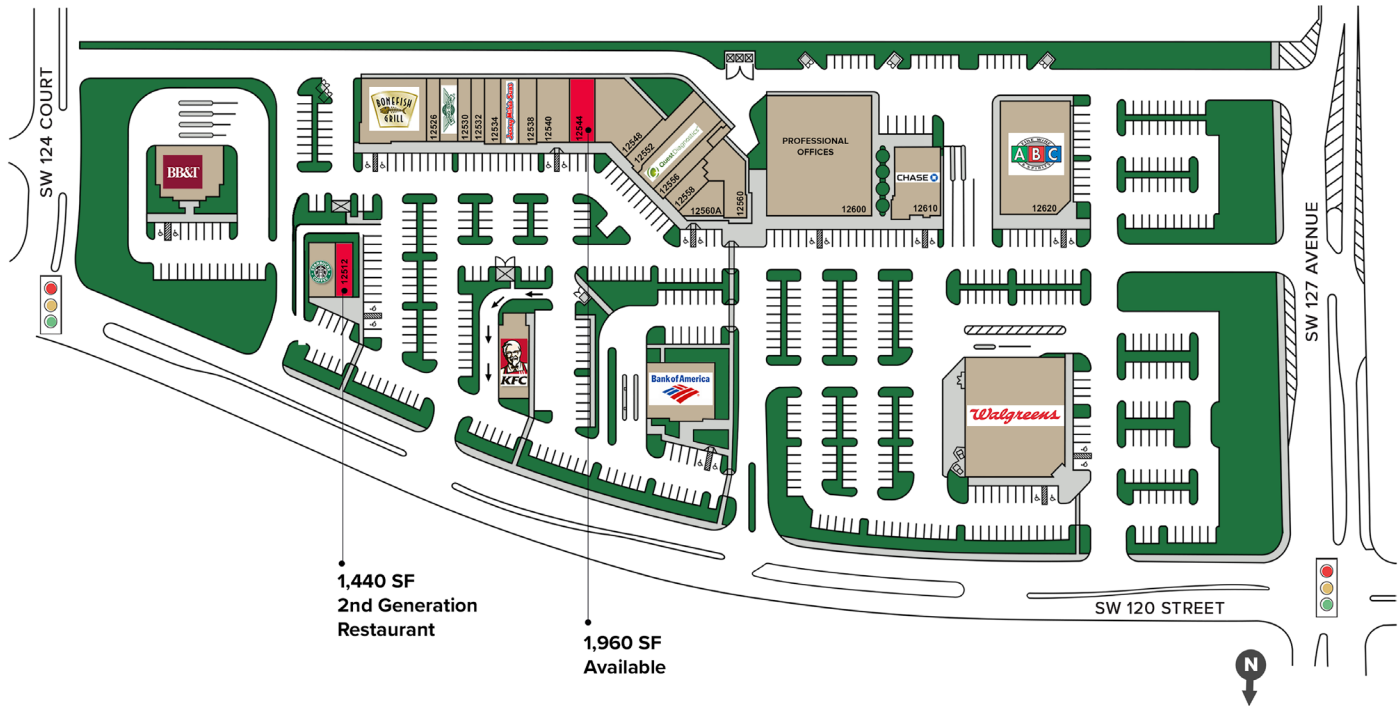


DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	14,980	147,618	406,852
MEDIAN AGE	41	42	42
AHI	\$130,168	\$122,137	\$123,648

*Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

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BAY	TENANT	SQ FT
12510	Starbucks	1,800
12512	AVAILABLE	1,440
12520	Bonefish Grill	5,276
12526	Capry Dry Cleaners	1,050
12528	Wing Stop	1,400
12530	Nail Zone	1,050
12532	Tobacco Breeze	1,050
12534	Crystal's Salon	1,300
12536	Jersey Mike's Subs	1,500
12538	Elite Dental Office	1,400
12540	IM=X Pilates	2,590
12544	AVAILABLE	1,960
12548	New Horizons Preschool	3,963
12552	Waggles Puppy Boutique	1,430
12554	Quest Diagnostics	3,010
12556	Miami Barber Shop	953
12558	Big Frog	910
12560	El Tambo Grill	3,454
12560A	A Pet Palace Grooming	953
12566	KFC	-
12600	Office Condos	-
12610	Chase Bank	-
12620	ABC Fine Wine & Spirits	-
12630	Walgreens	14,560
12568	Bank of America	-
12500	BB&T (NIC)	-