

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

- 36,493 ON 120th Street
- 18,198 on 127th Avenue

SPACE AVAILABLE

- 1,430 sf (Suite 12552)
- 2,590 sf (Suite 12540-42)

JOIN THESE ESTABLISHED TENANTS



DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	15,014	144,531	405,340
HOUSEHOLDS	4,929	49,361	133,140
AHI	\$112,904	\$117,304	\$122,128

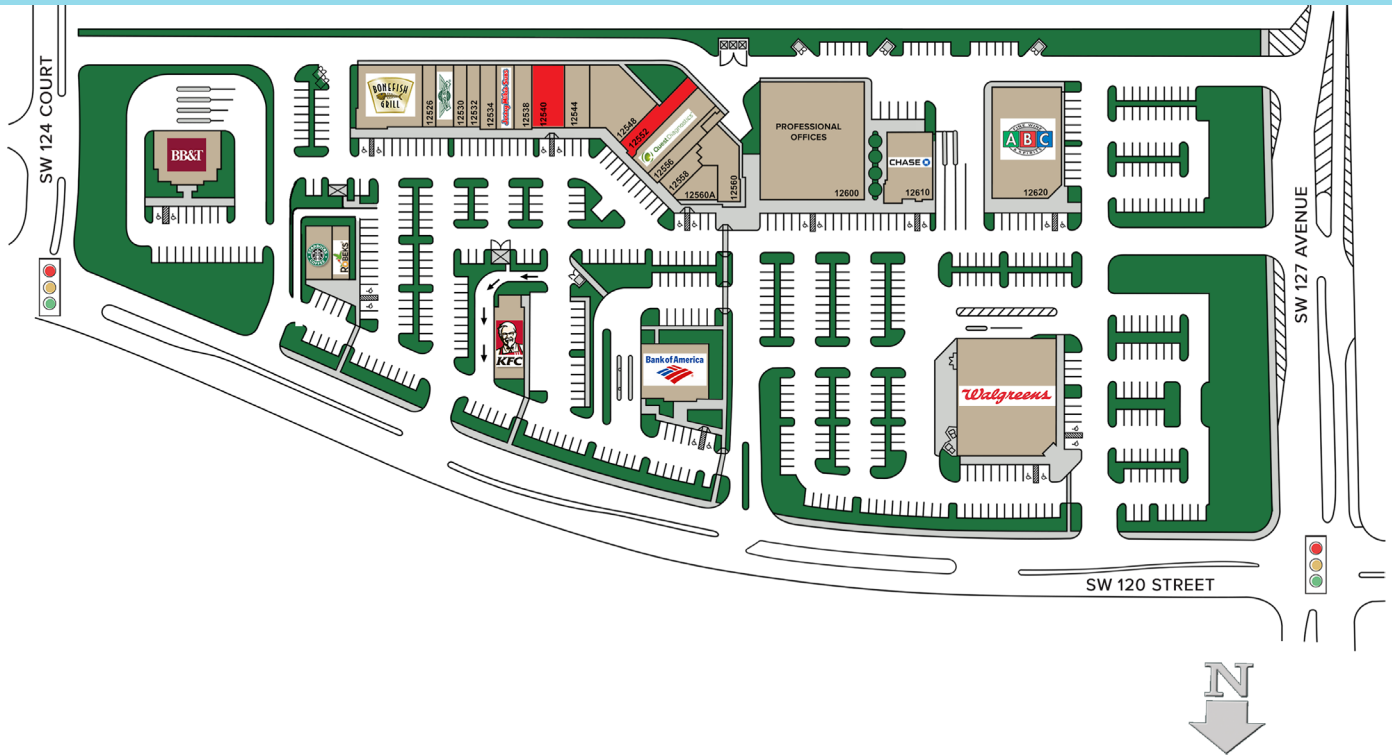
*Estimated 2023. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



Lindsey Swart
Leasing Representative
lswart@konoversouth.com
954.513.8491 (cell)

Development. Leasing. Management.
Since 1957

SOUTH KENDALL SQUARE



BAY	TENANT	SQ FT
12510	Starbucks	1,800
12512	Robeks Juice	1,440
12520	Bonefish Grill	5,276
12526	Capy 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
12540-42	AVAILABLE	2,590
12544	Broker's Title & Escrow	1,960
12548	Happy Hippo Daycare	3,963
12552	AVAILABLE	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)	-