

# Kendall Square

13710-30 SW 88 ST, MIAMI FL 33186

For Leasing Info:  
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## Unique Attributes

## Estimated 2021 Demographics

- Located on Kendall Drive, and 137th Ave.
- Join Taco bell, First Bank and Papa Johns.
- Shadow anchored by newly renovated Publix shopping center.
- The intersection has a combined traffic count of 100,000 VPD.
- 145,065 total employees in the trade area.

	1 MILE	2 MILES	3 MILES
2021 Estimated Total Population	31,076	210,484	417,357
Est. Population Growth 2021-2026	0.7%	0.5%	0.5%
Average Household Income	\$72,410	\$79,871	\$87,888
Total Households	11,228	70,825	136,352
Average Age	73.4	54.0	45.2

Size of Center 17,545 SF  
 Daily Traffic Count 100,000 Cars  
 Parking 5.01 per/1,000 (87 spaces)

## Area Map





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Suite	Tenant	Size
13710	Taco Bell	2,950 SF
13716B	Papa John's Pizza	1,200 SF
13716	MJP Hookah	1,500 SF
13716C	Karate Studio	900 SF
13716A	Divya Bar	1,200 SF
13718	Rock A Bangkok	900 SF

Suite	Tenant	Size
13720	Le Lambi Haitian	1,200 SF
13722	Deco Nails	1,500 SF
13724	Kendall Life Nutrition	1,200 SF
13726	El Mayoral	1,665 SF
13728/30	First Bank	3,300 SF

