

FOR LEASE > RETAIL SPACE



Kendall Value Center

6801-7199 SW 117TH AVENUE, MIAMI, FL 33183



Property Features

- The West Kendall submarket is the most populated area in Miami-Dade County
- Proximity and visibility to the Florida Turnpike provide tremendous exposure and traffic
- Surrounded by high density single-family homes, rental apartments and town homes
- The shopping center caters to a diverse, multi-cultural customer base
- ± 46,000 vpd on Sunset Drive (SW 72nd Street)
- ± 110,500 vpd on the Florida Turnpike
- GLA: 183,049 SF



BlueCross
BlueShield



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KENDALL VALUE CENTER > AREA RETAILERS



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KENDALL VALUE CENTER > SITE PLAN



6801 Genesis Daycare	1,901 SF	7135 Blue Cross Blue Shield	14,518 SF	7175 Sushin Japanese	1,500 SF
6901 Bank of America	5,273 SF	7153 Music Store	2,325 SF	7177 AT&T	2,250 SF
6963 Atlantic Pediatric Partners	2,650 SF	7157 Sonia's Hair	1,500 SF	7183 Supercuts	2,250 SF
6965 Fast Envios, Inc.	451 SF	7161 Jewelry Exchange	6,000 SF	7199 CVS Pharmacy	13,013 SF
7007 BJ's	106,484 SF	7171 Space Coast Credit Union	3,864 SF	7123 Available	2,913 SF
7101 Goodwill	15,000 SF	7173 Fritango Monimbo	1,500 SF		

KENDALL VALUE CENTER > DEMOGRAPHICS



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	16,724	169,793	474,141
Median Age	39.2	40.9	40.2
Total Households	5,499	56,579	155,092
Average HH Income	\$73,069	\$72,437	\$71,387

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