DOWNTOWN DADELAND PROJECT

HOTE

CINEMA

7300 NORTH KENDALL DRIVE KENDALL, FL





ARKET

ЕАК НО

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WENA

MARKET



Traffic Counts:	VPD	Demographics	1-Mile	3-Mile	5-Mile
US-1 (S Dixie Hwy)	52,000	Population	21,664	100,155	305,409
SR 826 (Palmetto Express Way)	89,000	Average Income	\$ 85,459	\$ 112,843	\$ 103,389
Kendall Drive (SW 88th Street)	43,500	Employees	17,659	84,367	173,487
Total	184,500	Median Age	39.2	40.6	42.8

Mass Transit

The subject site benefits from immediate proximity to mass transit

<u>Details</u>

Prime location directly facing Dadeland Mall and its 18 million annual visitors

Super regional draw

Prime, unobstructed visibility & accessibility to Kendall Drive sharing the main entrance to Dadeland Mall

Irreplaceable real estate at the intersection of two of Miami's most traveled roads: Palmetto Expressway and US 1 (South Dixie Highway)

Super Regional Mall Draw

The Subject Site sits directly across from the Dadeland Mall, a 1.4 million square-foot enclosed mall, featuring more than 185 retail stores and restaurants, and generating retail sales of over \$1,000/sf

Access to both the Palmetto Expressway and US1 is supremely convenient

Major Drivers

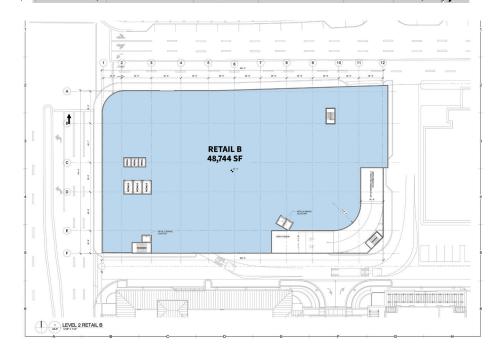
Strong residential demos: population/income

Tourists: 18M annual visitors to Dadeland Mall

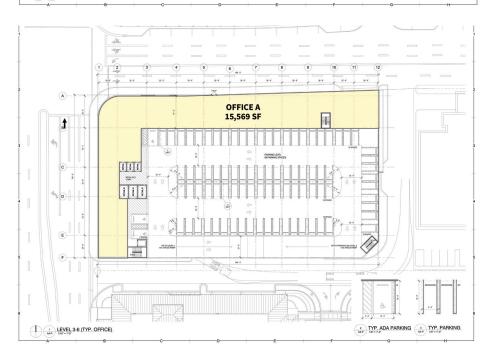
University of Miami: 23,000 students

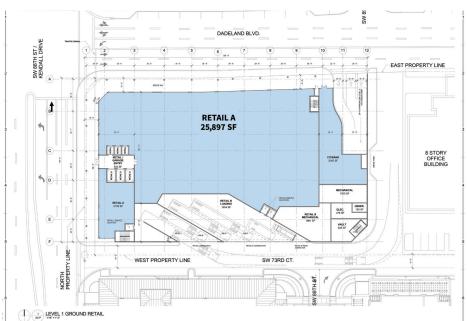
Baptist Hospital: 728 beds

Miami Dade County's strongest Retail corridor: major retailers having multiple locations within a 5 mile radius include Macy's, Target, Trader Joe's, Ross, TJMaxx Building Plans



	4) - 51	RETAIL D 20,009 SF				Level 9-P 135-8*
3	a-	RETAIL C 19,796 SF		EXECUTIVE PARKING LEVELS 52 SPACES	1	5 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
27-57	PENTHOUSE OFFICE 9,821 S	F ,	EXECUTIVE PARKING LEVELS 63 SPACES	5	PARKING SPEED RAMP	b p Level 7-P 102-0*
OFFI 15,82			TYPICAL PARKING LEVELS 89 SPACES	1.4	PARKING SPEED RAMP	102°-0°
	*		TYPICAL PARKING LEVELS 89 SPACES	b	PARKING SPEED RAMP	Level 6-P
OFFI 15,63			TYPICAL PARKING LEVELS 89 SPACES	4	PARKING SPEED RAMP	b b b
OFFI			TYPICAL PARKING LEVELS 89 SPACES	5.8	PARKING SPEED RAMP	Level 5.P 72'-0'
15,63	••••••••••••••••••••••••••••••••••••••		TYPICAL PARKING LEVELS 89 SPACES	<u>t</u>	PARKING SPEED RAMP	Level 4-P
OFFI 15,56			TYPICAL PARKING LEVELS 89 SPACES	2.1	PARKING SPEED RAMP	Lavel 3-P
	5 A		RETAIL B 48,744 SF		PARKING SPEED RAMP	क.
	2.		RETAIL A 25,897 SF			Level 2.P 20'-0'





Building Plans Con't

