

# DOWNTOWN DADELAND PROJECT

7300 NORTH KENDALL DRIVE  
KENDALL, FL



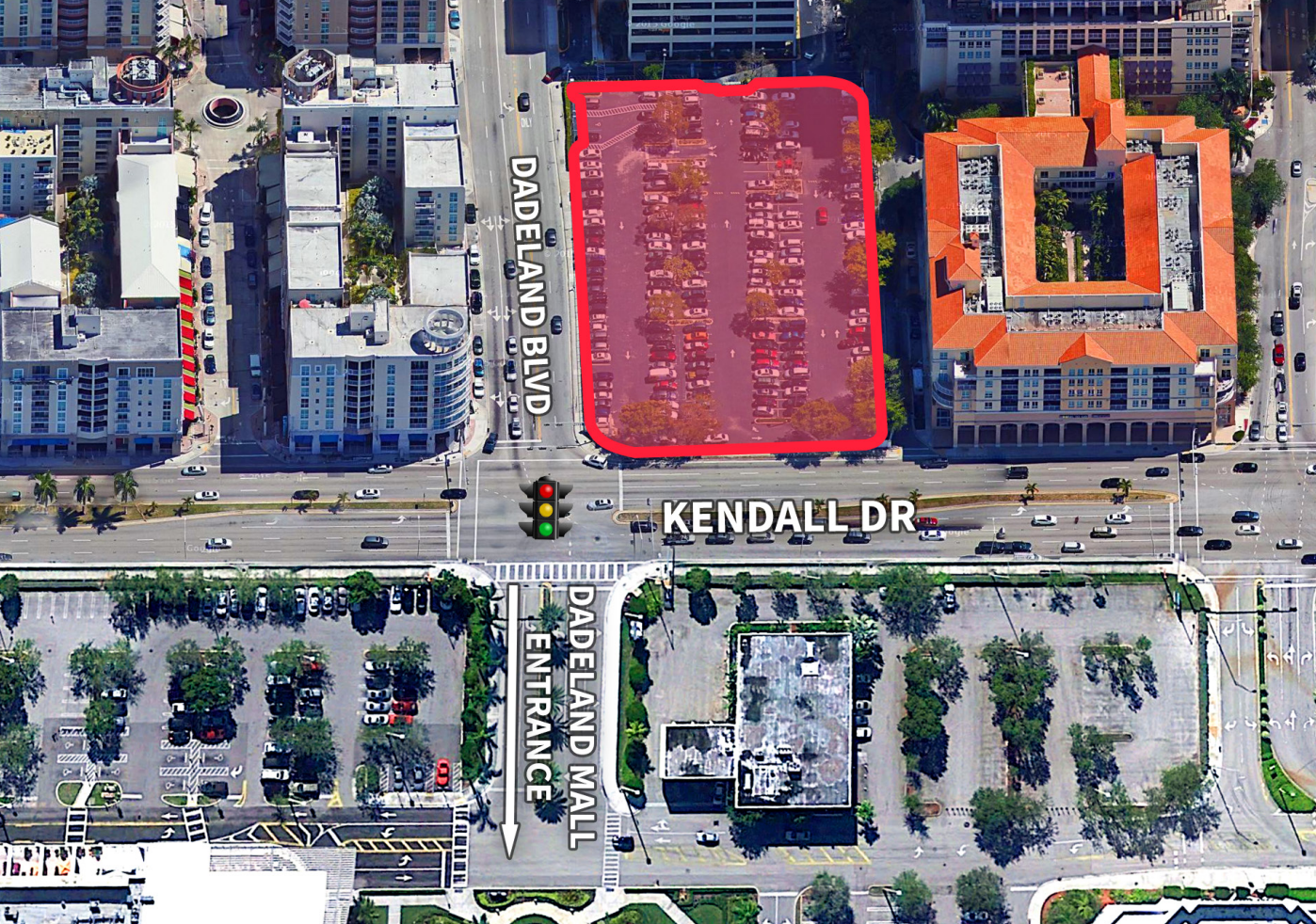
AILEEN  
MESSINGER  
PROJECTS

AILEEN MESSINGER

T: 305 213 5850 | C: 305 213 5066

[Aileen@AileenMessingerProjects.com](mailto:Aileen@AileenMessingerProjects.com)

1674 Meridian Ave. • Suite 208 • Miami Beach, FL 33139



Details

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

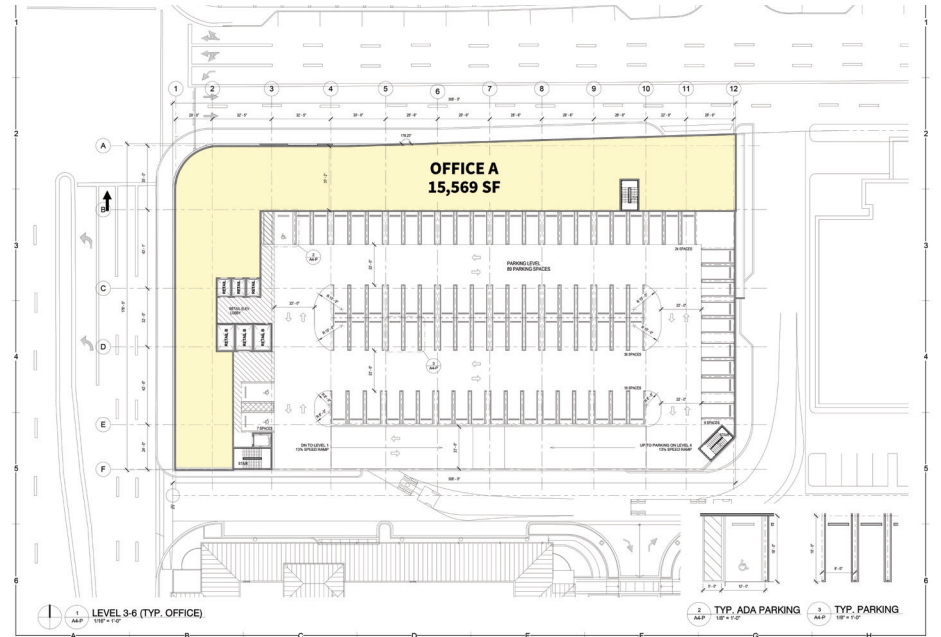
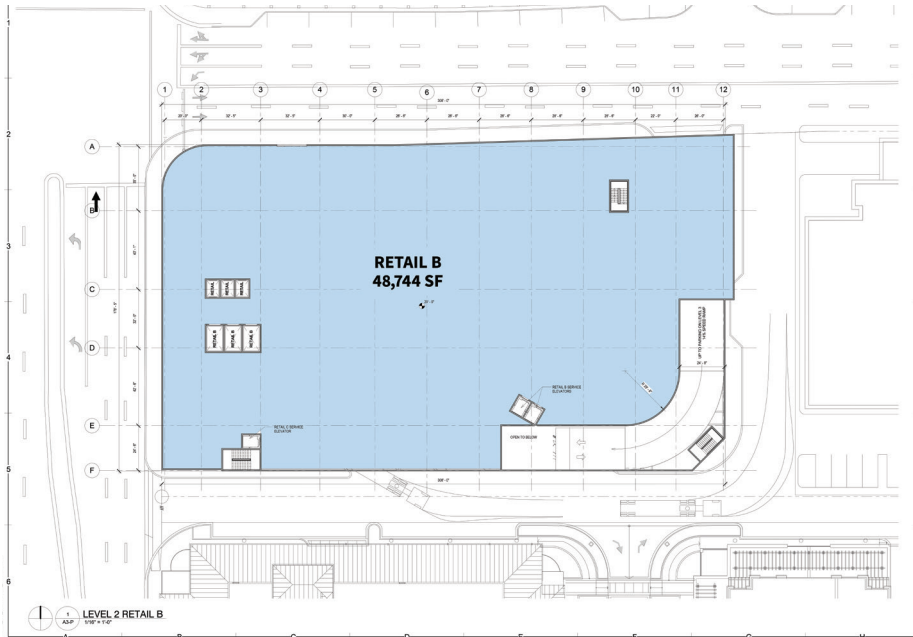
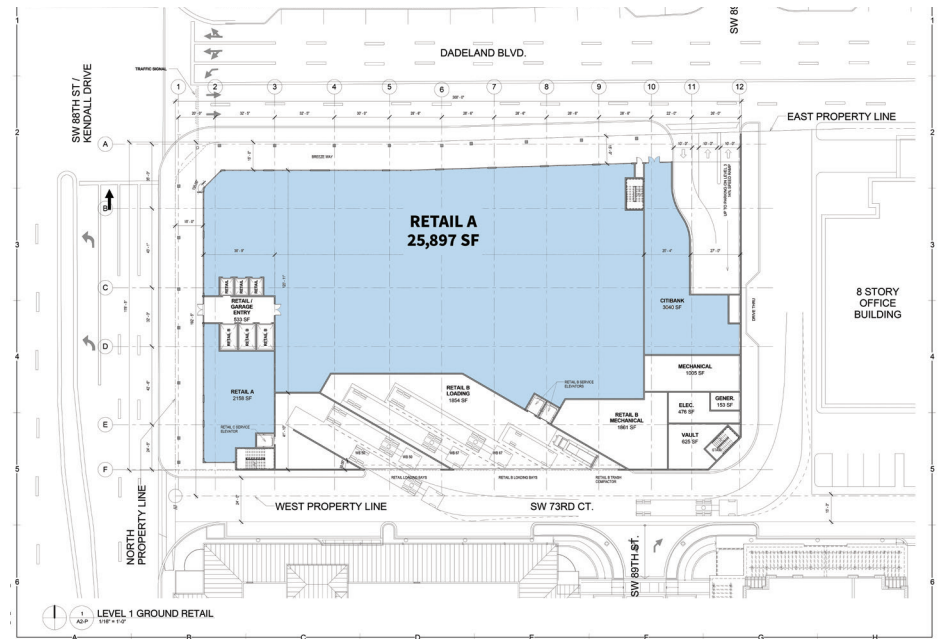
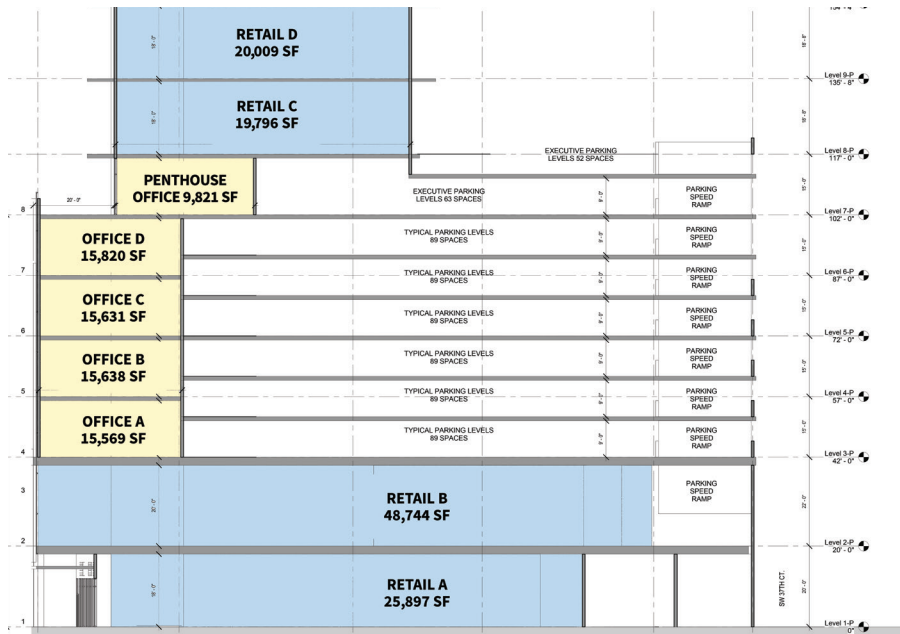
Miami Dade County's strongest Retail corridor: major retailers having multiple locations within a 5 mile radius include Macy's, Target, Trader Joe's, Ross, TJMaxx

| 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    |
| <b>Total</b>                   | <b>184,500</b> | Median Age     | 39.2      | 40.6       | 42.8       |

Mass Transit

The subject site benefits from immediate proximity to mass transit

# Building Plans



# Building Plans Con't

