

Downtown Dadeland



CREC

7250 North Kendall Drive, Miami, FL 33156

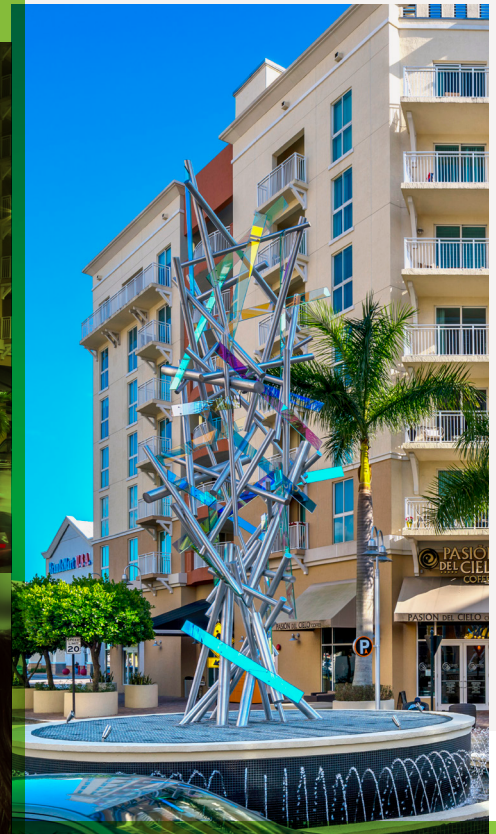
LOCATION

SWQ of Kendall Drive and
South Dixie Hwy. (US Hwy. 1)

TOTAL SF

127,000

An inventive town center
design consisting of 127,000 SF
of retail space, six floors of
condominium residences,
street-level parking and two
levels of underground parking in
each of the seven buildings.



JOIN THESE TENANTS



west elm

PIZZERIA
EST. 2011

Downtown Dadeland

Miami's premier location for chef-driven restaurants in a dynamic, open-air environment.



Chef Michael Schwartz
Harry's Pizzeria



Chef Jorgie Ramos
Barley



Chef Jose Mendin
Pubbelly Sushi



Chef Niven Patel
Ghee Indian Kitchen

TRAFFIC COUNTS

± 111,500 vehicles daily at the intersection of Kendall Drive (SW 88th St.) and South Dixie Hwy. (US Hwy. 1)

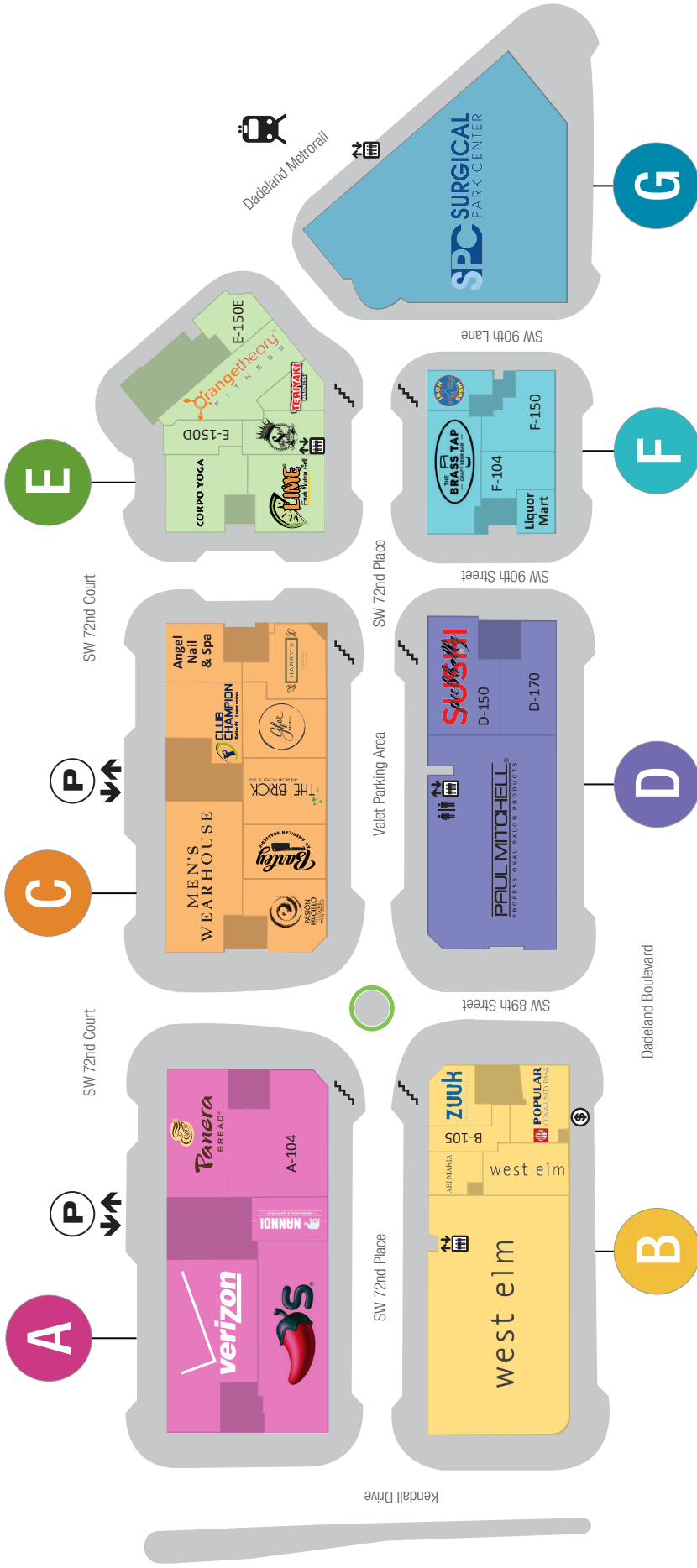
* Dadeland Triangle: Area bounded by US Highway 1 (South Dixie Hwy.), Kendall Drive, and Palmetto Expressway (SR 826).

OVERVIEW

Downtown Dadeland is located in the southwest quadrant of US Highway 1 and Kendall Drive in Miami-Dade County, directly across from the enormously successful Dadeland Mall (Saks Fifth Avenue, Nordstrom, Macy's and JCPenney) and within one of the Southeast's strongest retail submarkets. Adjacent to Container Store, Old Navy, Office Depot and BrandsMart. Unique and urban, Downtown Dadeland benefits from distinct marketable attributes; its mixed-use design, its proximity to Dadeland Mall and its location in this highly desirable retail corridor. The combination of these attributes have attracted a variety of tenants, ranging from local to regional to national operators.

FEATURES

- Adjacent to Marriott and Courtyard by Marriott
- ± 500 parking spaces for retail
- Valet parking
- 100,000 population with an additional 85,000 daytime employment within 3 miles
- Over 4,500 residential units within the Dadeland Triangle*
- 416 residences within Downtown Dadeland
- ± 2,000,000 SF of office space within half a mile walking distance
- ± 2,000,000 passengers travel annually through adjacent Metrorail station



Building - A

- A-101 Verizon
- A-102 Chili's Bar & Grill
- A-103 Nnnndi
- A-104 Available - 5,411 sf
- A-105 Panera Bread

Building - B

- B-101 West Elm
- B-101A West Elm Storage - 1,719 sf
- B-103 Popular Community Bank
- B-104 Zuuk Mediterranean Kitchen
- B-105 Available - 1,094 sf
- B-107 Abi Maria (coming soon)

Building - C

- C-101 Men's Wearhouse
- C-102 Pasion del Cielo
- C-111 Angel Nails & Spa
- C-150 Harry's Pizzeria
- C-150A Barley
- C-150B The Brick
- C-150C Ghee Indian Kitchen
- C-150E Club Champion - 2,669 sf

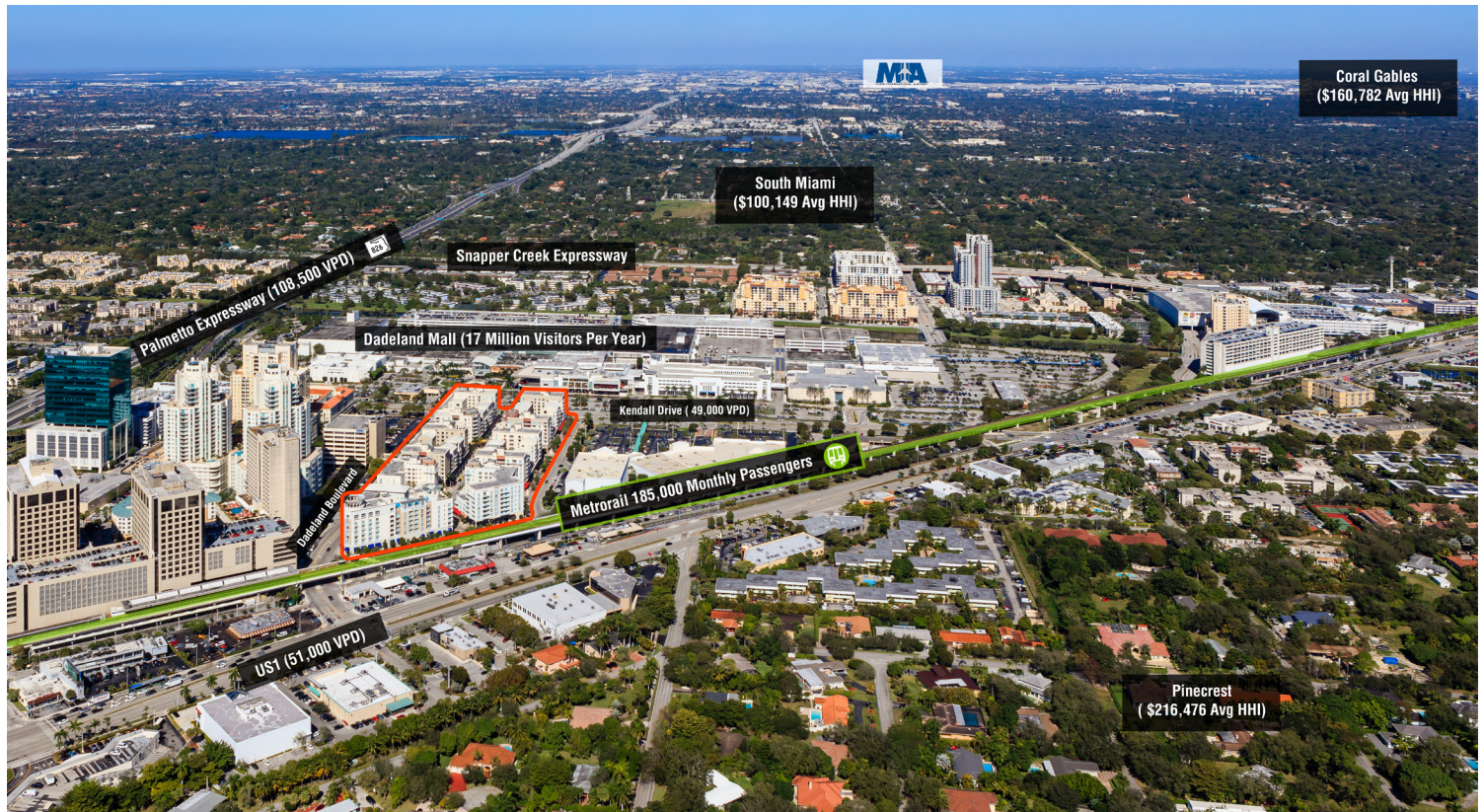
Building - D & E

- D-102 Paul Mitchell Salon School
- D-150 Pubbelly Sushi
- D-170 Available - 2,825 sf
- E-101 Corpo Yoga
- E-9005 Lime Fresh Mexican Grill
- E-150 The Spot Barbershop (coming soon)
- E-150B Teriyaki Madness
- E-150C OrangeTheory
- E-150D Available - 1,501 sf
- E-150E Available - 1,350 sf

Building - F & G

- F-101 Brass Tap (coming soon)
- F-102 Liquor Mart
- F-104 Association Mgmt. Office
- F-106 Iron Sushi
- F-150 Available - 2,369 sf
- G-150 Surgical Park Center

Downtown Dadeland



Demographic Profile – '17 Estimates

	1 Mile	2 Mile	3 Mile
Population	21,659	49,565	101,382
Average HHI	\$97,774	\$125,841	\$137,237
Median Age	39	40	40

Average HHI by Zip Code – '17 Estimates

Coral Gables	33146	\$160,782
Coconut Grove	33133	\$118,406
South Miami	33143	\$100,149
Pinecrest	33156	\$216,476

Daytime Population – '17 Estimates

	1 Mile	2 Mile	3 Mile
Business	2,051	5,421	9,547
Employees	16,582	56,463	84,014

CONTACT

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