

MIAMI

Higate Square Shopping Center

LOCATION:

Kendall Drive & SW 138th Avenue
Miami, Miami-Dade County, Florida

DESCRIPTION:

Higate Square Shopping Center
79,564 SF Neighborhood Shopping Center

OPPORTUNITY:

10,800 SF CVS becoming available in 2020

INFORMATION:

- Dynamic Intersection – Situated one block west of one of Miami-Dade County's most dynamic intersections
- High profile location – In the heart of the Kendall neighborhood
- Easy Access – Signalized entrance into the shopping center

- Co-tenants:



CVS/pharmacy



- Traffic Counts: Kendall Drive 62,500 v.p.d. F.D.O.T. 2010
SW 137th Avenue 46,000 v.p.d. F.D.O.T. 2010

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population*:	22,891	191,884	375,154
Avg. Household Inc:	\$64,240	\$62,590	\$63,903
# Of Businesses:	515	5,509	10,547
Total Employees:	4,795	46,358	91,746

*AGS/USPS Adjusted Population

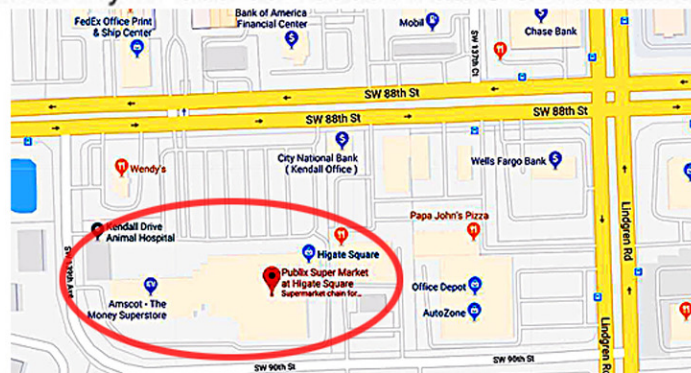
AGS/2004 Estimates

CONTACT:

- Patricia J. Wynn 305-662-8999 / Patti@CDAMiami.com



PATRICIA J. WYNN
VICE PRESIDENT



12602 NORTH KENDALL DRIVE / MIAMI, FLORIDA 33186
PHONE 305-662-8999 FAX 305-779-7774 PATTI@CDAMIAMI.COM