

# 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:

5000 SF interior endcap - current use as tire and light automotive repair - 7 car bays

### 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

GOODYEAR

- 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

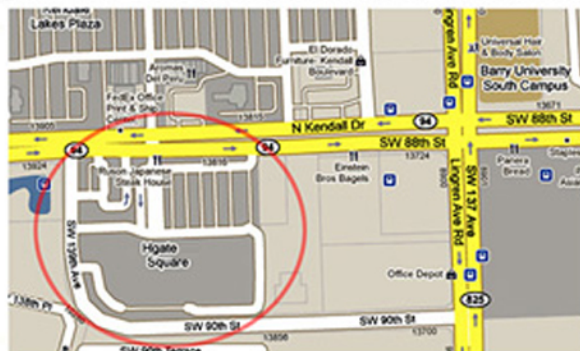
AGS/2004 Estimates

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**IDEAL**  
MANAGEMENT COMPANY  
LICENSED REAL ESTATE BROKERS

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