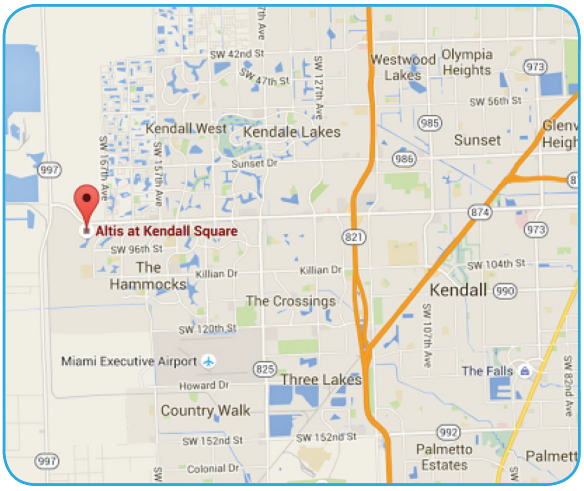
elevated
COMMERCIAL REAL ESTATE

Retail at ALTIS at Kendall Square

16915 SW 93rd Street • Miami, Florida, 33196
(SWC of SW 169th Avenue and Kendall Drive)

PROPERTY OVERVIEW

Kendall Square is a brand new 160 acre planned development consisting of 738 single family homes and townhomes (SOLD OUT!) and 12 luxury apartment buildings encompassing 321 residential units. The mixed use building at the entrance to the community fronts Kendall Drive, one of Miami's most trafficked thoroughfares, and will offer 6,574 SF of ground floor retail space to service Kendall Square and the larger Kendall community.



LEASING INQUIRIES:
Ashley H. Thornburg
305.726.8431 • Ashley@ElevatedCRE.com • www.elevatedCRE.com

elevated
COMMERCIAL REAL ESTATE

Retail at ALTIS at Kendall Square

16915 SW 93rd Street • Miami, Florida, 33196
(SWC of SW 169th Avenue and Kendall Drive)

FEATURES

PROPERTY SIZE 6,574 sq. ft.

GPS COORDINATES
Lat. 25.6797/Long. -80.4346

DAILY TRAFFIC COUNT
36,500 AADT
(Kendall Drive & SW 162nd Ave.)

DAYTIME POPULATION
80,510 (5 miles)

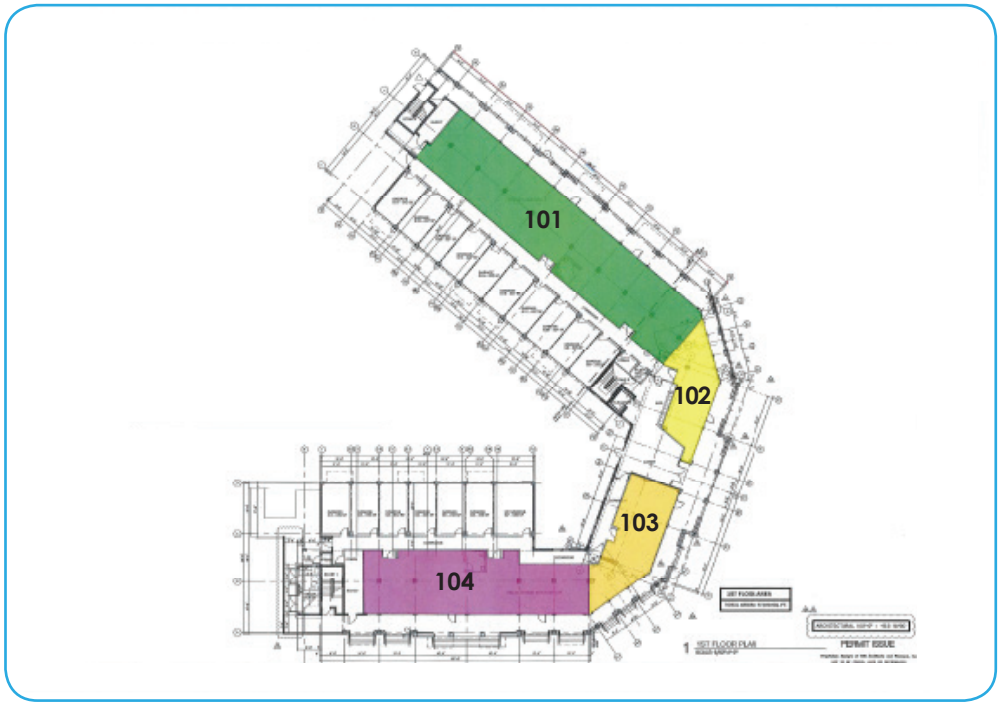
DEMOGRAPHICS

2015 ESTIMATES - SITES USA

POPULATION
1 MILE: 42,038
3 MILES: 174,883
5 MILES: 344,301

NUMBER OF HOUSEHOLDS
1 MILE: 14,156
3 MILES: 55,917
5 MILES: 109,411

AVERAGE HOUSEHOLD INCOME
1 MILE: $58,131
3 MILES: $68,203
5 MILES: $71,769



UNIT #	CURRENT TENANT	SQ. FT.
101	WOODCREST PRESCHOOL	3,040
102	WOODCREST PRESCHOOL	688
103	AVAILABLE	903
104	AVAILABLE	1,943

LEASING INQUIRIES:
Ashley H. Thornburg
305.726.8431 • Ashley@ElevatedCRE.com • www.elevatedCRE.com