

Former Nordstrom


DADELAND MALL
MIAMI, FL



Downtown Coral Gables

Downtown Miami/Brickell



Dadeland Station

- TARGET
- DICK'S SPORTING GOODS
- BEST BUY
- Michaels
- BED BATH & BEYOND

Former Nordstrom at

DADELAND MALL

Dadeland North
Metrorail Station

Snapper Creek (41,500 VPD)

Palmetto Expressway (109,500 VPD)



Dadeland South
Metrorail Station

Publix

US 1 (101,400 VPD)

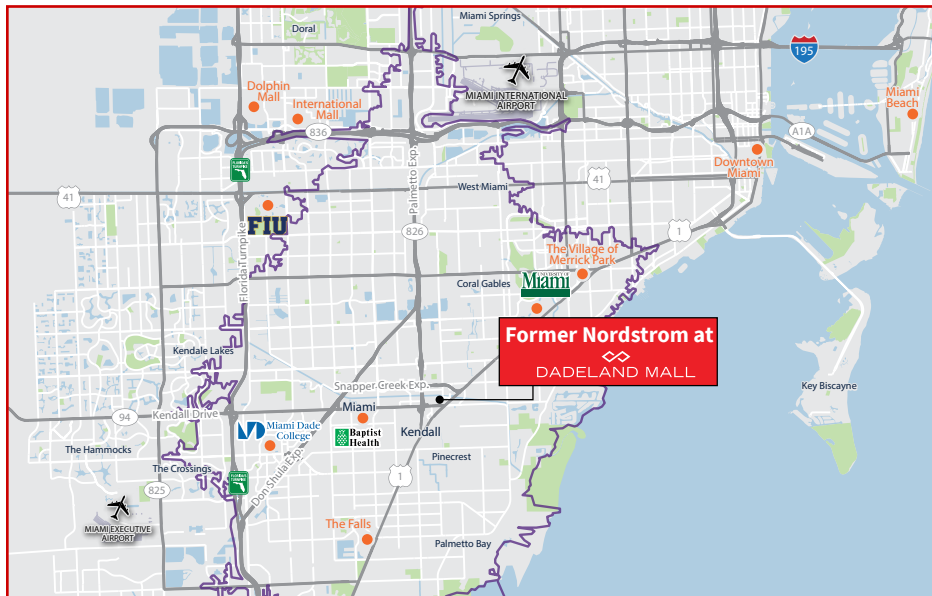
DADELAND TRIANGLE

- 2.0M SF Office
- 2.2 M SF Retail
- +3,000 units residential
- +1,000 hotel keys

Opportunity to acquire the leasehold interest in the former Nordstrom premises at Dadeland Mall

The Opportunity

As exclusive advisor, JLL is pleased to offer the unique opportunity to acquire the leasehold interest in the former Nordstrom Premises at Dadeland Mall (“the Property”), a two-story, 149,600 SF building prominently located at the corner of US1 and Kendall Drive offering prime visibility within a world-class, super-regional mall. As one of the top performing malls in the nation with average sales exceeding +\$1,100 PSF, Dadeland Mall features over 185 retailers occupying nearly 1.5 million square feet. It is host to more than 18 million shoppers per year and is anchored by the largest Macy’s in Florida. The 149,600 SF, two-story building sits on a 2.035-acre lot which was previously occupied by Nordstrom, a high-end, luxury department store. The offering represents a rare opportunity for an investor to define and re-shape with a flagship Miami store within the desirable South Florida retail market.



Property Summary

Address: 7239 N Kendall Drive, Miami, FL 33156

Mall: Dadeland Mall

Other Anchors: Macy’s, Saks, JCP

Year Built: 1961

Stories: 2

Square Feet: 74,800 SF 1st Floor
74,800 SF 2nd Floor

Total 149,600 SF

Site Size: ±2.035-acres / 88,637 SF

Parking: 6,860 spaces / 4.5 per 1,000 SF
(through parking easement)
Please refer to the REA agreement and lease documents in document center for further information regarding the parking at the Property.

Zoning: BU 1, 1A, 2, 3, 5, 5A for retail / office / mixed use. It is also part of DKUC – Downtown Kendall Urban Center.



314,304
population
within 5-miles



\$110,700
AHHI within
5- miles



\$8.7B
buying power
within 5-miles



Site Plan

Investment Highlights



HIGHLY PRODUCTIVE, WORLD-CLASS INTERNATIONAL SHOPPING DESTINATION

Dadeland Mall is an internationally renowned fortress shopping destination that features a curated offering of some of the most sought-after brands, in demand digital, aspirational, and first-to-market tenants. As Miami's original and most iconic shopping center, Dadeland Mall is highly productive with average sales exceeding +\$1,100 PSF from over 185 tenants and 1.5 million square feet of luxury and lifestyle shopping.



DENSE AND GROWING URBAN ENVIRONMENT

Dadeland Mall is surrounded by over 2.0 million square feet of office, 1,000 hotel keys, and over 4,500 residential units. This dense urban cluster is located at the convergence of three of the most heavily traveled highways in South Florida—the Snapper Creek Expressway (S.R. 878), US1, and the Palmetto Expressway (S.R. 826). This unparalleled road access is further bolstered by Metrorail, which connects to the University of Miami, Coral Gables, Coconut Grove, the Brickell Avenue financial district, Downtown Miami, Jackson Memorial Hospital, and Miami International Airport.



SUPER REGIONAL LOCATION WITH DIRECT ACCESS TO MAJOR THOROUGHFARES

This dominant, super-regional location serves a densely populated trade area with more than 1.2M residents and hosts more than 18 million visits annually. The Property offers a prominent high-exposure position within Dadeland Mall and exceptional visibility along two of the region's most heavily trafficked thoroughfares, Kendall Drive (44,500 vpd) and US1 (101,400 vpd). It also offers direct access to the Palmetto Expressway (SR 826) which connects affluent neighborhoods like Pinecrest, South Miami and Cutler Bay with Downtown Miami and Miami Beach.



FLEXIBLE FLOOR PLAN FOR FLAGSHIP MIAMI STORE

The former Nordstrom premises is a two-story building that offers a flexible floor plan which can accommodate a 75,000 SF tenant on a single level or 150,000 SF tenant on two Levels.



ATTRACTIVE AND FUNCTIONAL BUILDING SHELL AND FAÇADE WITH HIGH QUALITY INTERIOR BUILD-OUT

Previously occupied by a high-end, luxury retail brand Nordstrom, the Property offers an attractive and functional building shell with a high-quality interior build-out. Minimal capital investment is needed to re-lease the space.

Exceptional Trade Area

Densely populated trade area with more than 1.2M residents accounting for 80% of the traffic to the Property with more than 3.3 million in the total trade area.

Demographics	1-Mile	3-Mile	5-Mile
Population	108,107	314,304	1,408,994
Pop. Growth +5 yrs	3.4%	2.9%	3.6%
Households	40,211	111,551	486,790
AHHI	\$122,659	\$110,700	\$83,882
Buying Power	\$3.5B	\$8.7B	\$28.9B



MIAMI CDB



Palmetto Expressway (108,500 VPD)

Snapper Creek (41,500 VPD)

Former Nordstrom at
DADELAND MALL

Kendall Drive (44,500 VPD)

878

The Line at Dadeland

US 1 (101,400 VPD)

Dadeland South Metrorail Station

Dadeland North Metrorail Station

Saks Fifth Avenue
★ macy's

Dadeland Station

 BED BATH & BEYOND

JCPenney

Shoppes at Dadeland

DADELAND OFFICE MARKET

- 1 One Datran Center
- 2 Two Datran Center
- 3 Dadeland Centre I
- 4 Dadeland Centre II
- 5 9350 Financial Center
- 6 One Dadeland Center
- 7 Dadeland Town Center I

RESIDENTIAL

- 1 Downtown Dadeland
- 2 Toscano at Dadeland
- 3 Metropolis One & Two
- 4 Colonnade Dadeland
- 5 AMLI Joya
- 6 Modera Dadeland
- 7 Pearl Dadeland
- 8 Green House Dadeland
- 9 Dadeland Mall Expansion
- 10 Line at Dadeland
- 11 AMLI Dadeland
- 12 Motion at Dadeland
- 13 Modera Metro East & West
- 14 Overture Dadeland



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