



THE PALMS AT TOWN & COUNTRY

Florida Turnpike at Kendall Dr/SW 88th St, Miami, FL

**WEINGARTEN
REALTY**

View the Drone Property Tour [here](#).

The Palms at Town & Country is an 80-acre, open-air lifestyle and power center. The center is along the Florida Turnpike at Kendall Drive/SW 88th Street. You will find fine national retailers like Publix, Dick's Sporting Goods, Nordstrom Rack, and Total Wine. There is also a variety of lifestyle services, exceptional dining and entertainment options like Bolay, Outback Steakhouse, Pisco Y Nazca, MOD Pizza.

PROPERTY SIZE 658,401 SQ. FT.

LAT/LONG 25.68945 N, -80.38699 W

TRAFFIC COUNTS KENDALL DR & SW 117TH AVE - 106,540

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

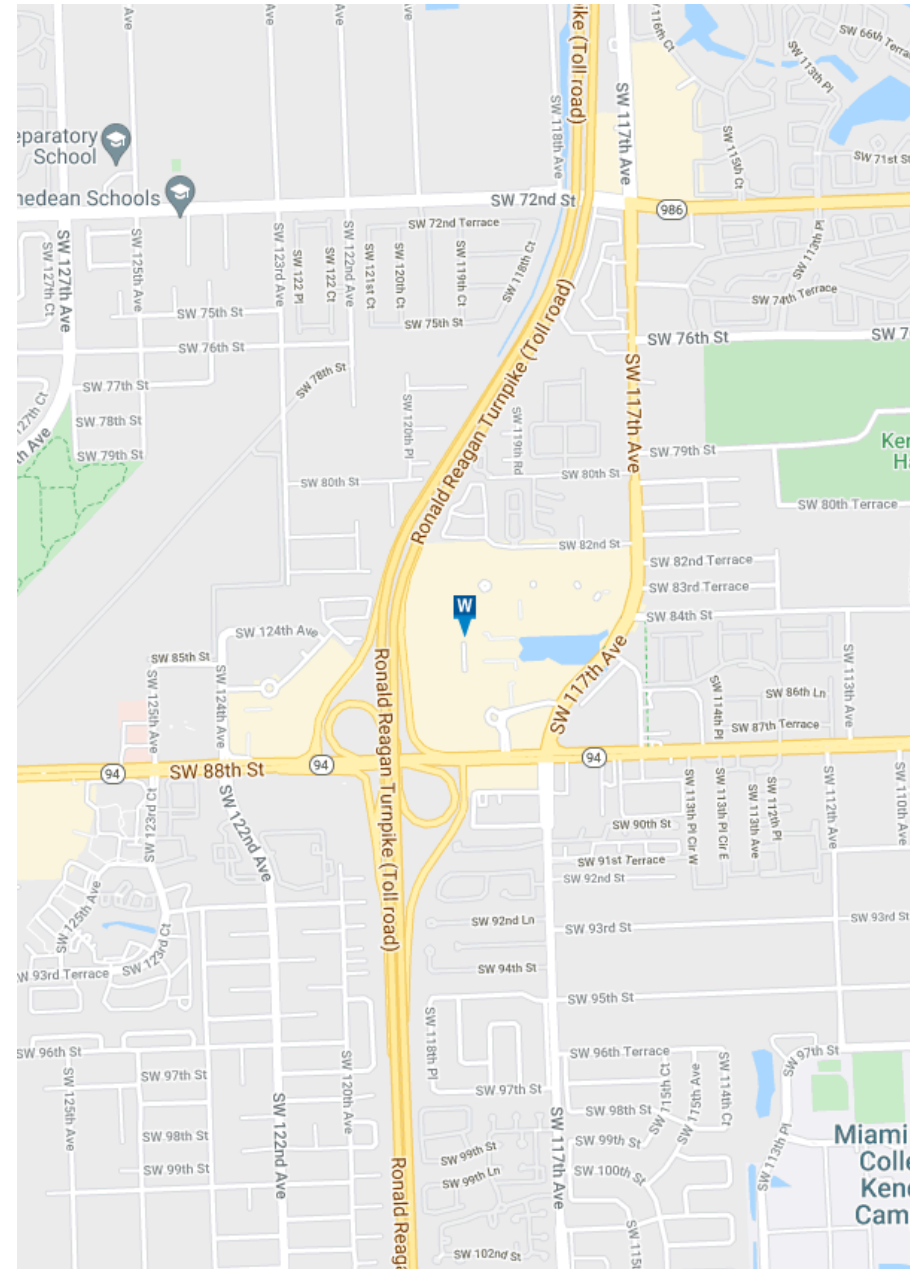
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TENANT LIST

A0A	Bolay	2,720 SF	E0F	DaVita	5,851 SF	H0P	Available	3,000 SF
A0D	Tilly's	7,255 SF	E0J	Available	1,281 SF	H0S	H&R Block	1,250 SF
A0F	La Fogata	2,975 SF	E0K	Woof Gang Bakery	1,275 SF	H0V	Salons by JC	10,328 SF
A0J	Carter's	5,403 SF	E0L	Tiffany Day Spa	1,275 SF	H0Y	Available	5,017 SF
A0M	Men's Wearhouse	5,743 SF	E0N	Uni. K. Wax	1,275 SF	J0A	Nordstrom Rack	34,794 SF
B0A	Marshalls / HomeGoods	50,877 SF	E0P	Z Ramen	1,275 SF	K0A	Forever 21 Red	20,372 SF
C0A	Chico's Off The Rack	3,039 SF	E0S	Avis	1,275 SF	K0G	Lane Bryant	5,414 SF
C0E	Available	11,654 SF	F0A	Five Below	10,184 SF	K0J	MOD Pizza	3,425 SF
C0H	Available	1,710 SF	F0F	Ideal Image	3,570 SF	K0M	Calle 23 Miami	3,696 SF
C0J	Adriana Beauty Supplies	2,149 SF	F0H	Kumon	1,275 SF	K0P	Available	2,007 SF
C0N	Bath & Body Works	4,657 SF	F0K	Hand & Stone Massage	2,540 SF	K0S	Available	5,485 SF
C0R	Available	10,000 SF	F0M	The UPS Store	1,245 SF	L0A	Blue Martini	7,065 SF
C0U	Madrag	7,000 SF	F0P	Asian Nails	1,445 SF	L0E	Legacy Fit	4,569 SF
C0W	America's Best Contacts	3,455 SF	F0S	United States Postal Service	4,144 SF	L0H	Available	5,434 SF
D0A	EOS Fitness	40,000 SF	F0V	Coldwell Banker	3,113 SF	L0K	Hibachi Grill Masters	1,039 SF
D0B	Two Brothers Pizzeria	600 SF	F0X	Hair Cuts at The Palms	1,560 SF	L0N	Haagen-Dazs	960 SF
D0C	Ken's Healthy Delights	863 SF	G0A	Publix Supermarket	39,795 SF	L0R	Available	4,046 SF
D0D	Available	1,000 SF	H0A	Deka Lash	1,476 SF	LOT	Outback Steakhouse	6,459 SF
D0H	Golden House Jewelry	754 SF	H0C	U.S. Army Corps of Engineers	4,962 SF	L0V	Tu Candela Gastro Bar	2,656 SF
D0J	Available	1,160 SF	H0F	Petland	4,750 SF	L0Y	Suspiros	5,384 SF
D0K	Available	569 SF	H0H	Community Blood Centers	2,125 SF	M0A	Ocean One Bar & Grille	7,743 SF
E0A	Jenny Craig	1,595 SF	H0K	Power Financial Credit Union	2,550 SF	N0A	Tap 42	7,850 SF
E0C	Poki Bowl	1,532 SF	H0M	Town and Country Family Dental	1,700 SF	P0A	Chef Adrienne's Vineyard and Wine Bar	7,752 SF
E0D	Beauty Cafe	672 SF				R0A	Burger King	3,684 SF
						R0B	Chase Bank	4,935 SF

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,043	75,960	167,938	470,862
Average Household Income	\$86,029	\$82,275	\$85,391	\$87,378
Population Trends				
2000 Population	15,235	77,796	166,669	425,818
2010 Population	15,821	76,732	166,040	451,625
2020 Population	15,043	75,960	167,938	470,862
2025 Population	14,891	75,957	168,773	480,497
Absolute Growth 2010 to 2020'	-4.92%	-1.01%	1.14%	4.26%
Projected Growth 2020 to 2025'	-1.01%	0%	0.5%	2.05%
Race & Ethnicity				
% White	21.49%	18.37%	17.44%	14.87%
% Black	2.99%	2.2%	2.23%	4.19%
% Asian	2.29%	2.25%	2.16%	2.25%
% Other	0.83%	0.89%	0.88%	0.97%
% Hispanic	72.41%	76.28%	77.28%	77.73%
Income & Education				
Median Household Income	67,987	64,194	65,494	65,610
Average Household Income	\$86,029	\$82,275	\$85,391	\$87,378
% College Graduates	55.09%	47.27%	45.89%	45.04%
Age				
Median Age	42.7	42.7	42.3	41.6
% Age < 18	20.2%	20.2%	20.32%	20.26%
% Age 65 +	20.25%	19.61%	19.26%	18.23%
Households & Housing				
Households	5,909	27,834	58,251	155,511
Average Household Size	2.51	2.72	2.87	3
Median Housing Value	\$483,184	\$452,881	\$475,409	\$488,510
% Owner Occupied Housing	55.02%	63.69%	66.8%	66.34%
% Renter Occupied Housing	37.35%	30.44%	28.05%	28.08%
% Vacant Housing	7.63%	5.87%	5.16%	5.58%
Workplace & Workers				
Number of Businesses	666	2,021	5,274	15,927
% White Collar	79.98%	72.56%	71.43%	69.85%
% Blue Collar	20.02%	27.44%	28.57%	30.15%



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