



TJ Maxx Plaza

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Katie Wycoff

Leasing Representative

(954) 938-2599

kwycoff@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)

161,429 SF

PARKING SPACES

686

Katie Wycoff

Leasing Representative | (954) 938-2599 | kwycoff@kimcorealty.com



DENSITY AERIAL

Katie Wycoff

Leasing Representative | (954) 938-2599 | kwycoff@kimcorealty.com



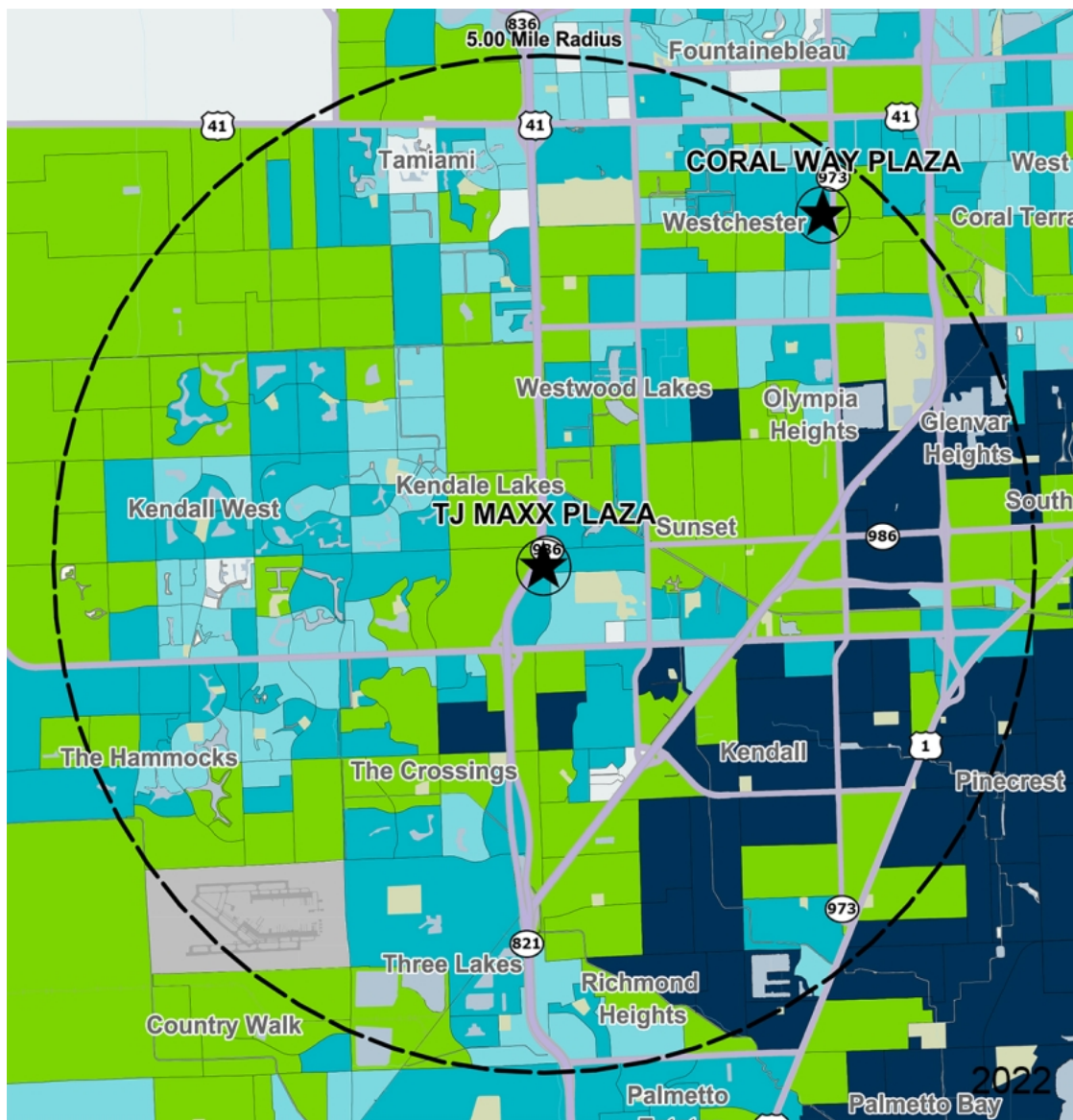


	TENANT	SQ FT
1	Fresco y Mas	36,434
3	Puzzle Builders	3,584
4	Armed Forces Career Center	1,171
5	Any Lab Test Now	971
6	Foot Spa	1,278
7	Comcast Kendall Payment Ctr	3,457
8	Ricky Bakery	2,720
10	Glutes 2 Perfection	2,000
11	Tropical Tag Agency	2,880
12	Siam Bistro	2,000
13	All Uniform Wear	3,000
14	Dollar Tree	10,000
15	Pet Supplies Plus	6,817
17	Cricket Wireless	1,200
18	Cano Health	3,410
19	All Uniform Wear	1,400
20	Unique Salon Suites	6,996
21	TJ Maxx	32,800
22	Sharp Shooters Billiards	4,000
23	Metro by T-Mobile	1,500
24	Taco Bell	2,240
25	KFC	2,310
26	Carnicero Steakhouse	5,156
27	Rubino's Pizza	4,200
28	The Harmony Store	1,050
29	CosmoProf	3,675
30	One Touch Repair	1,349
31	First Choice Insurance	1,125
32	South Dental Clinic	1,500
33	Boost Mobile	1,100
34	Sally Beauty Supply	1,700
35	Bullseye Nutrition	1,500
36	IL Nido	4,046
37	T. Nails	1,500

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Katie Wycoff

Leasing Representative | (954) 938-2599 | kwycoff@kimcorealty.com



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,769	169,336	477,474
Daytime Pop	13,079	131,594	466,143
Households	4,989	58,216	157,145
Average HH Income	\$95,558	\$93,694	\$95,825
Median HH Income	\$71,149	\$71,162	\$72,646
Per Capita Income	\$35,073	\$32,352	\$31,676

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



TJ Maxx Plaza

SW 117th Ave. & SW 72nd St., Miami, FL



Katie Wycoff

Leasing Representative

(954) 938-2599

kwycoff@kimcorealty.com