



Palms at Town & Country

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



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AERIAL



GROSS LEASABLE AREA (GLA)

658,458 SF

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DENSITY AERIAL



Property Overview

The Palms at Town & Country is an 80-acre, open-air lifestyle 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 and exceptional dining options like Tap 42, Chef Adrienne's Vineyard Restaurant & Bar, Bolay, Pisco Y Nazca, La Mesa and many more.

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Available



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www.kimcorealty.com/118170

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Publix	46,791	22 Tu Candela Gastro Bar	2,656	43 La Fogata	2,975	61 Blur Tox Bar	569
2 Dekalash	1,476	23 Outback Steakhouse	6,459	44 Carter's	5,403	62 H&R Block	1,595
3 U.S. Army Corps of Engineers	4,962	24 La Boulangerie Boul' Mich	4,046	45 Men's Wearhouse	5,743	63 Poki Bowl	1,532
4 Petland	4,750	25 MOD Super-Fast Pizza	3,425	46 Marshalls/HomeGoods	50,877	64 Beauty Cafe	672
5 Community Blood Centers	2,125	26 City Cigar Lounge	3,696	47 Chico's Off The Rack	3,039	65 DaVita, Inc.	5,851
6 Power Financial Credit Union	2,550	27 Available (Former Restaurant)	2,007	48 J.Crew Factory	6,284	66 Vita Wellness	1,281
7 Town and Country Family Dental	1,700	28 La Mesa	5,485	48A Yoga Joint	5,360	67 Woof Gang Bakery	1,275
8 Vasconcello-Cohen MD, PA	4,250	29 Available (Former Restaurant)	7,743	49 Hair Cuts at the Palms	1,710	68 Tiffany Day Spa	1,275
10 Salons by JC	10,328	30 Tap 42	7,850	50 Adriana Beauty Supplies	2,149	69 Uni K Wax	1,275
11 Fuegos Del Sur	5,017	31 Chef Adrienne's Vineyard [...]	7,752	51 Bath & Body Works	4,657	70 Z Ramen	1,275
12 Total Wine & More	23,070	32 Lane Bryant	5,414	52 Ann Taylor Factory	4,050	71 Avis	1,275
13 Dick's Sporting Goods	47,973	33 Barnes & Noble	20,372	52A Sephora	5,950	72 Five Below	10,184
14 Kohl's	88,709	34 Wells Fargo Bank	4,500	53 Miniso	7,000	73 Ideal Image	3,570
15 AutoZone	7,400	35 Nordstrom Rack	34,794	54 America's Best Contacts & [...]	3,455	74 Kumon	1,275
16 Haagen-Dazs	960	37 JPMorgan Chase Bank, N.A.	4,935	55 Niko's Brothers Pizzeria	600	75 Hand & Stone Massage and [...]	2,540
17 Say Tea & Smile	1,039	38 Kendall Regional Medical Center	10,839	56 Ken's Healthy Delights	863	76 The UPS Store	1,245
18 La Canita Cuban Restaurant & Bar	5,434	39 Tenant	45,255	57 Florida Discount Nutrition	1,000	77 Asian Nails	1,445
19 Legacy Fit	4,569	40 Starbucks Coffee	3,684	58 EOS Fitness	40,000	78 United States Postal Service	4,144
20 Available (Former Restaurant)	6,100	41 Bolay	2,720	59 Golden House Jewelry	754		
21 Pisco y Nazca	5,384	42 Fan Outfitters	7,255	60 The Spot Barbershop	1,160		

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.

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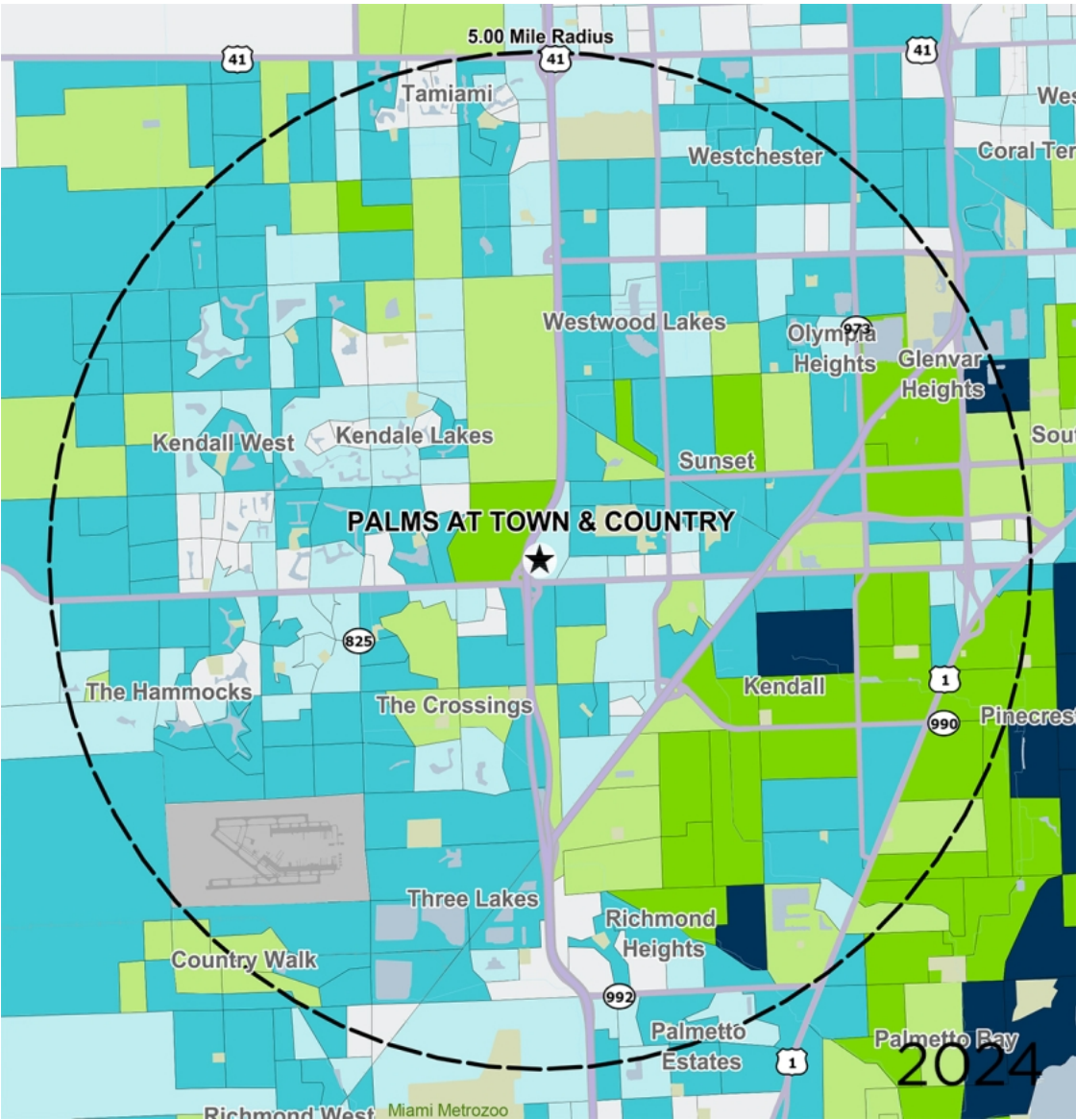


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,095	173,464	470,504
Daytime Pop	16,488	142,141	421,305
Households	6,657	61,819	161,101
Average HH Income	\$105,281	\$110,112	\$113,663
Median HH Income	\$78,227	\$81,194	\$84,280
Per Capita Income	\$41,750	\$39,463	\$39,071

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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SW 117th Ave. & SW 88th St., Miami, FL



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