

## SHOPPES OF KILLIAN

10846 SW 104<sup>th</sup> Street, Miami, FL33176

Directly Across from Miami Dade College

### TWO UNITS AVAILABLE FOR LEASE

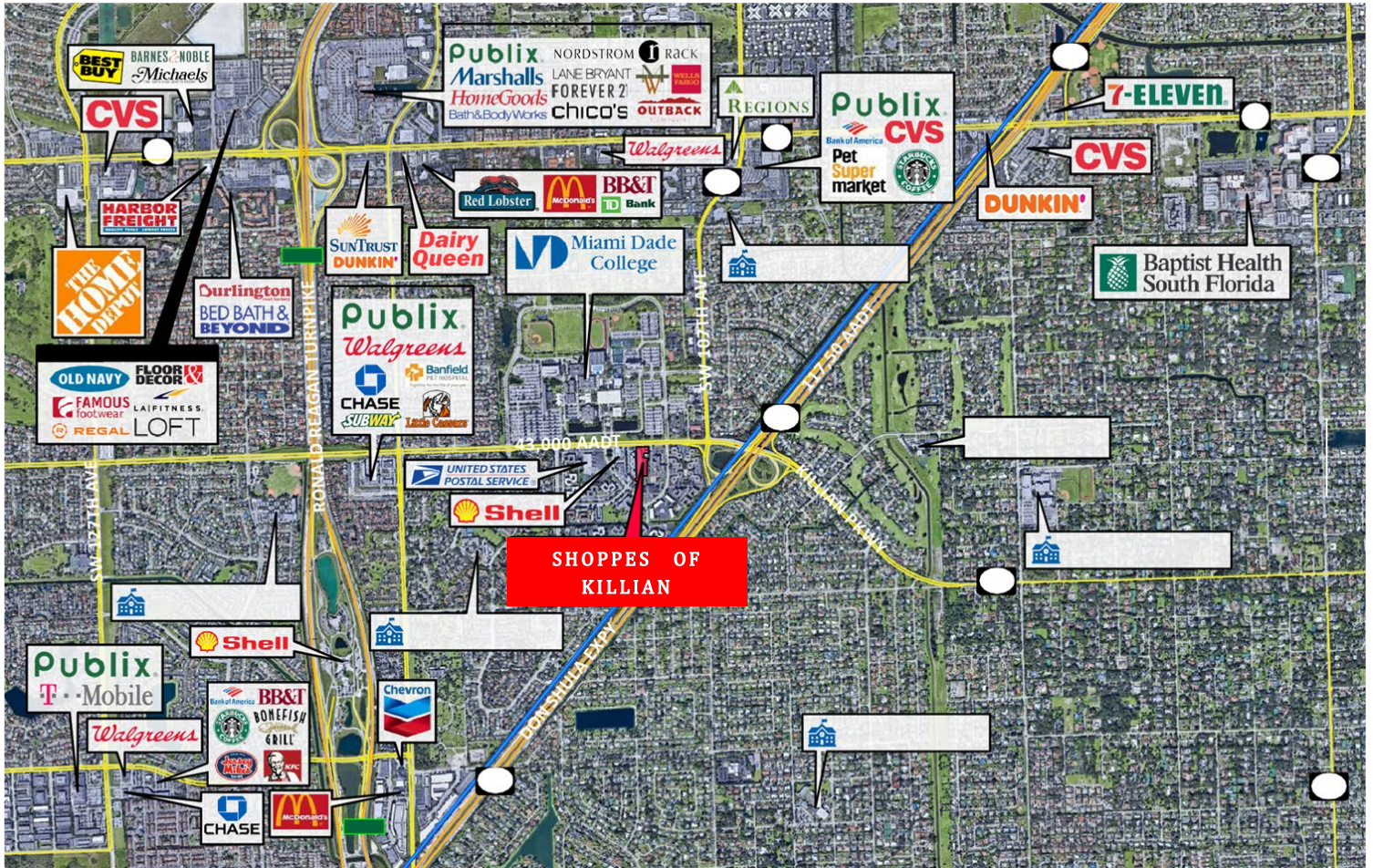
1,200 & 1,215 SF Retail Space - No Food Uses



### About Property

Located on busy SW 104th Street, directly across from Miami Dade College Kendall Campus join this very popular neighborhood shopping center with ample parking & signage. Some of the area's most popular businesses such as Planet Fitness, Sushi Sake, Diced, Los Jalapenos Taqueria and Playa Bowls in addition to many other local businesses and services that are located in this center.



## Location



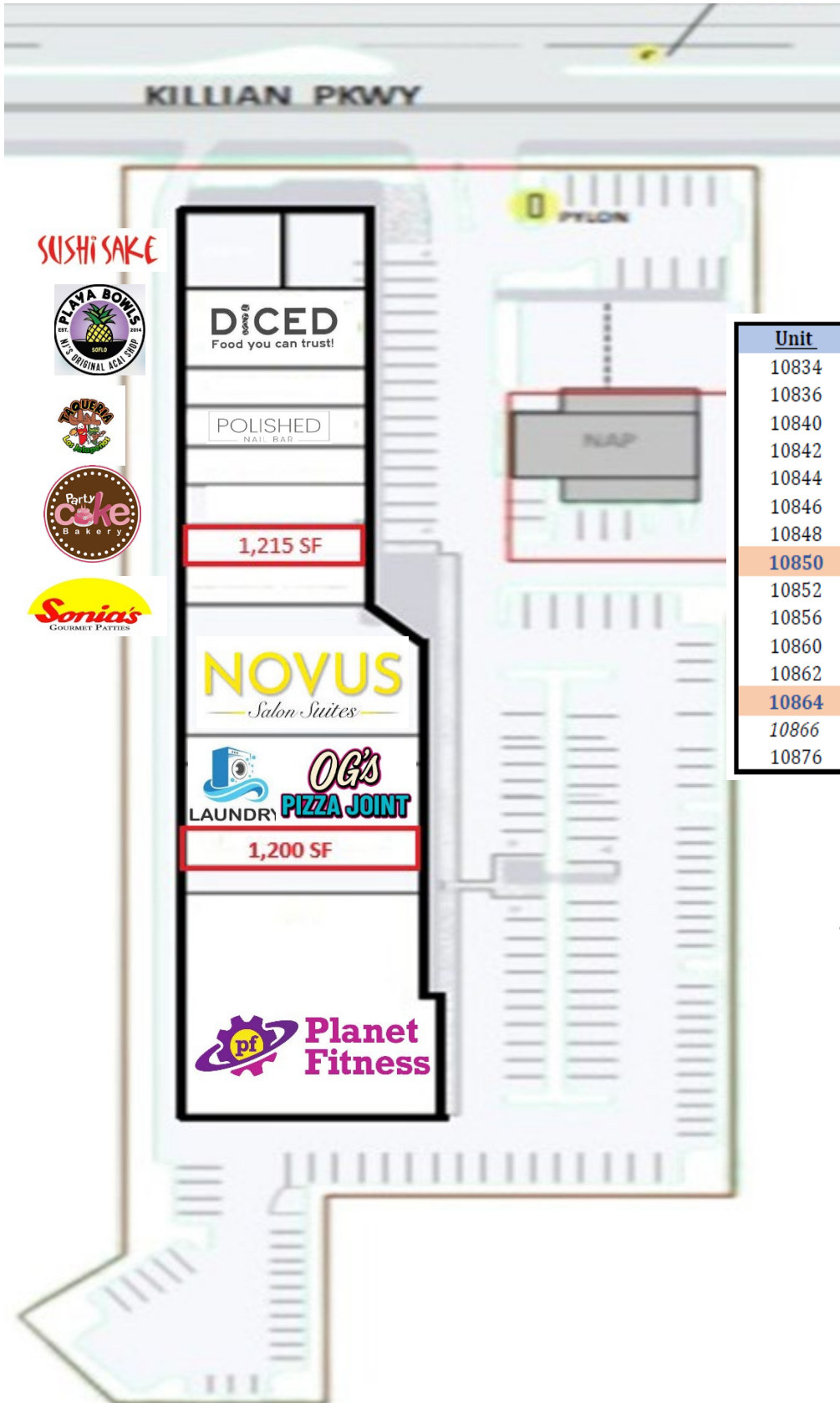
### PROPERTY HIGHLIGHTS

- High Exposure Signage Available Facing SW 104th [ST](#)
- Under New Management
- Directly Across from Miami Dade College with Over 165,000 Faculty Members and Students
- Pylon Signage Available
- Traffic Count Exceeds 47,000 Vehicles Daily
- [Close Proximity](#) to (SR 874) & The Florida Turnpike

### DEMOGRAPHICS

	1mile	3 <a href="#">mile</a>	5 <a href="#">mile</a>
 Total Population:	15,665	136,896	423,500
 Average Income:	\$89,379	\$86,900	\$80,471

# SITE PLAN & TENANT LIST



Unit	Tenant	SF
10834	Sushi Sake	1,200
10836	Playa Bowls	1,229
10840	Diced	2,430
10842	Polished Nails Bar	1,215
10844	Mystic Hookah	1,215
10846	Party Cake Bakery	1,215
10848	Taqueria Los Jalapenos	1,215
10850	Available	1,215
10852	Sonia's Patties	1,215
10856	Novus Salon Suites	5,306
10860	OG's Pizza Joint	1,000
10862	Laundromart	3,205
10864	Available	1,200
10866	Daylook Salon & Spa	880
10876	Planet Fitness	10,166

**SUCHMAN**  
RETAIL GROUP

# INTERIOR IMAGES

10850 - 1,215 SF RETAIL



# LAYOUT

10864 - 1,200 SF RETAIL

FORMER PET GROOMER

CAN BE OFFICES OR RETAIL

