

FOR LEASE

19325 S DIXIE HWY
CUTLER BAY, FL

**RETAIL SPACE ON
HIGH-TRAFFIC S DIXIE HIGHWAY**

2ND GENERATION RESTAURANT

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

Bert Checa
Principal

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Matthew Katzen
Senior Vice President

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an outstanding retail space available for lease in the bustling Cutler Bay commercial district. This location offers 2,200 SF of prime space with over 200 linear feet of frontage along S Dixie Highway (US 1), providing excellent visibility and access. With a daily traffic count of approximately 55,000 vehicles. Planned facade renovations in 2025 will enhance the exterior appeal, while the property's pylon signage and ample parking, including 102 surface spaces and 3 marked handicapped spots, ensure ease of access for customers.

Located in a thriving retail corridor, this restaurant space benefits from high visibility and proximity to an upcoming Costco development just north of the site, which is expected to draw even more foot and vehicle traffic to the area. The property is easily accessible from major highways, including the Florida Turnpike, and offers convenient ingress and egress along S Dixie Highway, making it a prime location for a restaurant looking to attract a diverse customer base.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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MATTHEW KATZEN

Senior Vice President
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PROPERTY HIGHLIGHTS



Retail Space:

- 2,200 SF
- Over 200 linear feet of frontage along S Dixie Highway
- Facade renovations planned for 2025
- Prominent pylon signage for excellent visibility
- 102 surface parking spaces, including 3 marked handicapped spots
- Located near the soon-to-open Costco development
- Convenient ingress/egress along a major commercial corridor



Prime Location:

73 surface parking spaces
Approximately 55,000 vehicles per day for high exposure



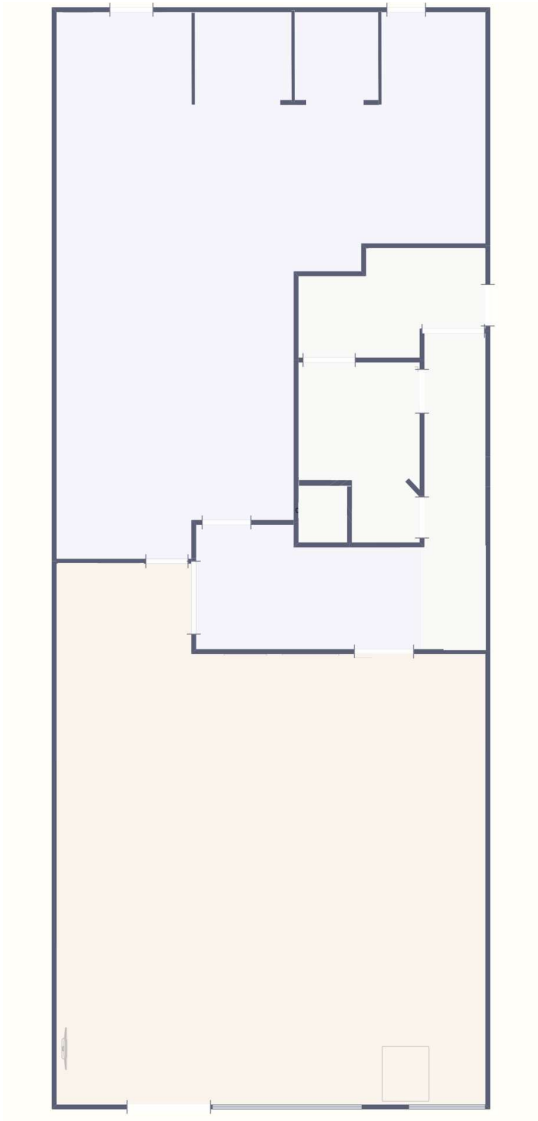
Exceptional Freeway Access:

US-1
Florida Turnpike

LEASING INFORMATION

AVAILABLE SPACES

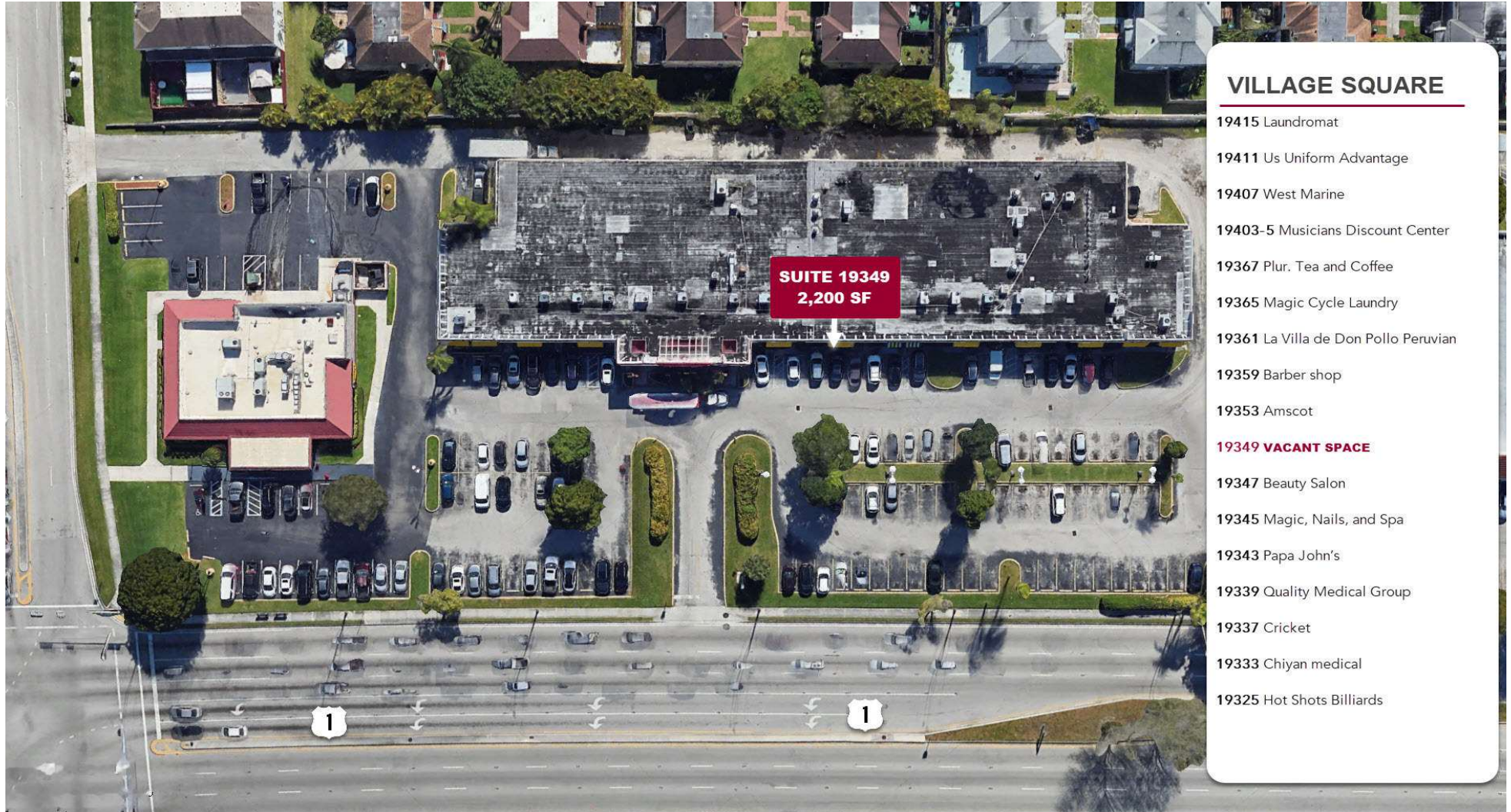
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 19349	Available	2,200 SF	NNN	\$29.00 SF/yr	CAM \$14.25



ADDITIONAL PHOTOS



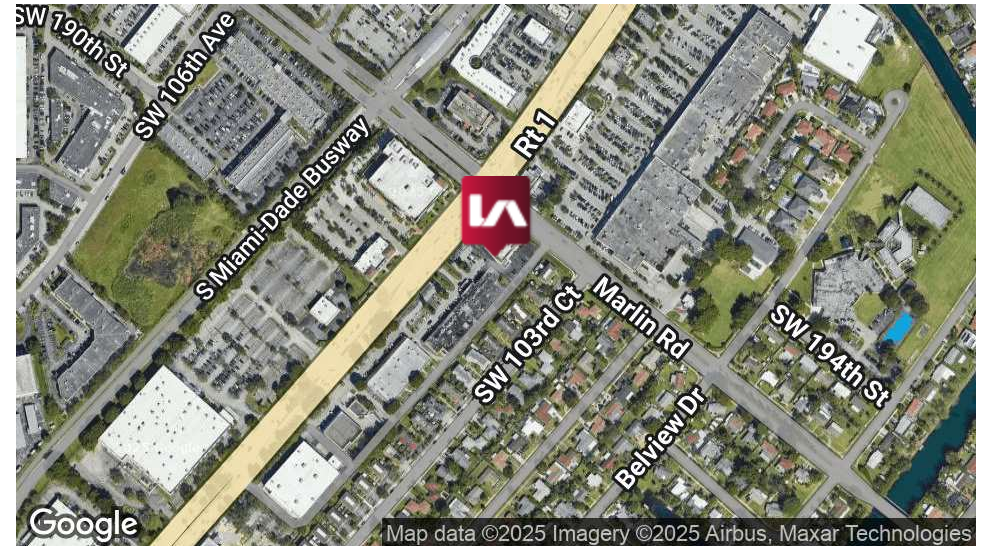
VILLAGE SQUARE



VILLAGE SQUARE

- 19415 Laundromat
- 19411 Us Uniform Advantage
- 19407 West Marine
- 19403-5 Musicians Discount Center
- 19367 Plur. Tea and Coffee
- 19365 Magic Cycle Laundry
- 19361 La Villa de Don Pollo Peruvian
- 19359 Barber shop
- 19353 Amscot
- 19349 VACANT SPACE**
- 19347 Beauty Salon
- 19345 Magic, Nails, and Spa
- 19343 Papa John's
- 19339 Quality Medical Group
- 19337 Cricket
- 19333 Chiyan medical
- 19325 Hot Shots Billiards

REGIONAL MAP



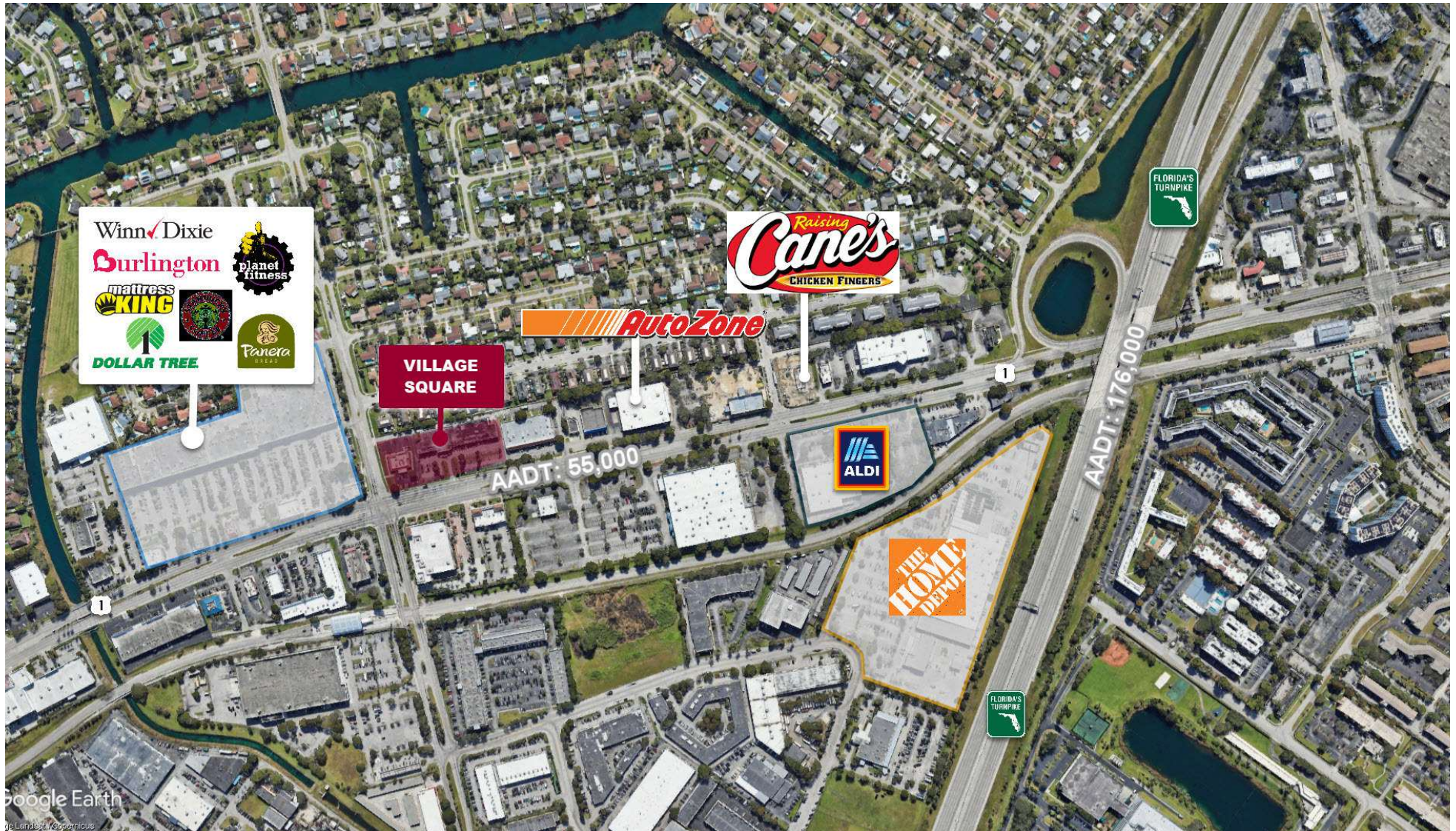
LOCATION OVERVIEW

Situated in the dynamic Cutler Bay area along S Dixie Highway, the property enjoys high exposure with approximately 55,000 vehicles passing by daily. Its proximity to major highways and a growing retail landscape, including a new Costco nearby, enhances its visibility and accessibility.

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	55,000
SUBMARKET:	South Dade
CROSS STREETS:	SW 19500 Blk NW

AREA OVERVIEW



DEMOGRAPHIC PROFILE

KEY FACTS



135,909
Total Population



\$97,112
Average Household Income

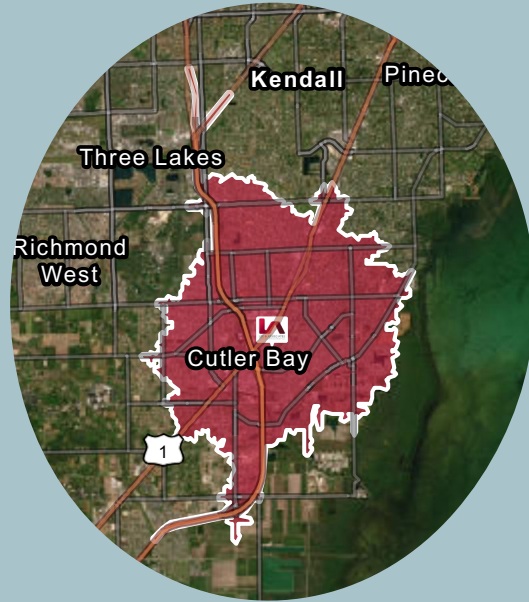


41.3
Median Age



3.0
Average Household Size

Drive time of 10 minutes



Average
Consumer Spending



\$2,089
Apparel



\$3,367
Dining Out

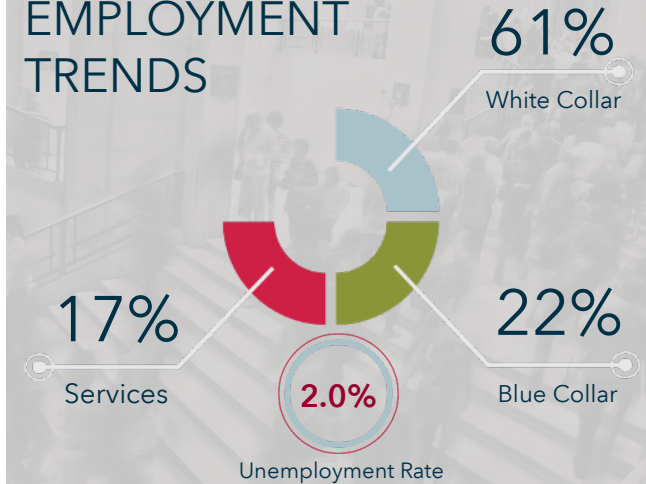


\$6,348
Groceries



\$6,104
Health Care

EMPLOYMENT TRENDS



BUSINESS



4,803
Total Businesses



31,622
Total Employees



4,819,465,556
Total Sales

HOUSING UNITS

46,594

2020 Total Housing Units

48,321

2028 Total Housing Units

46,983

2023 Total Housing Units

DAYTIME POPULATION

103,213

Total Daytime Population

35,727

Daytime Population: Workers

67,486

Daytime Population: Residents

DEMOGRAPHIC PROFILE

KEY FACTS



327,313
Total Population



\$112,113
Average Household Income

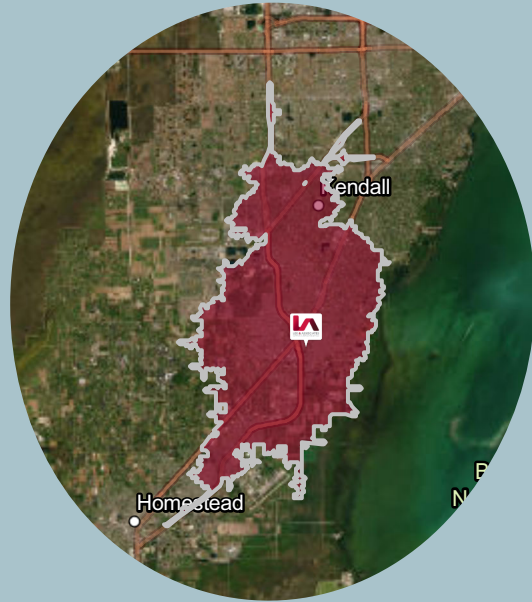


40.5
Median Age



3.0
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$2,389
Apparel



\$3,856
Dining Out

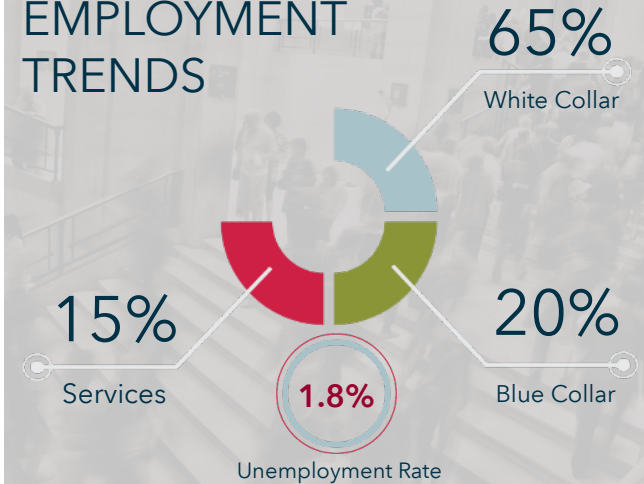


\$7,257
Groceries



\$7,029
Health Care

EMPLOYMENT TRENDS



BUSINESS



12,314
Total Businesses



87,916
Total Employees



13,206,642,497
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



640,798
Total Population



\$115,161
Average Household Income

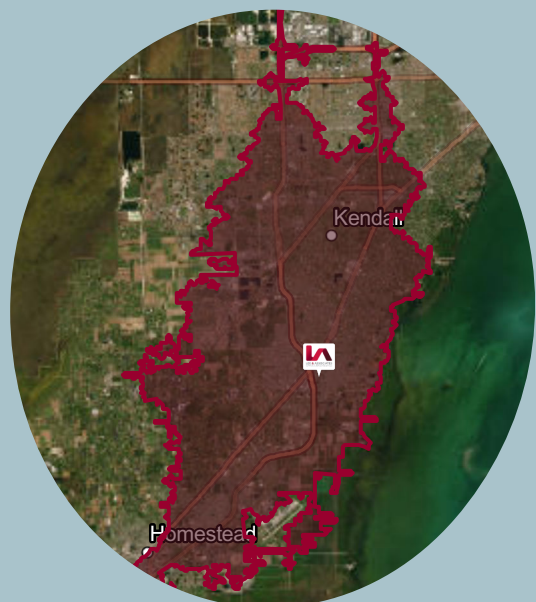


41.0
Median Age



2.9
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,452
Apparel



\$3,961
Dining Out

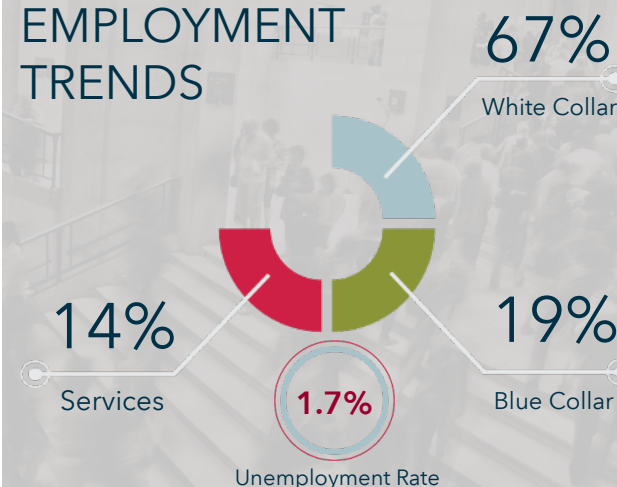


\$7,446
Groceries



\$7,189
Health Care

EMPLOYMENT TRENDS



BUSINESS



32,116
Total Businesses



242,462
Total Employees



37,239,270,795
Total Sales

HOUSING UNITS



DAYTIME POPULATION

