

PROMINENT RETAIL LEVEL EXPOSURE ON SOUTH DIXIE HWY

19485 S DIXIE HWY
CUTLER BAY, FL 33157



FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates proudly presents a move-in ready retail space offering prime frontage along the bustling thoroughfare of US-1 South Dixie Highway in Cutler Bay, FL. This 2,000 SF unit situated within a 10,601 SF building, offers incredible signage exposure to an impressive 51,500 average annual daily traffic (AADT) count. The available unit is perfectly suited for a wireless vendor or non-food-related retail user. Proximate to major big-box retailers and shopping destinations including Aldi, Winn-Dixie, Burlington, and Home Depot, as well as numerous restaurants, this location offers exceptional exposure within a vibrant commercial corridor.

Positioned directly fronting S Dixie Highway, this property boasts prominent visibility and excellent accessibility just 3 minutes (0.8 miles) from the Ronald Reagan Turnpike and 10 minutes (6.6 miles) from Don Shula Expressway (SR-874). This location offers convenient connectivity to major transportation arteries, facilitating seamless access for customers and employees alike.



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

MARKET ADVISORS

BERT CHECA

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MATTHEW KATZEN

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FOR LEASE: \$24.74 SF/YR (NNN)

- Move-In Ready Retail Space Available



Move-In Ready Space Available:

Lease Rate \$24.74 SF/yr
Space Size 2,000 SF

Ideal for wireless vendors or non-food-related retail users seeking high traffic exposure.



Prime Location:

Cutler Bay Fronting S Dixie Hwy,
Prominent Signage Exposure to
51,500 AADT Vehicles Per Day.

Along major corridor amongst Big-Box retailers including Aldi, Winn-Dixie, Burlington, Home Depot, as well as many restaurants.



Exceptional Visibility & Access:

US-1: 35.58 m / 116.72 Ft
Turnpike: 3 min (0.8 mile)
Don Shula Expy: 10 min (6.6 miles)

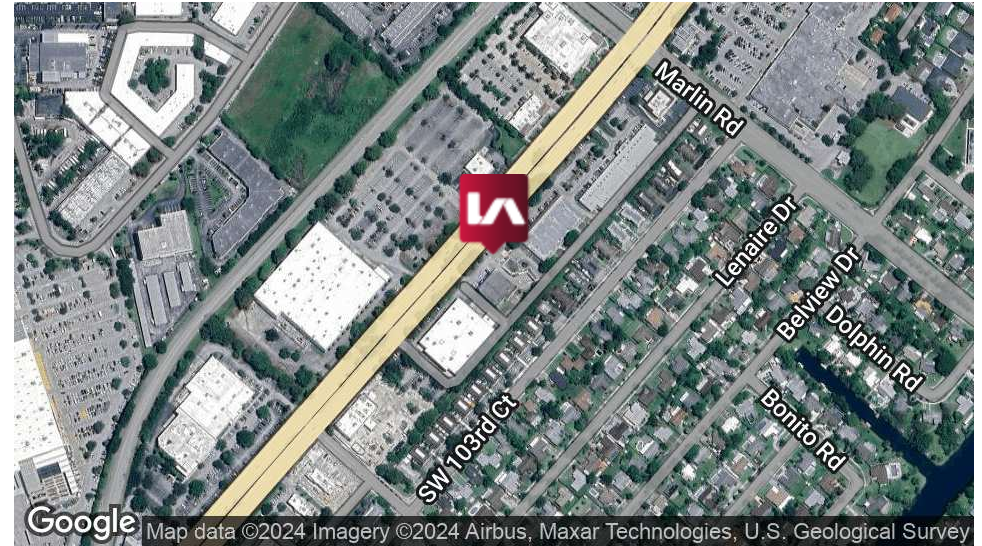
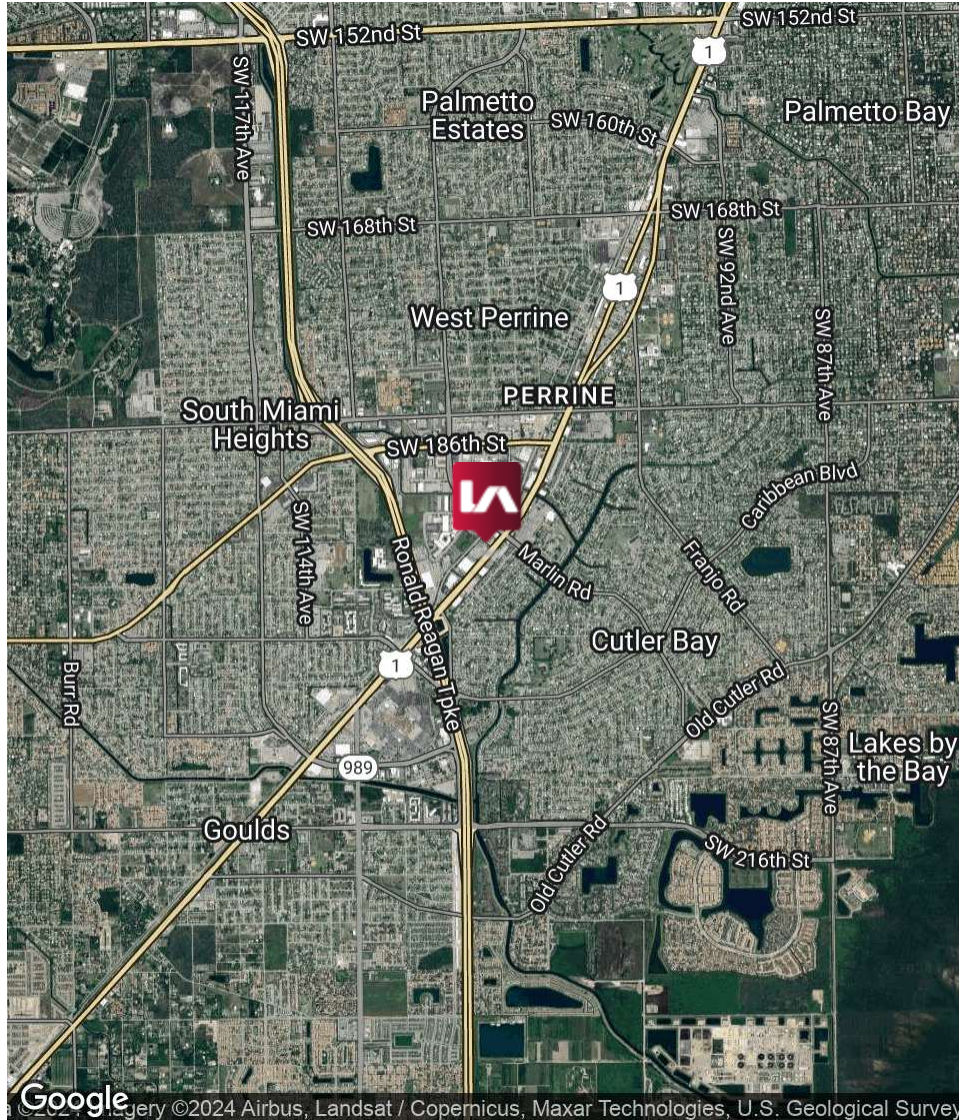
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Furniture store	Available	2,000 SF	NNN	\$24.75 SF/yr	Open plan 2nd generation retail space ideal for a wireless carrier retail sales store. NNN expenses currently \$12 per foot

LOCATION MAPS



LOCATION OVERVIEW

Located right on South Dixie Hwy in Cutler Bay, FL with prominent retail level exposure and excellent accessibility just 3 min (0.8 mile) to Ronald Reagan Turnpike and 10 min (6.6 miles) to Don Shula Expy (SR-874)

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	51,500
SUBMARKET:	South Dade
NEAREST HIGHWAY:	US-1 and Ronald Reagan Turnpike

RETAILER MAP



DEMOGRAPHIC PORFILE

KEY FACTS



788,022
Total Population



\$102,547
Average Household Income

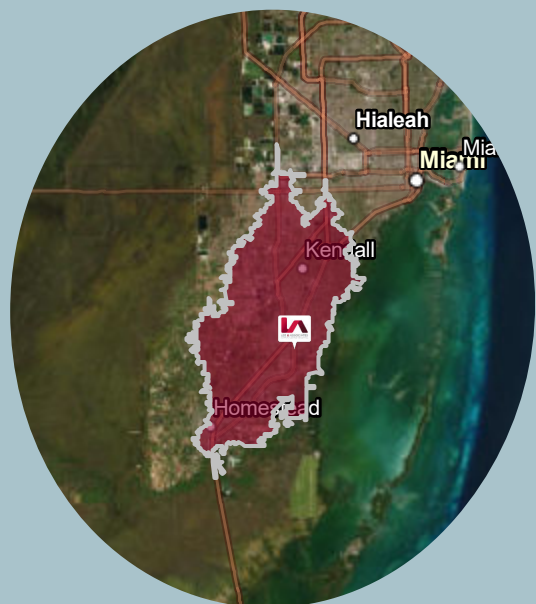


38.3
Median Age



3.0
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,146
Apparel



\$3,545
Dining Out

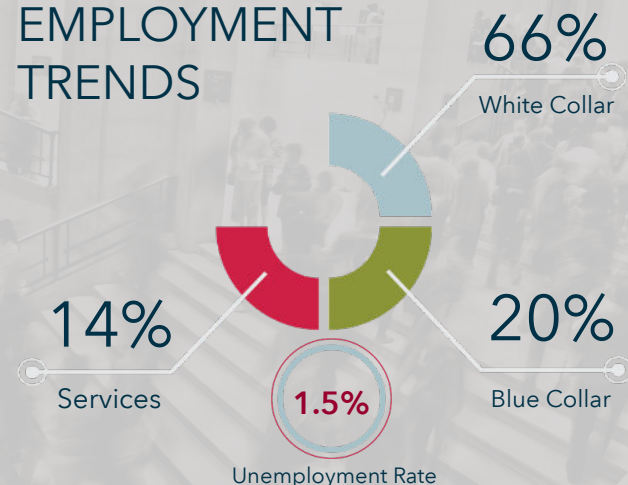


\$6,523
Groceries



\$6,737
Health Care

EMPLOYMENT TRENDS



BUSINESS



37,180
Total Businesses



272,875
Total Employees



44,785,906,946
Total Sales

HOUSING UNITS



DAYTIME POPULATION

