



Colliers



LA FITNESS
SPORTS CLUBS

16051 S Dixie Highway, Miami, FL

Rare Big Box space available

Highlights:

- Available January 1, 2026
- ±54K sf former LA Fitness adjacent to Brandsmart and Marshalls in Palmetto Bay
- Located on US -1 & W 160th Street with a traffic count of 64,500 cars per day
- In high density area with a population of **105,729** with a Median household income of **\$134,385** within 3 miles of the property.
- Monument sign on US-1

For Lease



Close to
FL Turnpike



Parking
on site



Next door to
anchor tenants,
Brandsmart,
USA and LA
Fitness



High Density
Area

Russell Bornstein

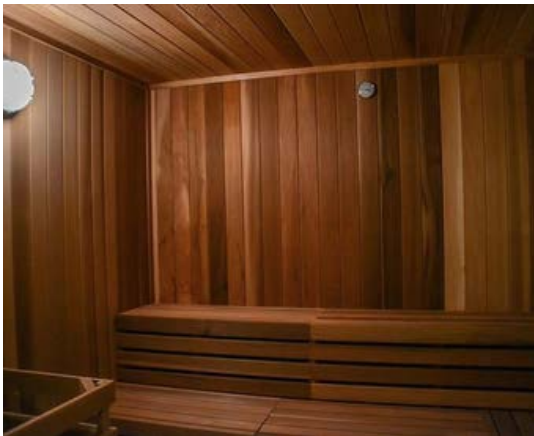
Senior Vice President

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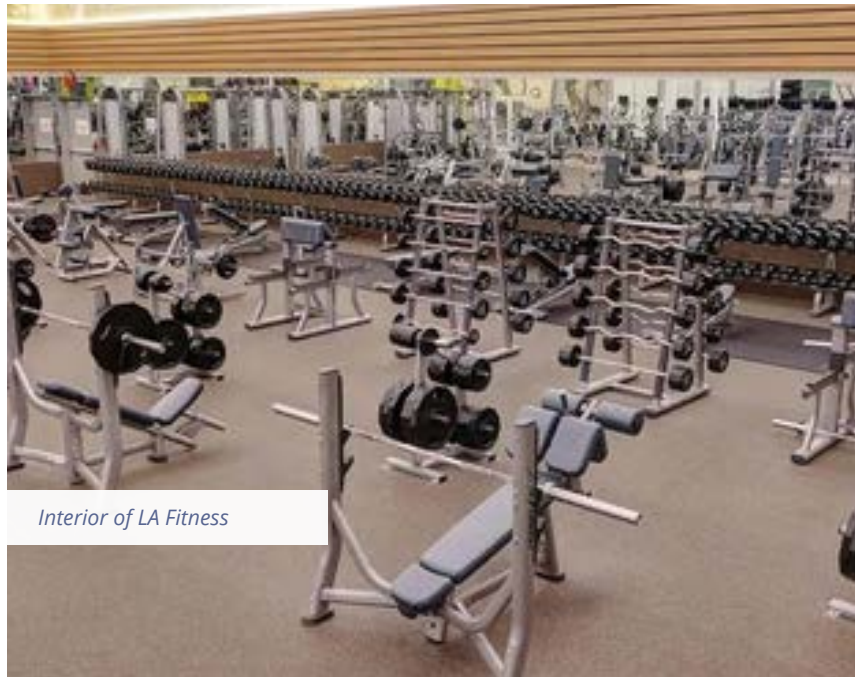
Property Overview

Property Address 16051 S Dixie Highway, Miami, FL 33157		
Location	The Property is located on SW 160th Street & S Dixie Highway (US-1)	
Zoning	6200 Commercial - Arterial	
Year Built	1972	
Site Area	±54,000 SF	
Rentable Area	Main Floor	±54,000 SF
Base Rent	\$32.50 PSF	
Additional Rent	\$10.56 PSF	
Available	January 1, 2026	
Term	10 years	





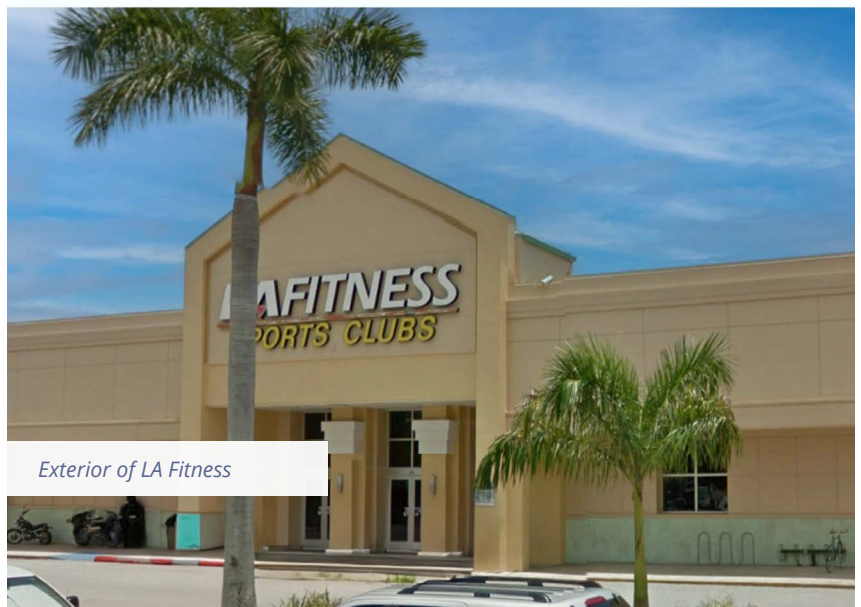
Co-tenant Brandsmart USA



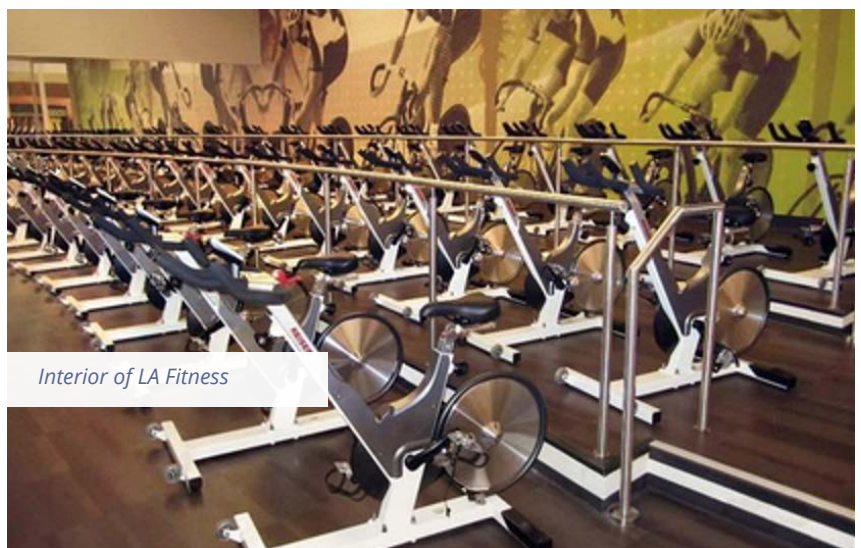
Interior of LA Fitness



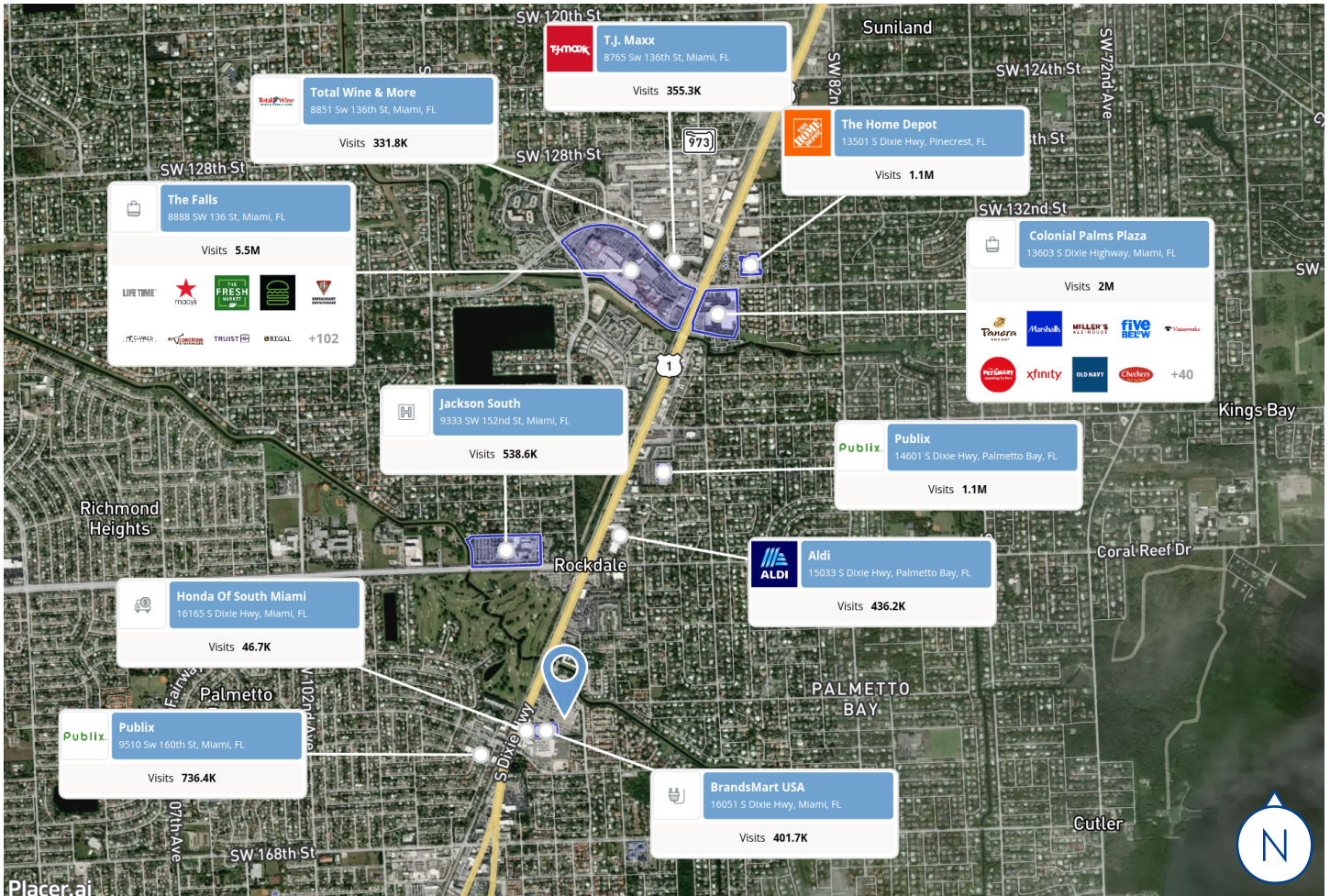
Pylon along Dixie Highway



Exterior of LA Fitness



Interior of LA Fitness



Features

- Excellent parking and access
- At a lighted intersection adjacent to Brandsmart
- Close to The Falls - regional mall
- New Roof



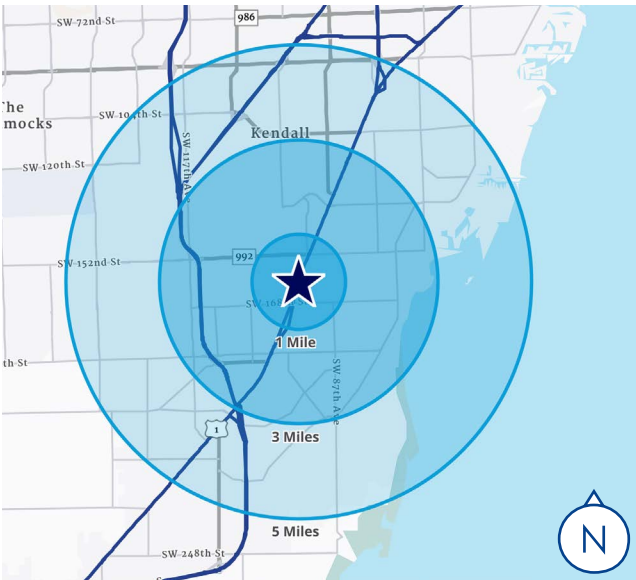
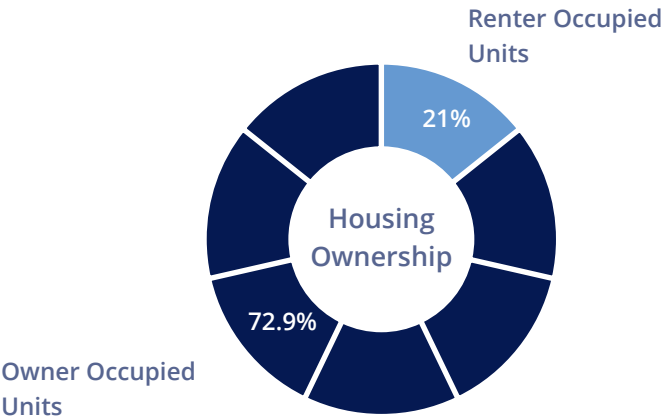
±54K SF
available

Property Location



Market Update and Demographics

Catagory	1 Mile radius	3 Mile radius	5 Mile radius
2024 Population	13,769	105,729	282,304
Median Household Income	\$92,259	\$99,141	\$90,592
Average Household Income	\$130,966	\$144,385	\$130,435
Daytime Population	14,541	98,172	279,067
Median Home Value	\$527,843	\$568,245	\$517,796



Building Features

- Excellent parking and access
- At a lighted intersection adjacent to Brandsmart
- Close to The Falls - regional mall
- New Roof



Location Overview

Palmetto Bay is a suburban village in Miami-Dade County, Florida, located southwest of downtown Miami, along Biscayne Bay. It's about 15 miles (24 km) southwest of downtown Miami. The village is bordered by Pinecrest to the north and Cutler Bay to the south.

Referred to as the "Village of Parks," Palmetto Bay is a vibrant and historic community in the heart of Miami-Dade County. With its origins dating back to early pioneers and farmland, Palmetto Bay has evolved into a picturesque neighborhood known for its lush landscapes, stunning waterfront views, and abundant green spaces. Since its incorporation in 2002, the village has maintained its rich heritage while embracing modern amenities and a thriving local economy. Enjoy top-rated schools, diverse dining experiences, and a wealth of recreational activities.



Bike Score
66



Walk Score
58



Transit Score
44





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