

Colliers

16051 S Dixie Highway, Miami, FL

Rare Big Box space available

Highlights:

- Join new FLOOR & DECOR and BrandsMart USA
- 54,320 sf former Marshalls in the heart of 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.

For Lease

Close to FL Turnpike

Parking on Site

Join Strong Anchor Tenants

High Density Area

Russell Bornstein
Senior Vice President
+1 561 251 2636
russell.bornstein@colliers.com

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	+/- 60,920 SF	
Rentable Area	Main Floor	± 46,220 SF
	Mezzanine	± 8,100 SF
	Enterprise (possible expansion space)	± 6,600 SF
Base Rent	$25.95 PSF NNN	
Additional Rent	$10.56 PSF	
Available	Immediate	
Term	10 years	









Co-tenant Floor & Decor



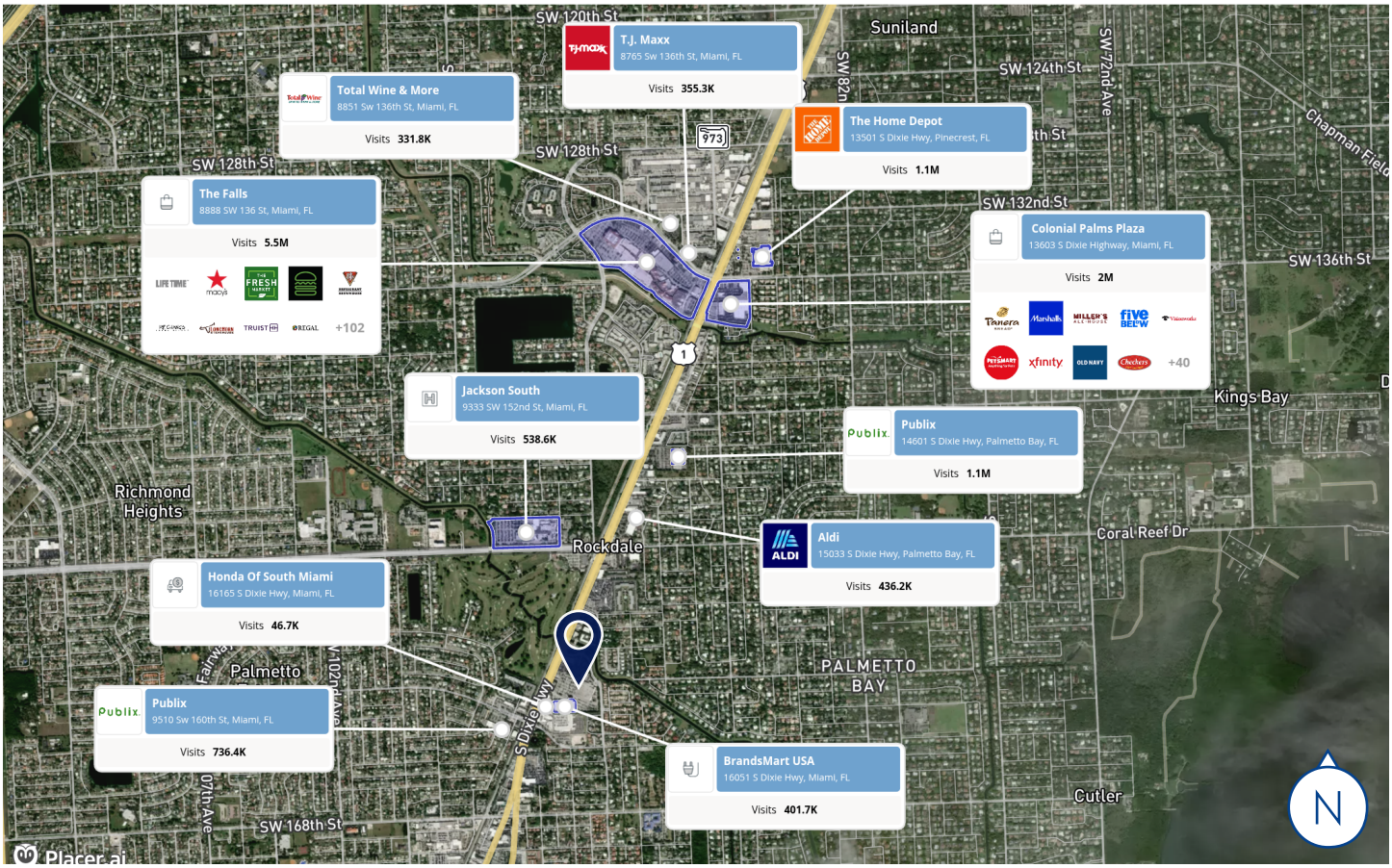
Pylon along Dixie Highway



Co-tenant Brandsmart USA



Property Overview

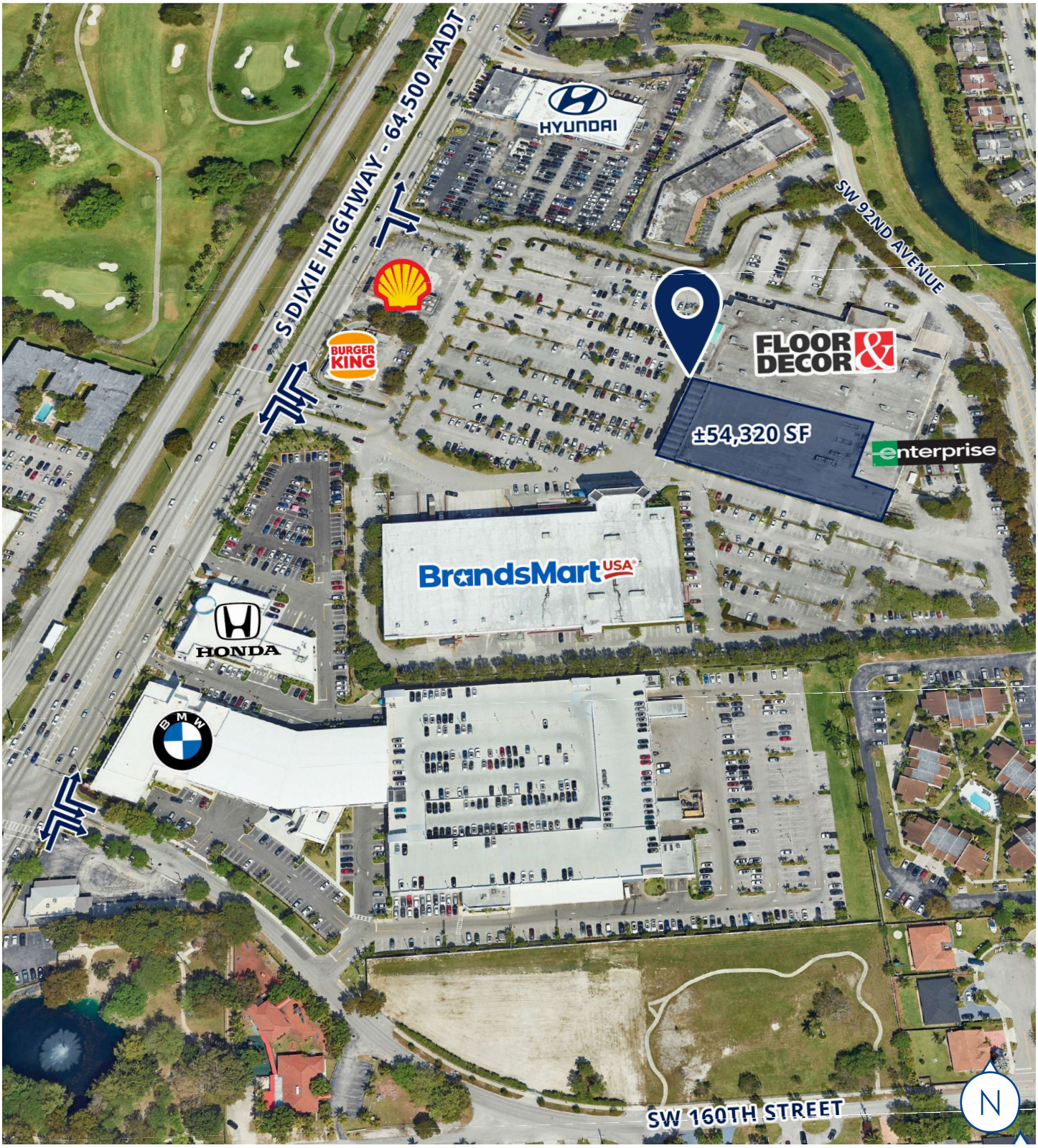


Features

- Excellent parking and access
- At a lighted intersection adjacent to Floor & Decor and BrandsMart
- Close to The Falls - regional mall
- New Roof

±54,320 SF available

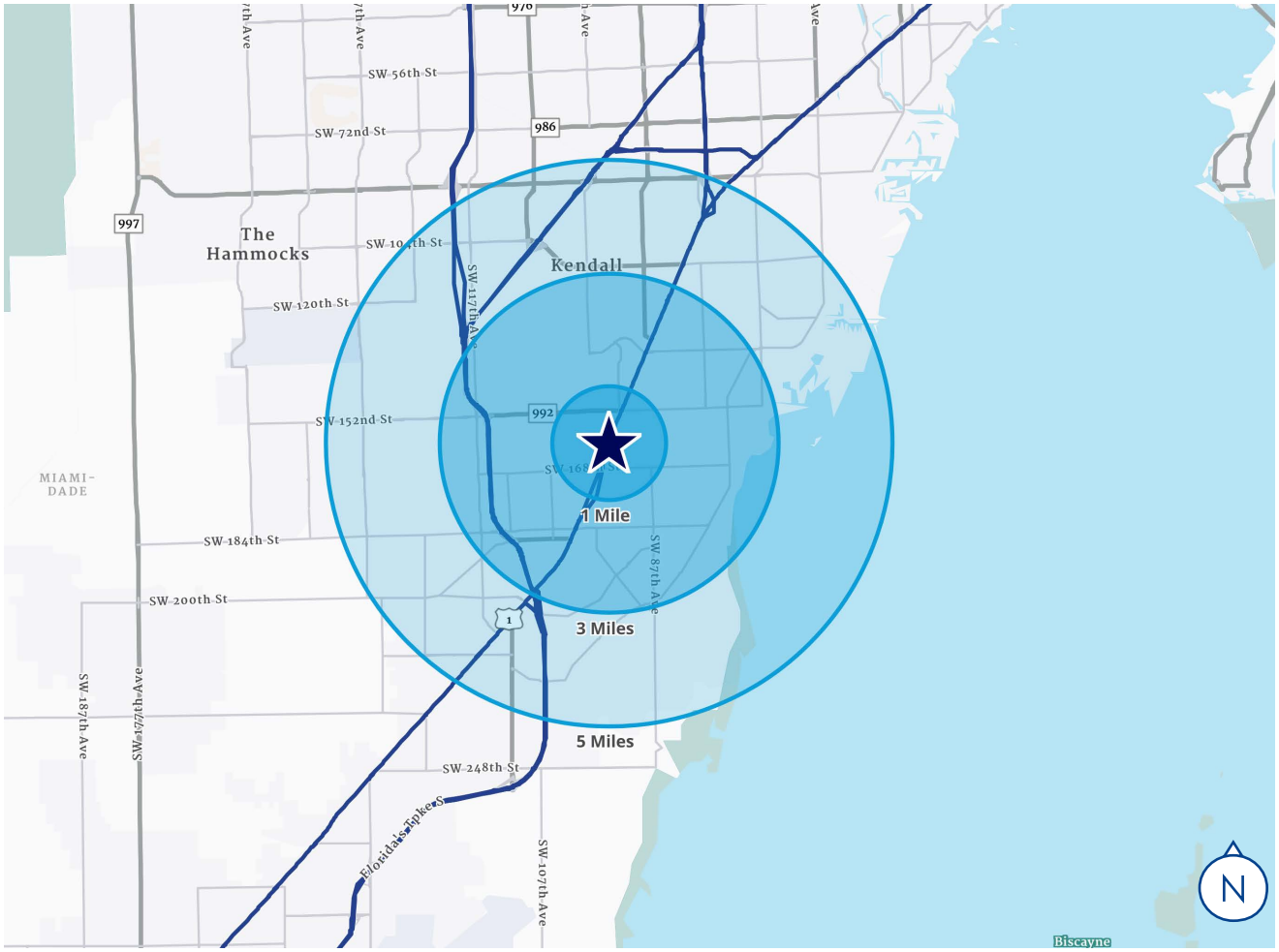
Property Location



Market Update and Demographics

Catagory	1 Mile radius	3 Mile radius	5 Mile radius
2025 Population	13,906	106,687	287,707
Median Household Income	$96,157	$97,695	$90,707
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

Source: Esri, U.S. Census



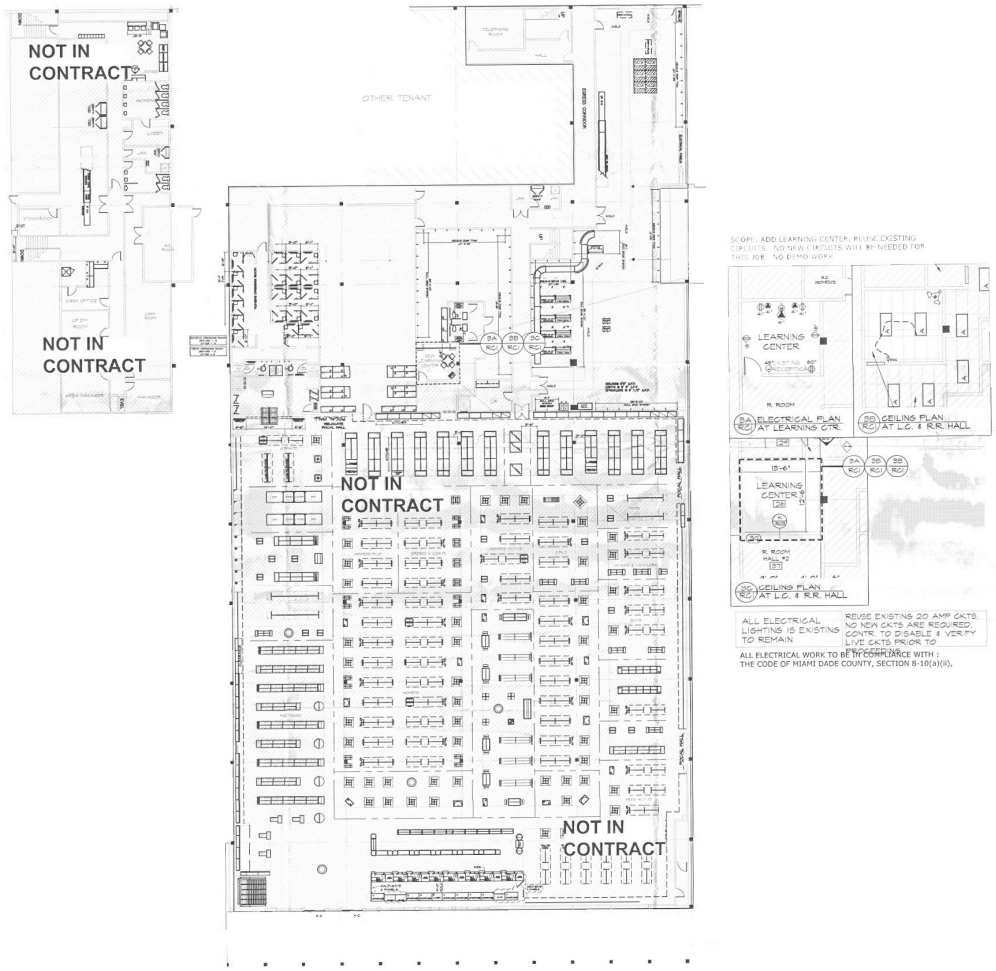
Site Plan

Ground Floor | Bldg 1



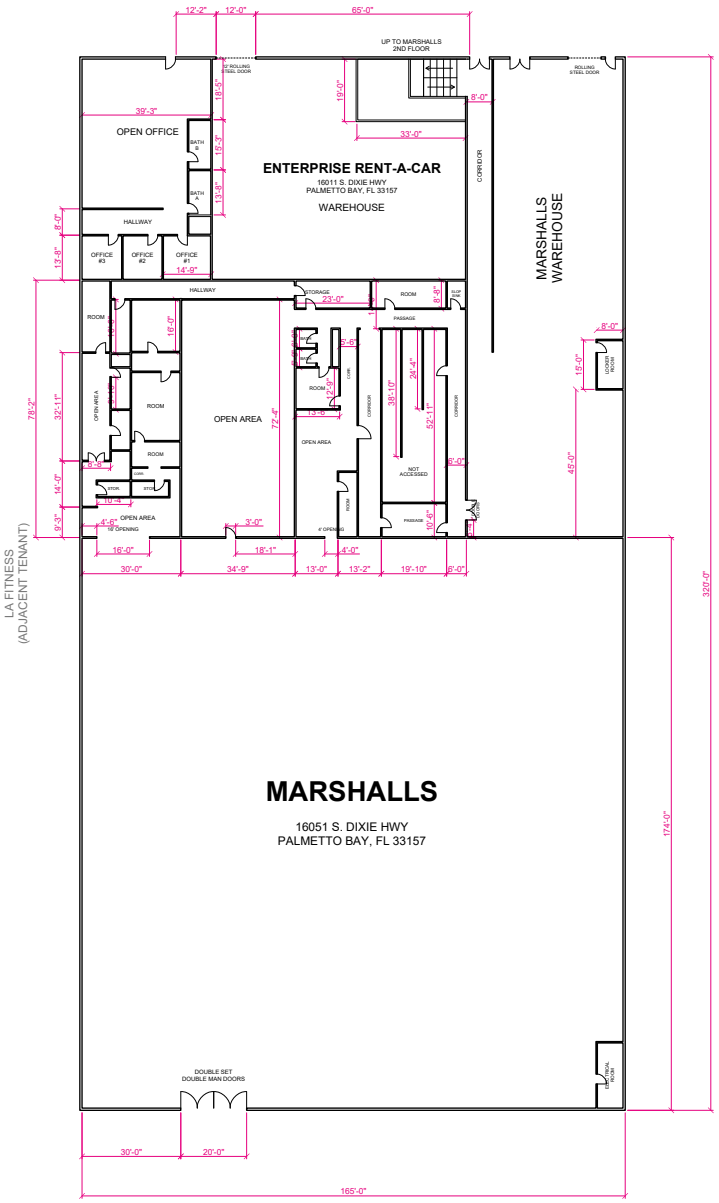
Site Plan

Ground Floor | 54,320 SF



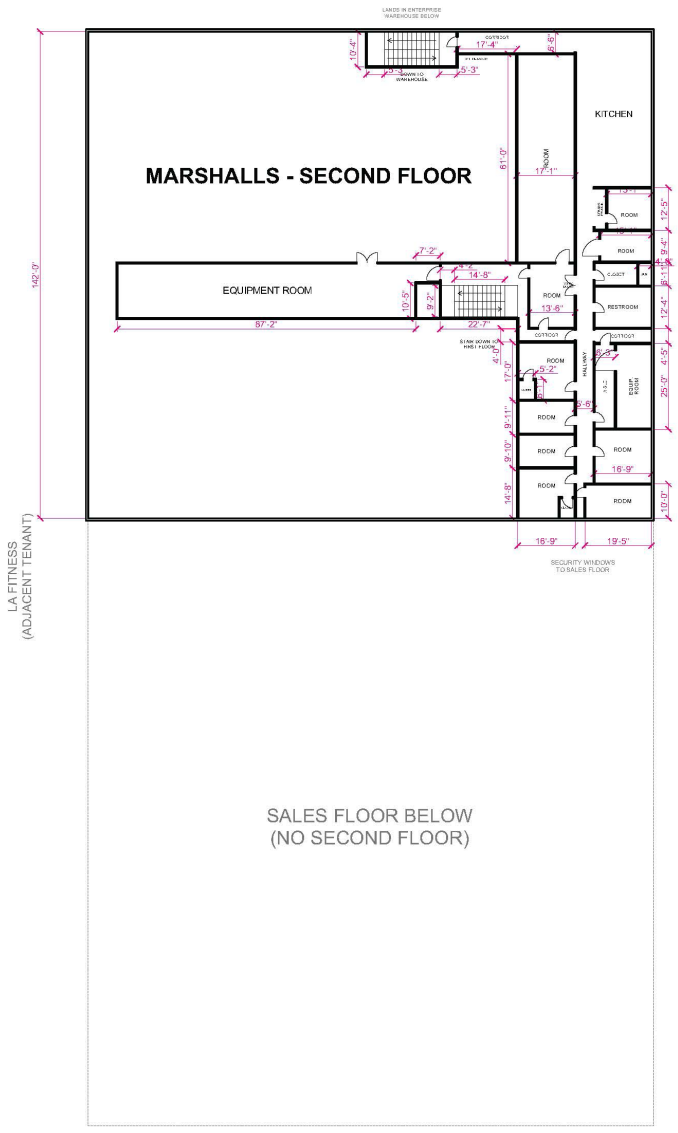
Site Plan

1st Floor| 46,220 SF



Site Plan

Second Floor | 8,100 SF



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.

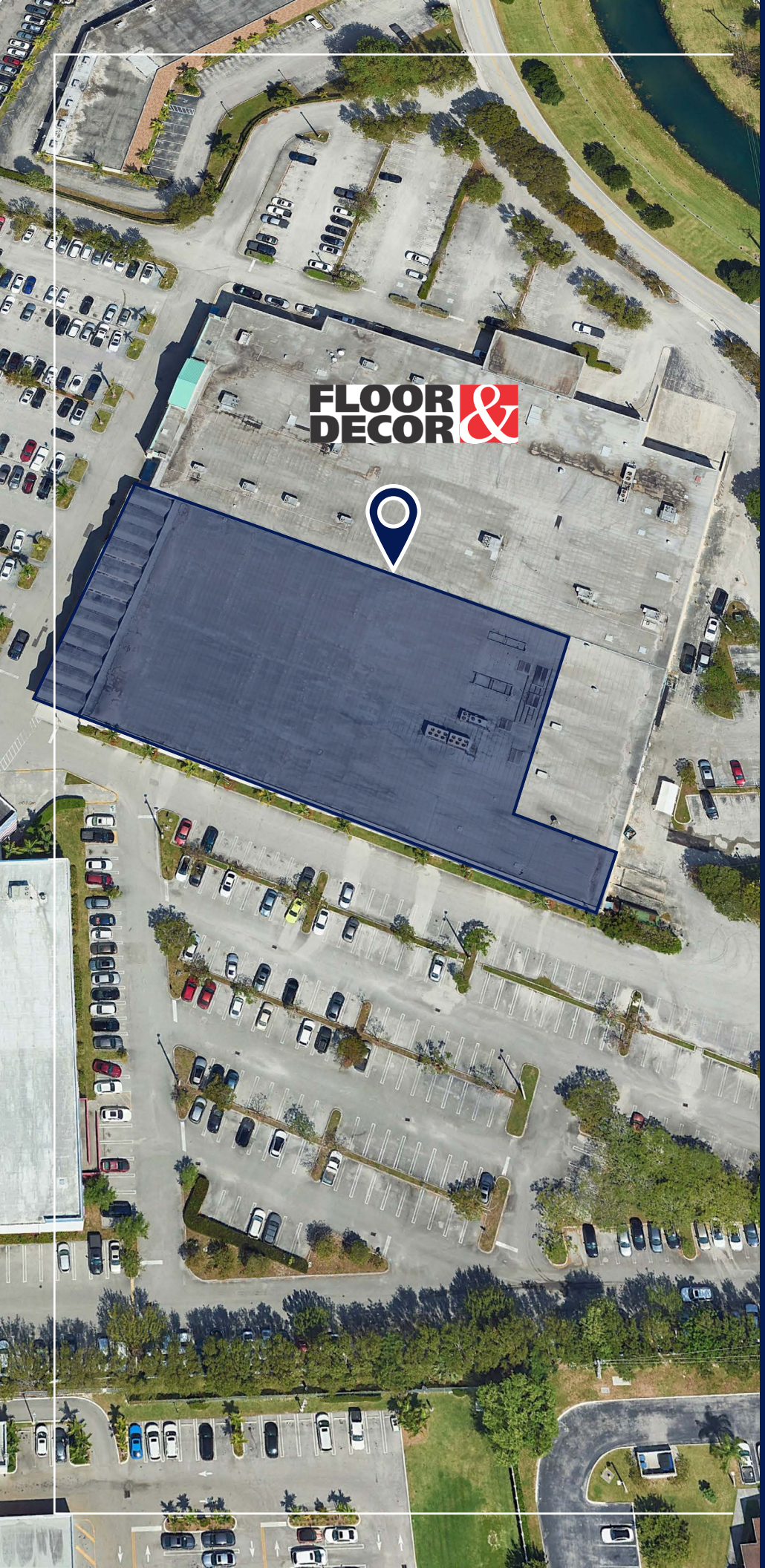
Bike Score	Walk Score	Transit Score
66	58	44











Russell Bornstein
Senior Vice President
+1 561 251 2636
russell.bornstein@colliers.com

Colliers
2385 NW Executive Center Drive
Suite 350
Boca Raton, FL 33431
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Internaitonal Florida, LLC.

colliers.com

Accelerating success.