

9775 S. DIXIE HWY

MIAMI, FL 33156

FOR LEASE



7,670 SQ FT PREMIUM RETAIL SPACE ON BUSY S. DIXIE HWY

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PROPERTY HIGHLIGHTS

- Exceptional Location in Pinecrest's High-Traffic Corridor with 96,000 AADT
- Highly sought-after location.
- Situated on US-1 (South Dixie Highway) - one of Miami's most heavily traveled retail roadways.
- Excellent exposure with tremendous daily traffic counts, ensuring maximum visibility for your business.

BUILDING FEATURES






- 7,600 SF of premium retail space, ideal for a single-tenant user.
- Perfect for banks, showrooms, or specialty retailers looking to make a statement.
- Ample on-site parking with 15 dedicated spaces.
- Lot size: 21,205 sf
- Located in affluent Pinecrest, surrounded by strong residential neighborhoods and complementary businesses.
- Easy access to major highways and public transportation.
- Prominent History: Formerly home to Ethan Allen Furniture, showcasing its suitability for upscale retail or service-oriented businesses.



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
 Total Population:	22,253	93,484	265,494
 Daytime Population:	18,872	91,485	176,271
 Households:	10,355	36,529	95,979
 Average Income:	\$102,127	\$128,290	\$119,565
 Median Income:	\$70,472	\$92,826	\$86,391



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CONTACT

Pinecrest Retail

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