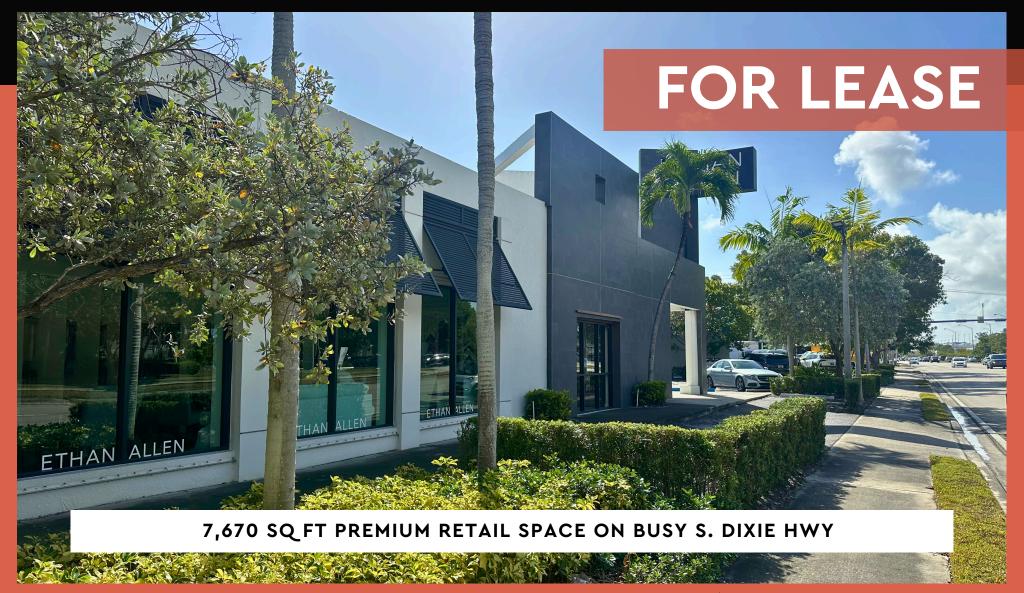
MIAMI, FL 33156



#### **Daniel Pou**

PARTNER 305.934.8390 danny@fusecre.com www.fusecre.com

#### **Ivo Tsinev**

PARTNER 305.934.8390 ivo@fusecre.com www.fusecre.com



**MIAMI, FL 33156** 

#### **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.





# **9775 S. DIXIE HWY** MIAMI, FL 33156

#### **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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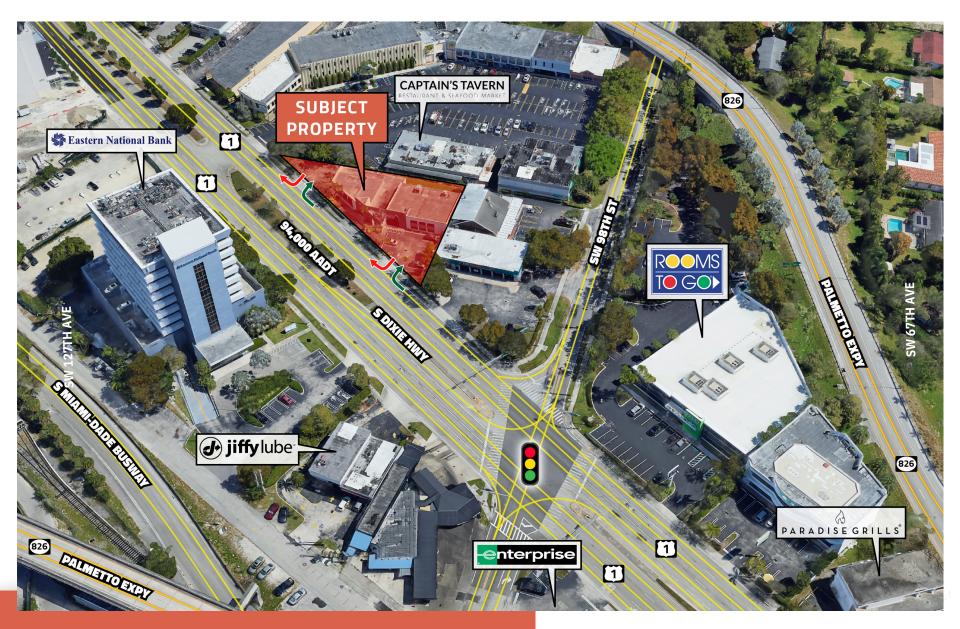
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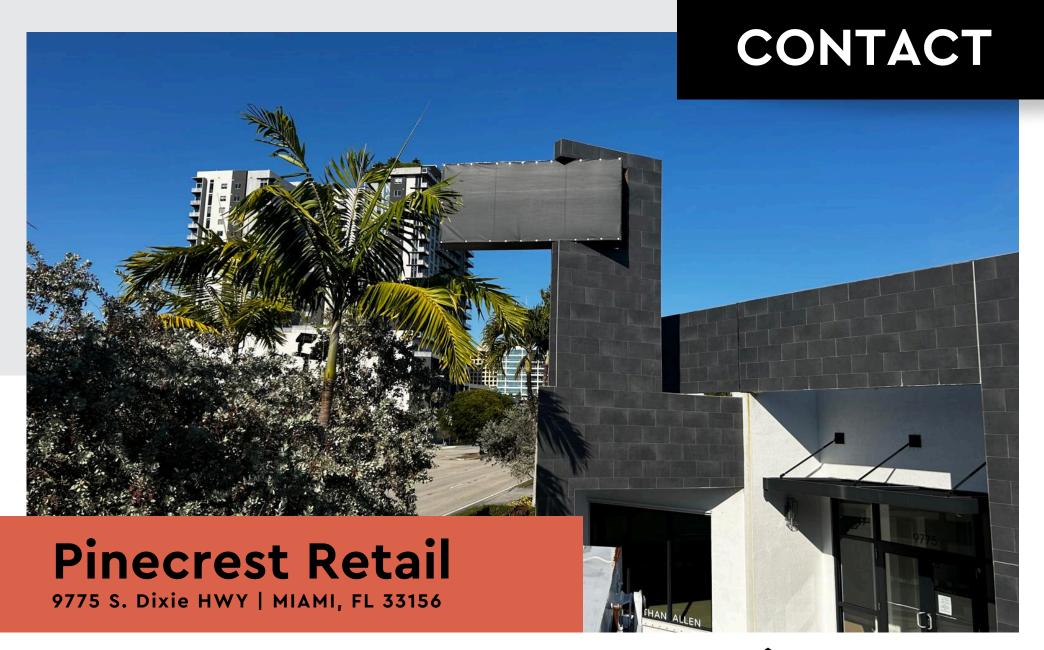


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#### **Fuse Commercial LLC**

Real Estate Services 10200 SW 66th St, Miami FL info@fusecre.com | www.fusecre.com

