



Auto Retail Property For Lease

20390 S Dixie Hwy, Cutler Bay, FL 33189

GUS MARTINEZ

Managing Director
954.394.7078
gus@martinezteamcommercial.com

CHRIS SEBOK

862.259.4990
chris@martinezteamcommercial.com



Property Summary

- Auto Retail Property For Lease



PROPERTY DESCRIPTION

Prominently positioned on South Dixie Highway and just one minute from the Florida Turnpike, this 7,000 SF auto service facility delivers unmatched visibility and convenience. Purpose-built for brakes, tires, and full-service automotive repair, the property comes fully outfitted with six service bays and five lifts, creating a true turnkey opportunity. The building also includes more than 3,000 SF of upper-level storage supported by a conveyor system, allowing operators to manage tire and parts inventory with ease. Combining strategic frontage, a functional layout, and built-in infrastructure, this property offers an exceptional opportunity for auto service users to establish or expand their footprint in South Florida's dynamic market.

PROPERTY HIGHLIGHTS

- Five car lifts, accessibility, inventory storage, proximity to FL Turnpike and Southland Mall, Plug and Play

OFFERING SUMMARY

Lease Rate:	\$43.14 plus \$4.17 NNN
Available SF:	7,000 SF
Lot Size:	13,000 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
Total Population	77,881	271,445	715,686
Average HH Income	\$79,480	\$100,364	\$107,508



Demographics Map & Report

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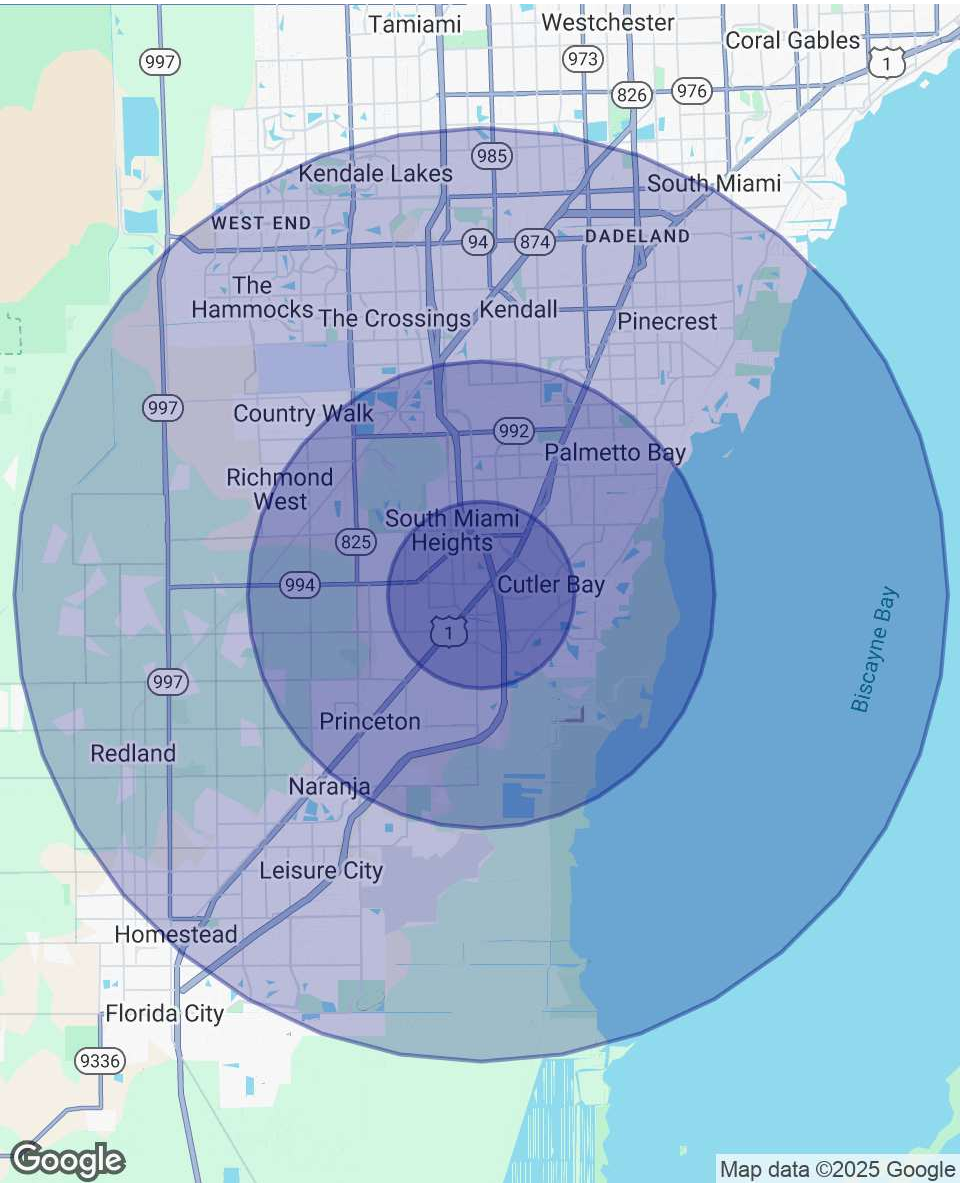
POPULATION	2 MILES	5 MILES	10 MILES
Total Population	77,881	271,445	715,686
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
# of Persons per HH	3.1	3.2	3
Average HH Income	\$79,480	\$100,364	\$107,508
Average House Value	\$375,333	\$449,818	\$488,832

TRAFFIC COUNTS

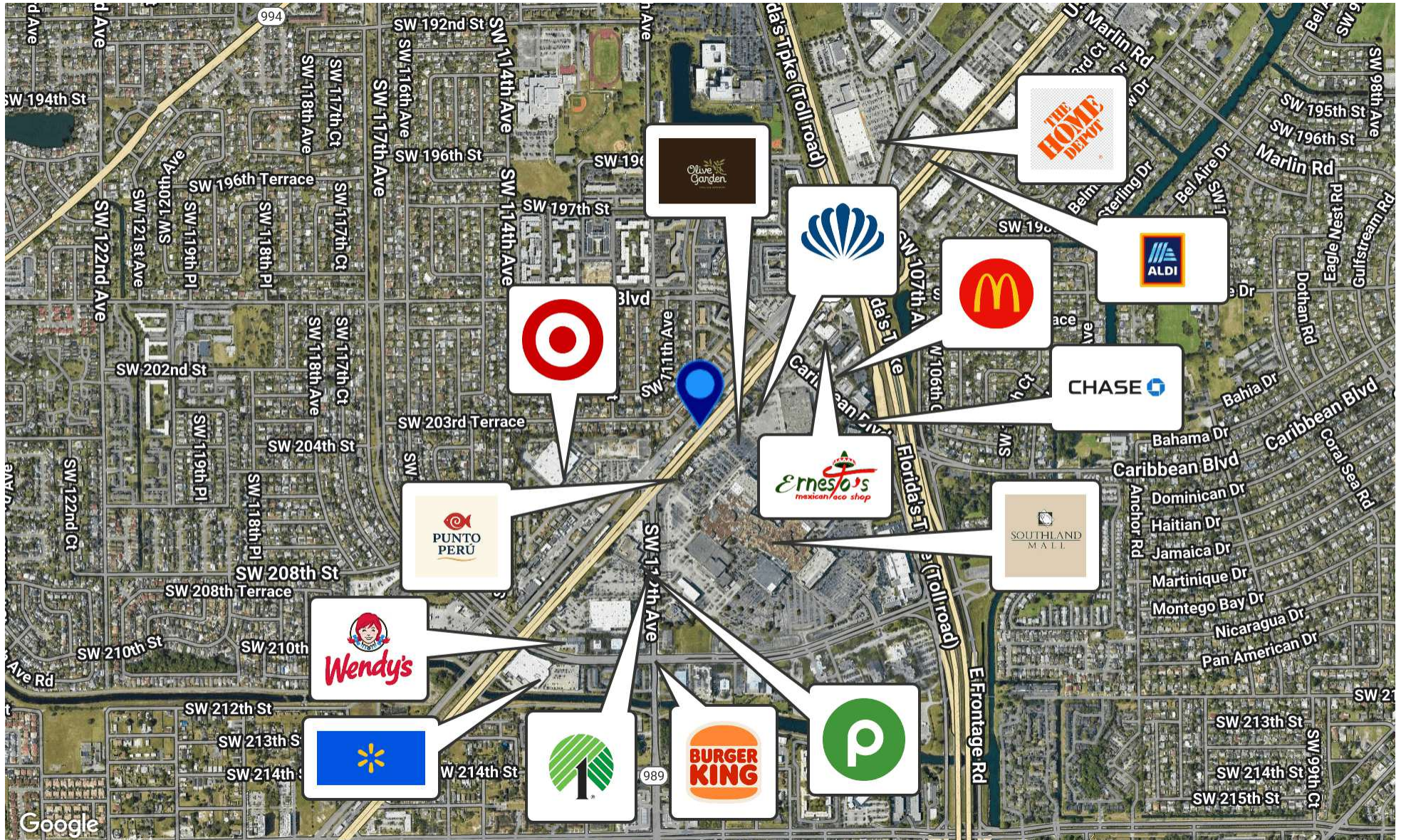
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Demographics data derived from AlphaMap



Retail Map

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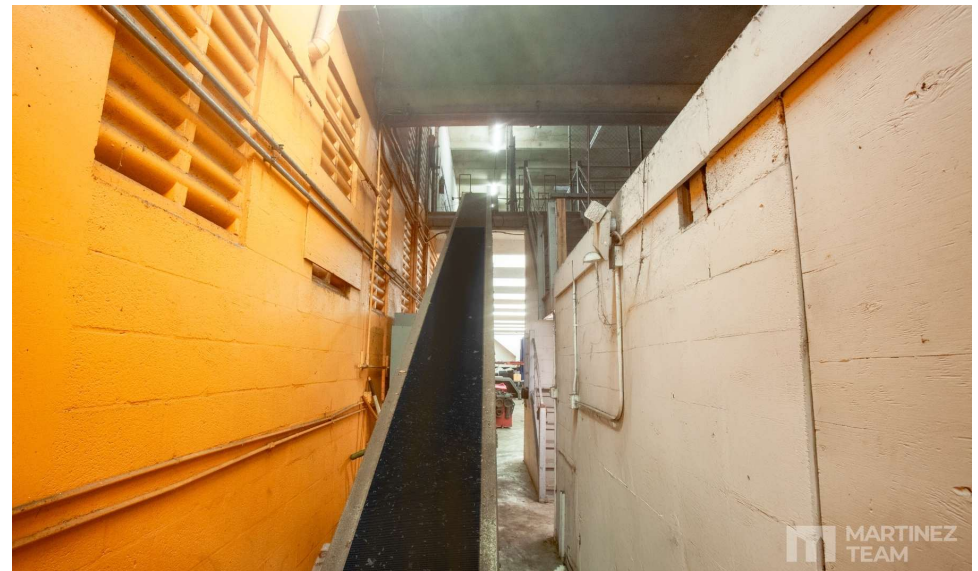
Interior Photos

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Interior Photos

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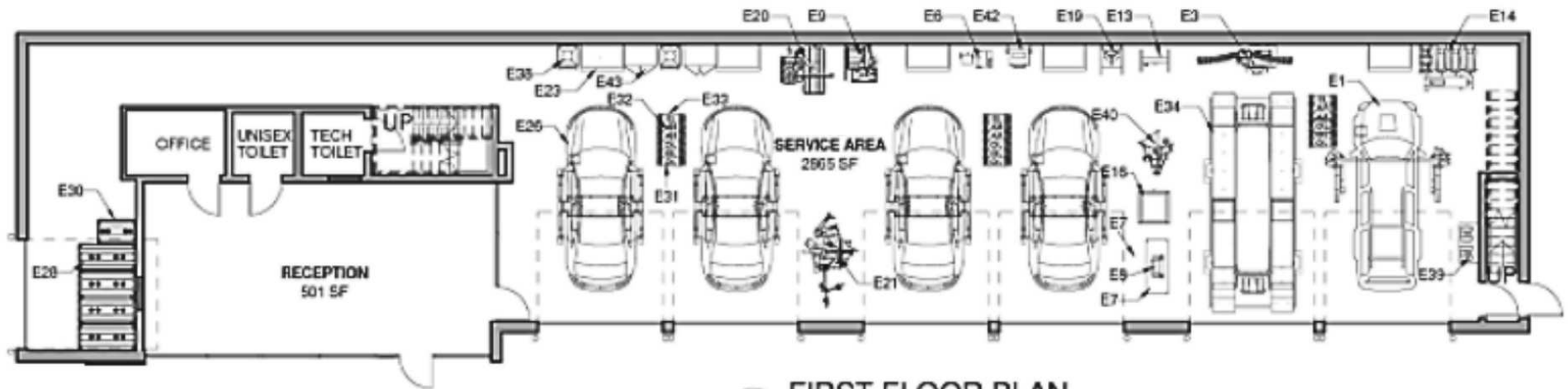
Exterior Photos

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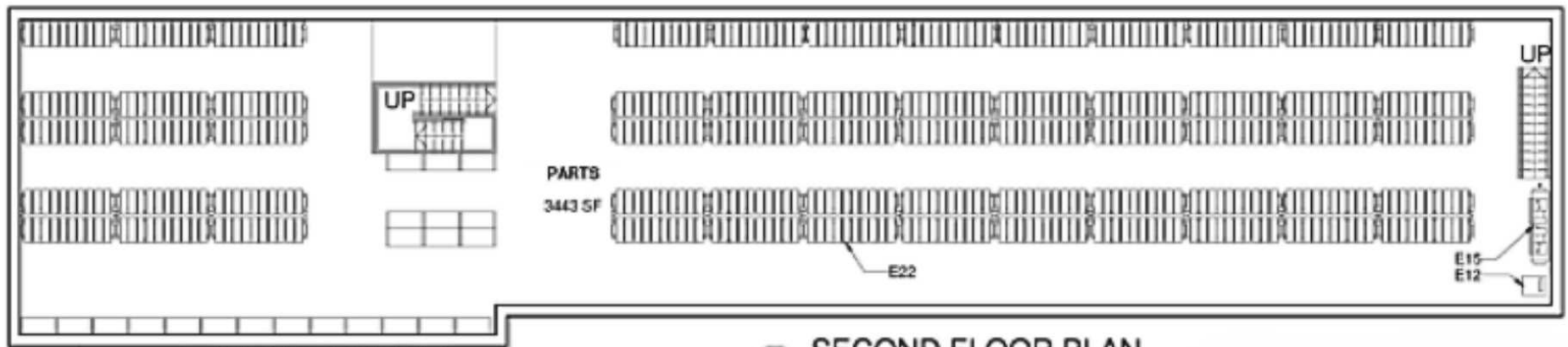


Floor Plans

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1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"