

Colliers

RETAIL SPACE FOR LEASE

8865

S DIXIE HWY, PINECREST, FL 33156

PINECREST, FL

11,595 SF FREESTANDING RETAIL
FOR LEASE DIRECTLY ON US-1

LOCATED IN ONE OF MIAMI'S MOST AFFLUENT NEIGHBORHOODS



highlights

- 11,595 SF two-story freestanding retail building
- Unparalleled visibility and accessibility in one of Miami's most vibrant commercial corridors.
- Surrounded by a diverse mix of national retailers, dining establishments, and service providers, this location attracts a high volume of daily traffic.
- The property benefits from strong demographics, a thriving local economy, and close proximity to affluent neighborhoods
- 45 surface parking spaces.

+2M SF OF OFFICE

DOWNTOWN
DWN
TWN
ADELPHI

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

SUSHI
Academy

CREMA

Panera
BREAD

west elm

CARROT
EXPRESS

DADELAND MALL
A SIMON MALL

Apple

GUCCI

NORTH
ITALIA

CVL CHE 105
RESTAURANT GROUP BY JUAN CARLOS

ZARA

DICK'S
Culture & Sporting Goods

Fifth
Avenue

PALMETTO EXPRESSWAY (101,500 VPD)

KENDALL DRIVE (40,000 VPD)

S DIXIE HIGHWAY (48,000 VPD)



DICED

BrandsMart USA

OLD NAVY

five BELOW

The Container Store



SUSHI SAKE



GOODYEAR

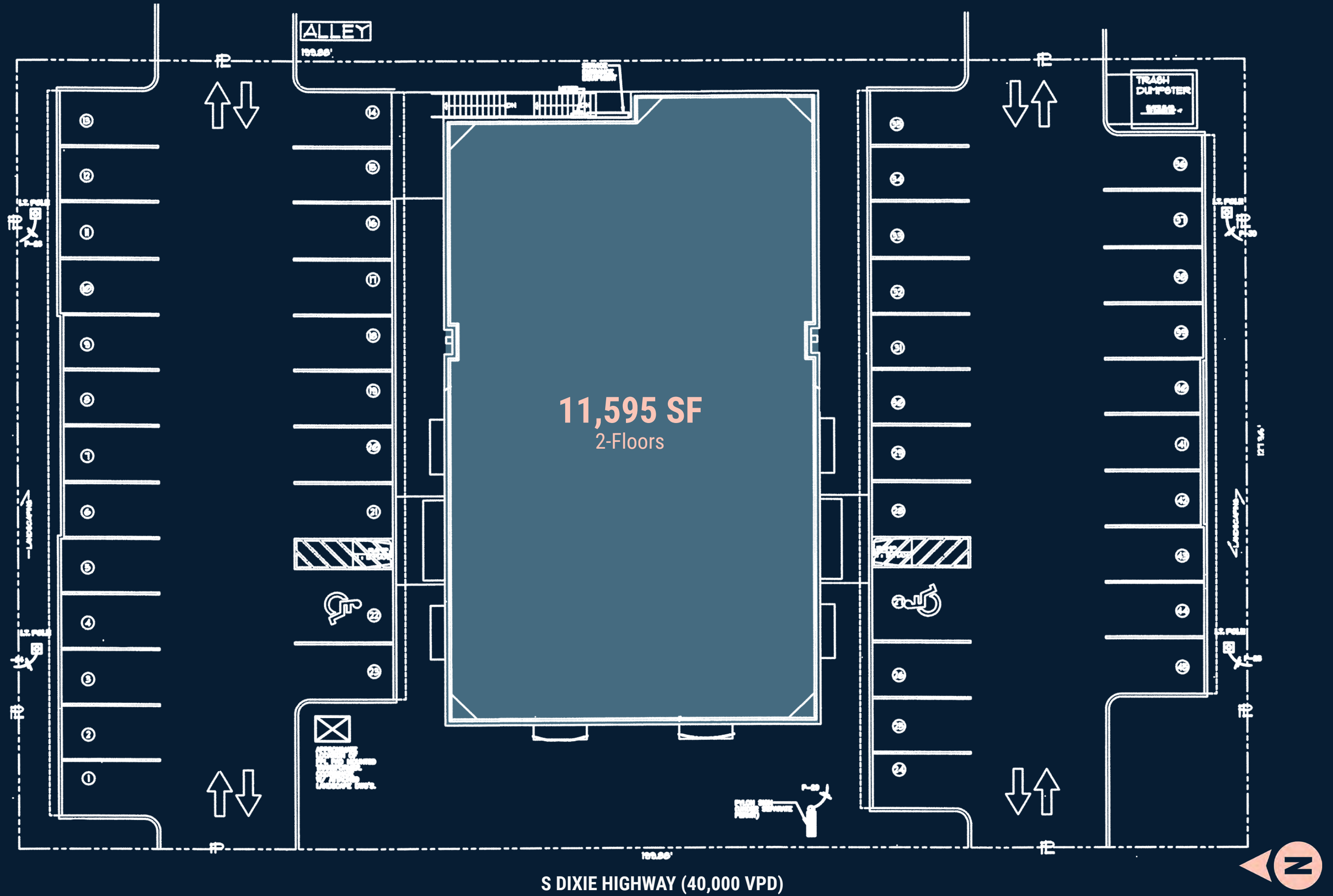
Pollo Tropical



MATTRESS FIRM

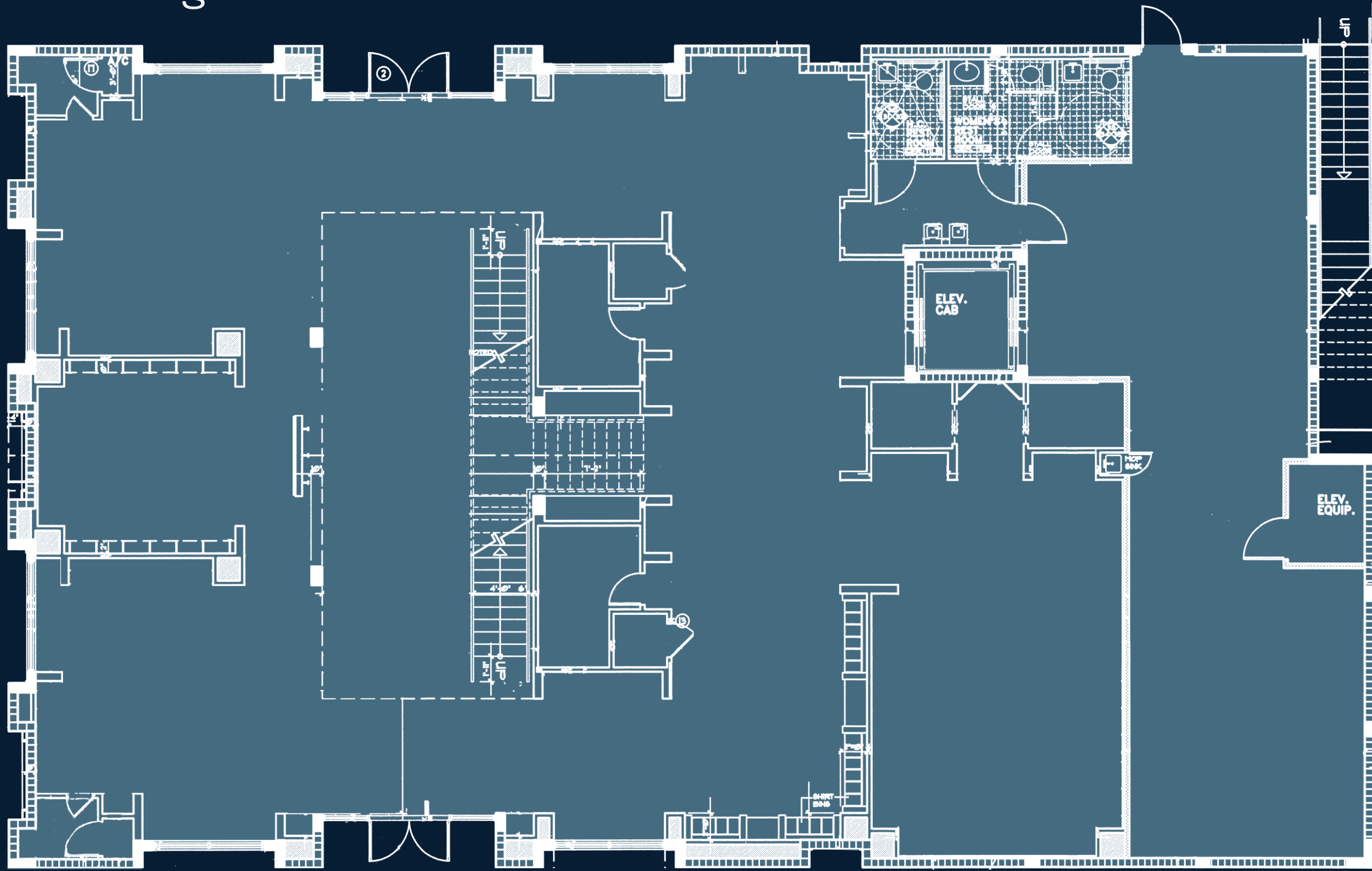


site plan



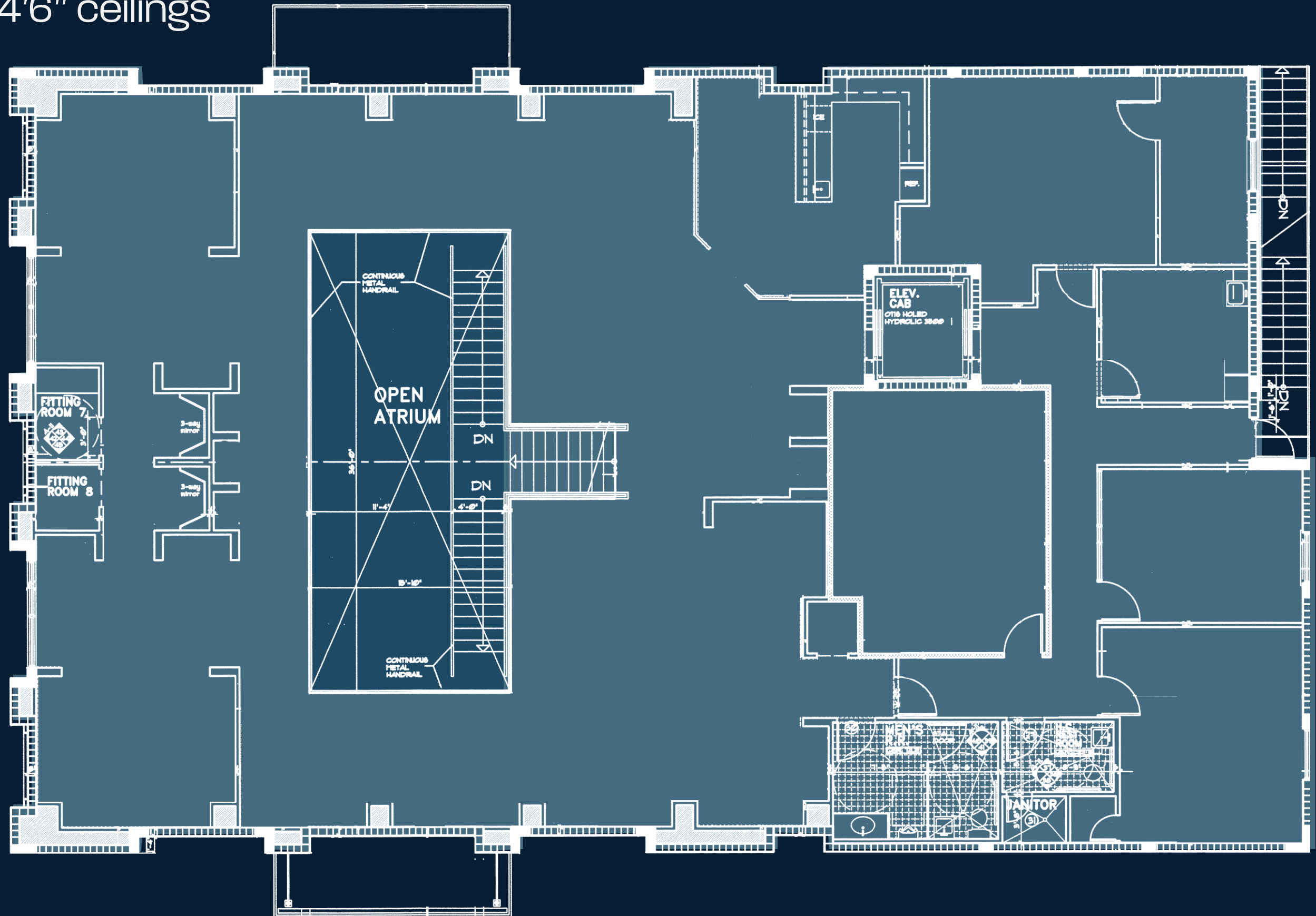
ground floor

6,495 SF - 14' ceilings



second floor

5,100 SF - 14'6" ceilings



demographics

3-Mile Radius



99,809

Total population



\$791,464

Median home value



10,868

Businesses



145,044

Daytime population



41.6

Median age



7.9%

Population Change Since
2010



\$111,366

Median household
income



\$66,363

Per capita income



2.5

Avg household size



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