

GROUND FLOOR FRONTING W DIXIE HIGHWAY

RETAIL FOR LEASE



Wolf Co.
REAL ESTATE





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**1,399 SF – 4,500 SF | 20' CEILINGS
RESTAURANT READY SPACES
LARGE OUTDOOR SEATING FIELDS**

DELIVERING MARCH 2025

16955 – 17071 WEST DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33160

PROPERTY DETAILS

533,835-square-foot, nine-story mixed-use development with 375 luxury rental units and 17,000 square feet of retail space.

Delivering March 2025

Situated in the **Aventura area** directly on the West Dixie Corridor.

Located on West Dixie alongside **Lettuce and Tomato, Krudo, Yakko Bistro and Mazzi Cucina.**

Located adjacent to high-performing restaurants, **Morton's, P.F. Chang's and Houston's.**

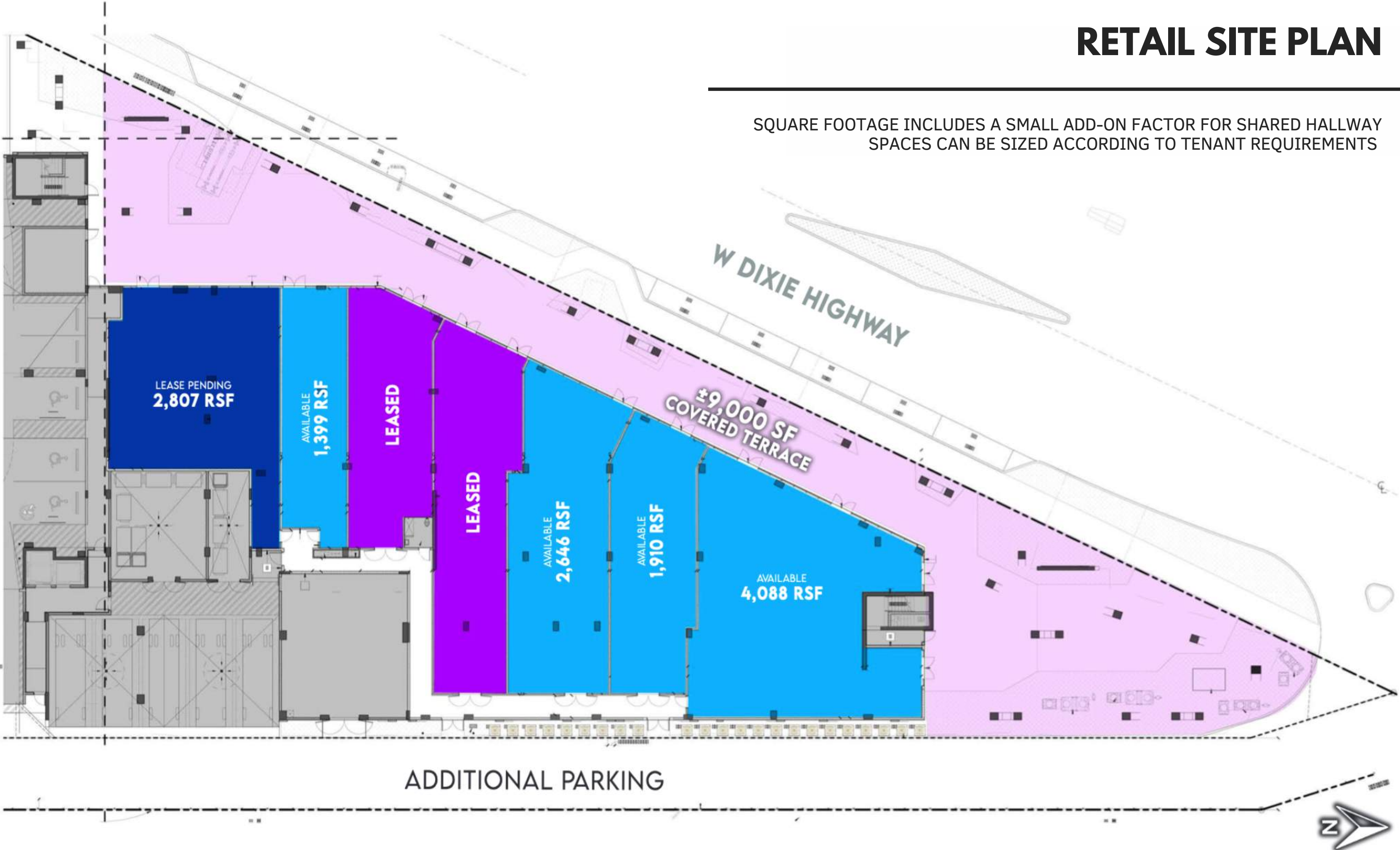
±9,000 SF outdoor terrace.

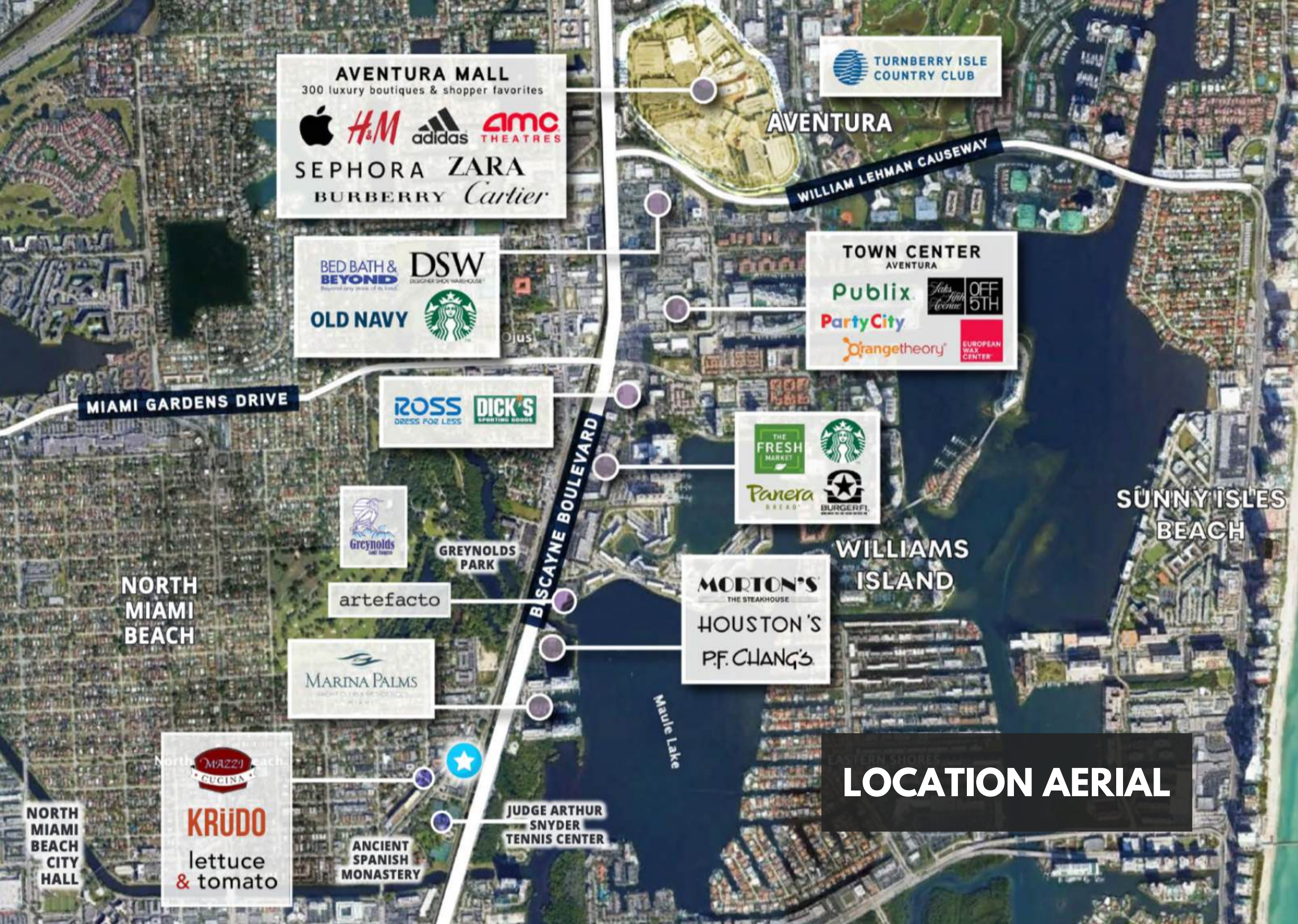
Valet station, ample covered parking & additional surface parking.



RETAIL SITE PLAN

SQUARE FOOTAGE INCLUDES A SMALL ADD-ON FACTOR FOR SHARED HALLWAY
SPACES CAN BE SIZED ACCORDING TO TENANT REQUIREMENTS





DEMOGRAPHICS

Greater Aventura and Sunny Isles areas
East of W Dixie Highway



71,009

Total Population
(2023)



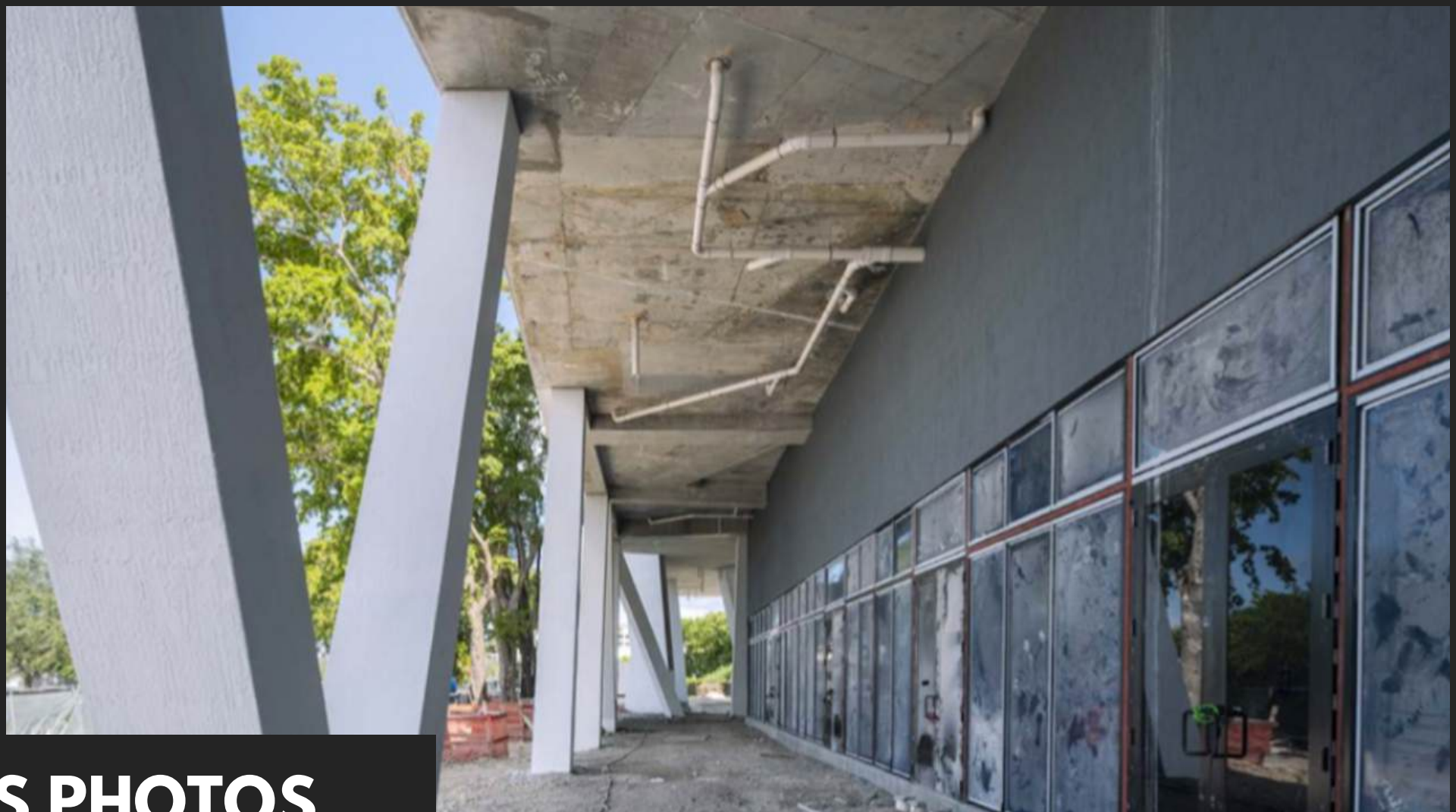
\$110,974

Average Household Income
(2023)



43,000

Total Employees
(2023)



PROGRESS PHOTOS
RETAIL SPACES ON GROUND FLOOR





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A PROJECT BY

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