



## 9855 S DIXIE HWY PINECREST, FL 33156

### PREMIUM COMMERCIAL PROPERTY WITH UNMATCHED VISIBILITY IN MIAMI'S PRIME CORRIDOR

9855 South Dixie Highway is located on the highly visible and heavily trafficked South Dixie Highway (US-1), this property presents an exceptional opportunity for investors, owner-users, or developers to capitalize on one of Miami-Dade's most established retail and business corridors. Just minutes from Dadeland Mall, Pinecrest, and major highways, this location offers unbeatable exposure and accessibility.

#### Highlights:

High Traffic Counts: Frontage on US-1 with exposure to over 37,000 vehicles per day

Prime Visibility & Access: Excellent signage opportunity.

**Versatile Use Potential:** Ideal for retail, showroom.

Strong Demographics: Surrounded by affluent neighborhoods including Pinecrest, South Miami, and Coral Gables

**Public Transit & Connectivity:** Close proximity to Metrorail and major roadways including the Palmetto Expressway (SR 826) and Snapper Creek Expressway (SR 878)

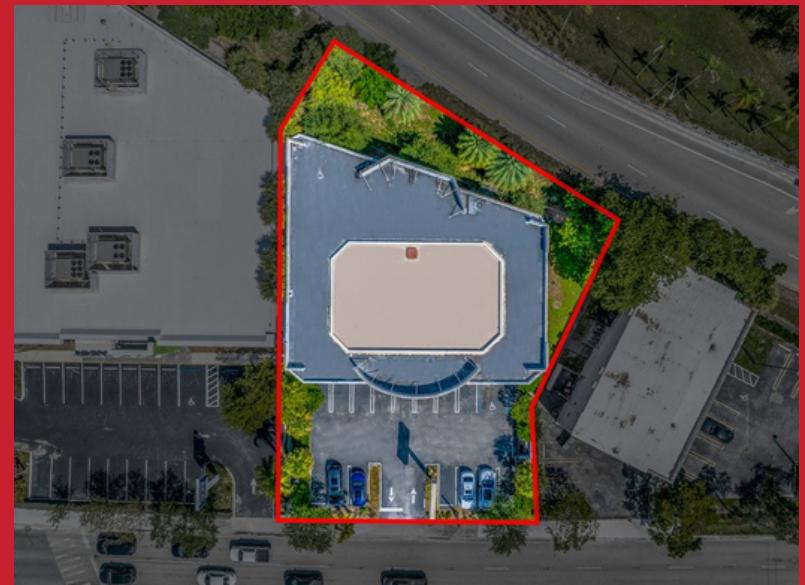
Whether you're looking to reposition the current structure or build new, 9855 South Dixie Highway is a strategic asset in one of South Florida's most resilient submarkets. Properties with this level of exposure and flexibility rarely come to market.

Don't miss this opportunity to own a commercial property in the path of growth with long-term upside.

## FOR SALE: \$7,000,000

Building Size: 13,001SF

Lot Size: 14,810 SF



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