

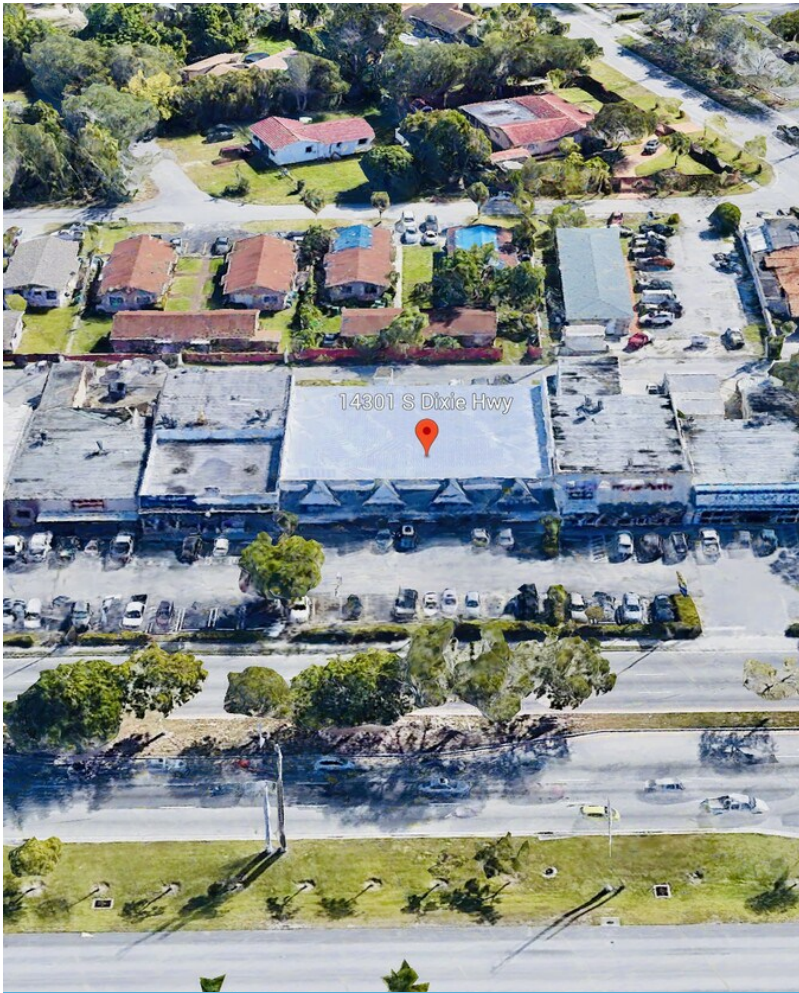
## 14301 S Dixie Hwy

14301 S Dixie Hwy, Miami, FL 33176



### Cynthia Joannou

Cynthia Joannou  
Naples, FL 34108  
[cynthiajoannou@gmail.com](mailto:cynthiajoannou@gmail.com)  
(239) 273-0666



# 14301 S Dixie Hwy

\$35.00 /SF/YR

PRIME LOCATION DIRECT US1 FRONTAGE  
RENOVATED SPACE AT 14301 SOUTH DIXIE HWY.,  
MIAMI, FL,  
HEART OF PALMETTO BAY, HIGH TRAFFIC COUNT

Strictly retail only zoning: no services, office, medical, school, spa, food, or smoke shop permitted. Three year minimum lease term with three months security deposit required at lease signing. First month rent paid in advance.

The foregoing information including, but not limited to, any information about the size or area of lots, structures, dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently...

- PRIME LOCATION MIAMI FLORIDA
- NNN LEASE NO CAM
- DIRECT US1 DIXIE HWY FRONTAGE
- HIGH TRAFFIC COUNT
- FULLY RENOVATED / 2250 SQFT AC



Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	9,000 SF
Year Built:	1986
Walk Score ®:	78 (Very Walkable)
Transit Score ®:	45 (Some Transit)
Taxes:	\$0.42 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$2.92 /SF/MO

**1st Floor Ste 14301**

Space Available	2,250 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

STRIP CENTER WITH DIRECT US1 DIXIE HWY 100' FRONTAGE / RENOVATED MOVE IN READY UNITEXCELLENT LOCATION FOR RETAIL STORE, HOME TECH, FURNITURE, KITCHENS & BATHS, CUSTOM CLOSETS, FLOORING, LIGHTING, OUTDOOR FURNITURE, SPORT SHOP, GOLF STORE, SPORTING GOODS, SPACE OFFERS 2250 SQFT WITH LARGE IMPACT GLASS DISPLAY WINDOWS. AVAILABLE FOR IMMEDIATE OCCUPANCY, CONTACT OWNERS DIRECTLY.

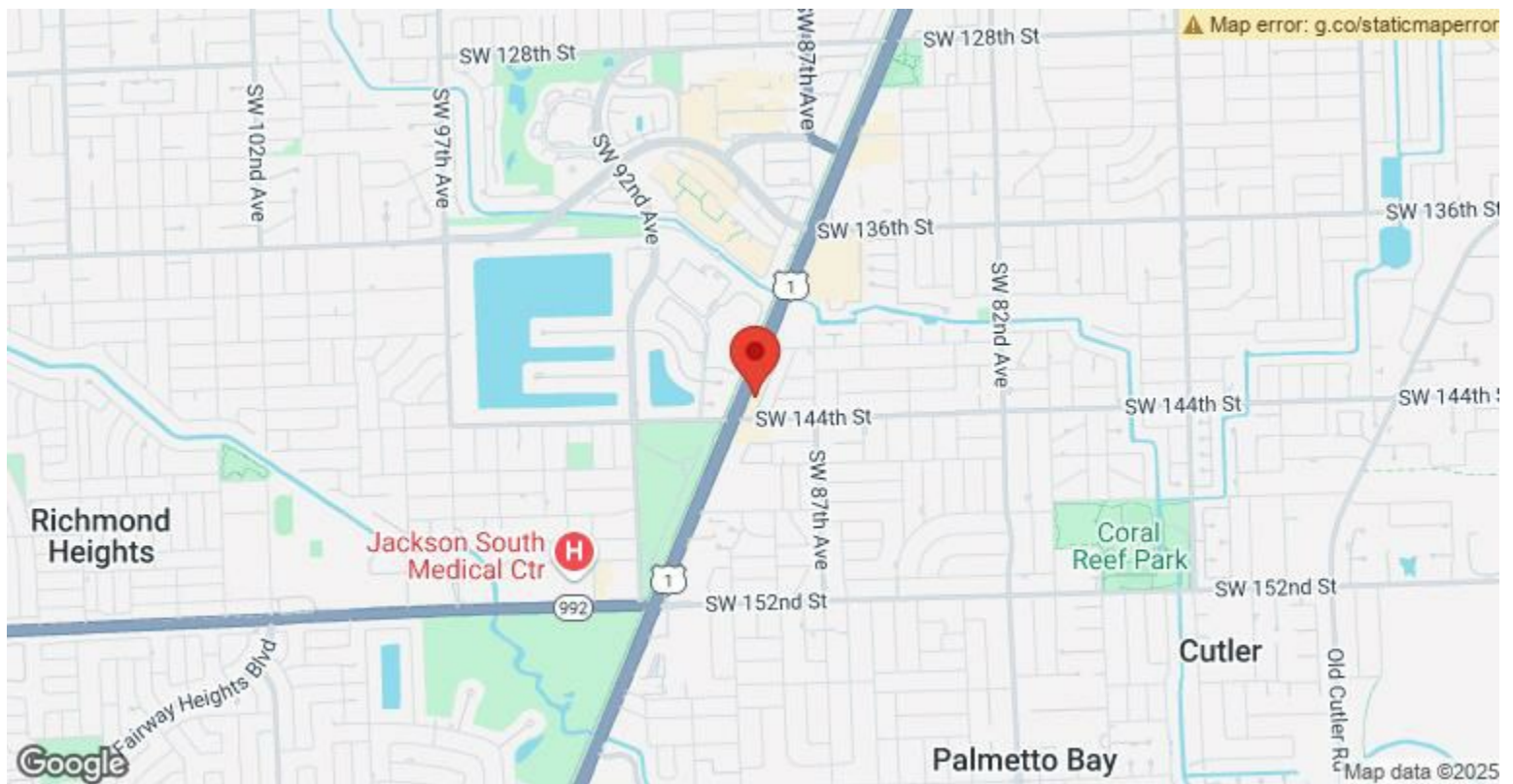


---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
Coral Reef Medical Supply	-	
Painting Spot Palmetto Bay	-	



## 14301 S Dixie Hwy, Miami, FL 33176

PRIME LOCATION DIRECT US1 FRONTAGE  
RENOVATED SPACE AT 14301 SOUTH DIXIE HWY., MIAMI, FL,  
HEART OF PALMETTO BAY, HIGH TRAFFIC COUNT

Strictly retail only zoning: no services, office, medical, school, spa, food, or smoke shop permitted. Three year minimum lease term with three months security deposit required at lease signing. First month rent paid in advance.

The foregoing information including, but not limited to, any information about the size or area of lots, structures, dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.

CONTACT Agent / Owner Directly 239-273-0666



## Property Photos





## Property Photos



IMG\_8160



IMG\_8158