

136TH STREET FREE-STANDING BUILDING

13595 S DIXIE HWY
PINECREST, FL 33156

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents the opportunity to lease 6,640 SF Previously Bank Branch with 4 car drive-thru lanes. This move-in-ready Free-standing ground-floor building is located at 13595 S Dixie Hwy, Pinecrest, FL. The building features ample parking for tenants and clients and high visibility along the prominent South Dixie Highway. Suitable for retail businesses or medical such as an adult daycare facility or a general daycare facility. Ample parking and high visibility along South Dixie enhance convenience and exposure for tenants. Max 2-year lease term.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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PROPERTY HIGHLIGHTS

- High Visibility Along South Dixie Highway
- Convenient Access to major Transportation Routes



Free-standing Ground-floor Building

6,640 SF Building
30 Parking Spaces
AADT 64,500 Vehicles per Day



Prime Location:

Northeast corner of South Dixie Hwy and 136th Street, Adjacent to the new Dixie Hwy overpass to the new public transit station.



Exceptional Freeway Access:

Right on US-1
8 min (3.2 miles) to 826
11 min (4.7 miles) to 874
16 min (5.8 miles) to Turnpike

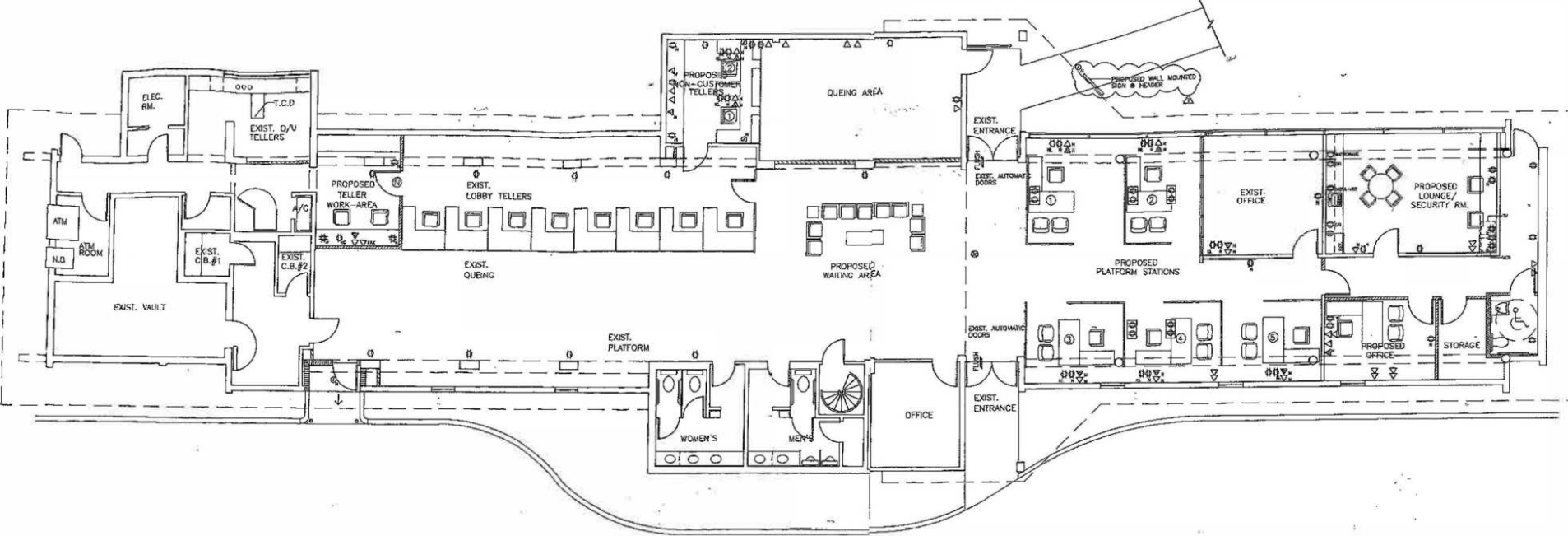
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13595	Available	6,640 SF	Gross	\$49.50 SF/yr	Free standing ground floor building suitable for retail businesses or medical.

FLOOR PLAN



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	136th Street Free-Standing Building
STREET ADDRESS	13595 S Dixie Hwy
CITY, STATE, ZIP	Pinecrest, FL 33156
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Pinecrest
NEAREST HIGHWAY	US-1 & 826
NEAREST AIRPORT	Miami Executive Airport (KTMB)

BUILDING INFORMATION

LOT SIZE	0.18 Acres
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	6,640 SF
YEAR BUILT	1962
ZONING	BU-2
TRAFFIC COUNT	64500
TRAFFIC COUNT STREET	US-1
FREE STANDING	Yes
NUMBER OF BUILDINGS	4

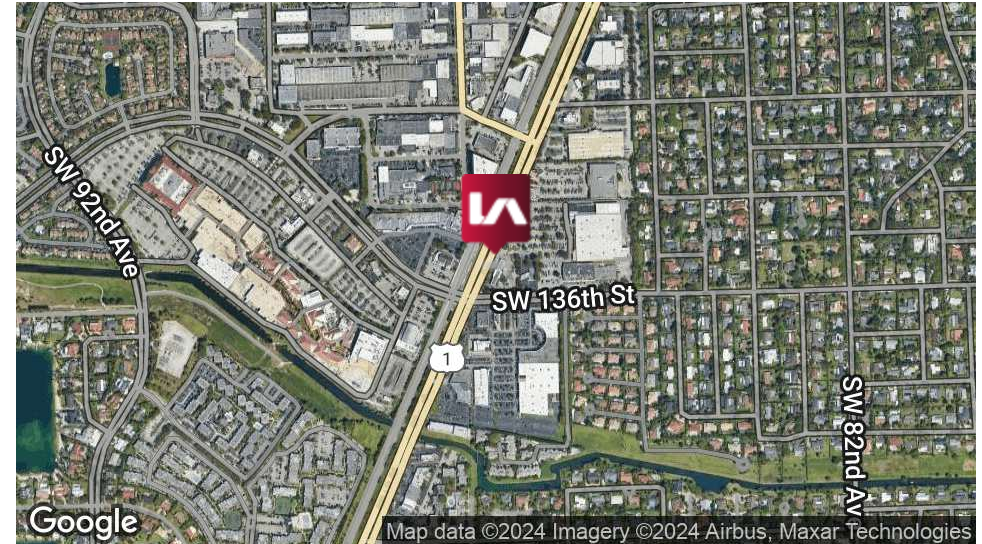
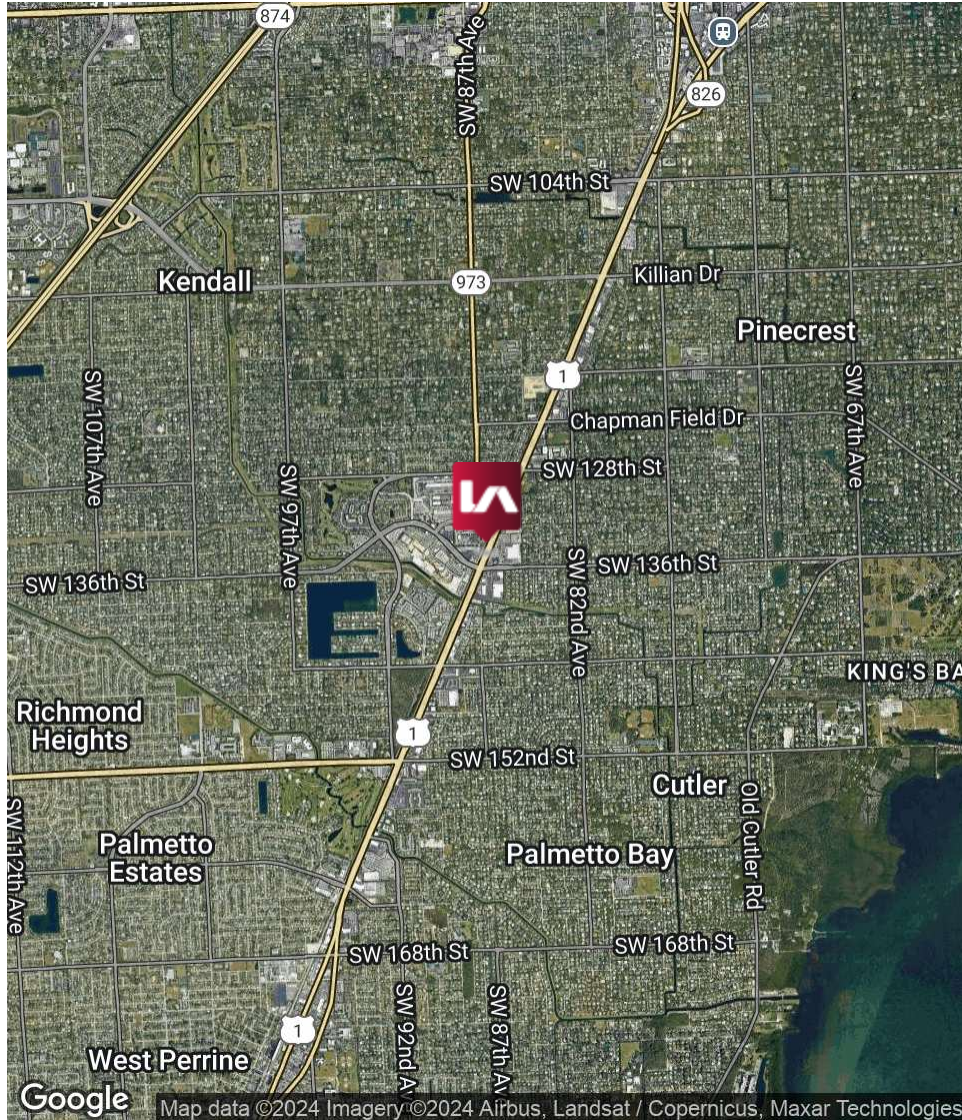
AREA OVERVIEW



Google Earth

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REGIONAL MAP



LOCATION OVERVIEW

Located on the northeast corner of South Dixie Hwy and 136th Street, Adjacent to the new Dixie Hwy overpass to the new public transit station. This thriving area offers a mix of business and leisure amenities. Just minutes away, tenants can explore the upscale boutiques and restaurants at The Falls shopping center. Nearby, they can also enjoy the lush greenery and outdoor activities at Matheson Hammock Park. With excellent connectivity to major roadways right on US-1.

CITY INFORMATION

CITY: Pinecrest
MARKET: South Florida

DEMOGRAPHIC PROFILE

KEY FACTS



21,023
Total Population



\$179,681
Average Household Income

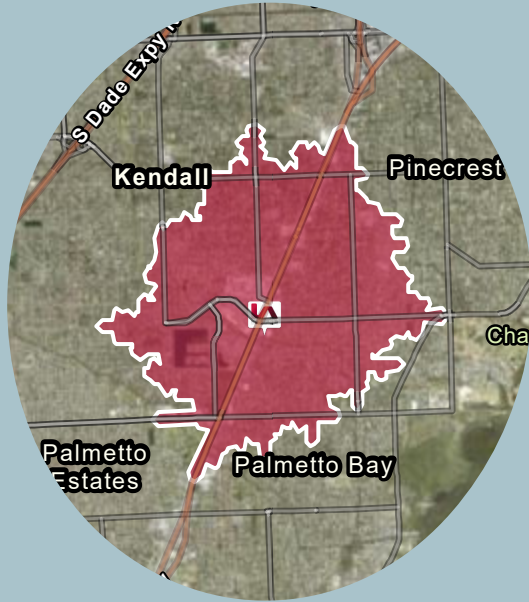


44.3
Median Age



2.8
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$3,605
Apparel



\$5,674
Dining Out

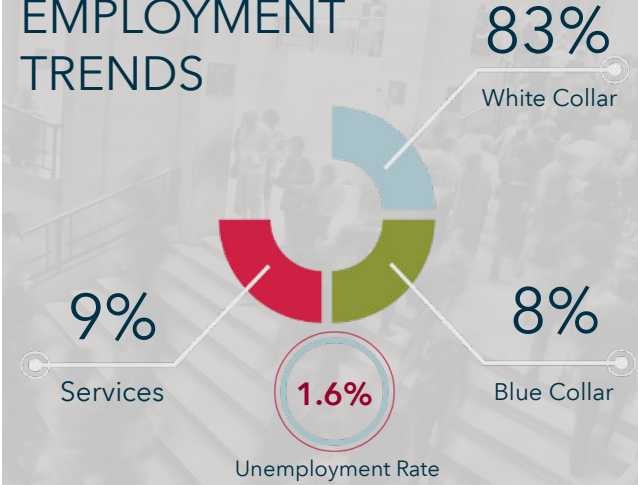


\$10,922
Groceries



\$11,061
Health Care

EMPLOYMENT TRENDS



BUSINESS



2,128
Total Businesses



15,642
Total Employees



2,468,587,035
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



133,483
Total Population



\$147,970
Average Household Income

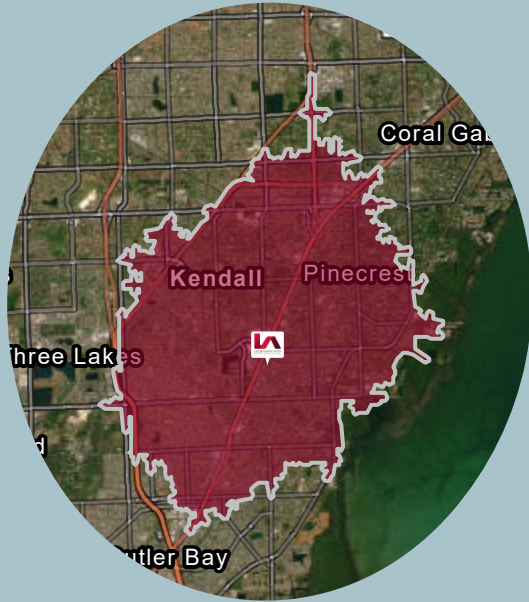


42.5
Median Age



2.7
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$3,041
Apparel



\$4,889
Dining Out

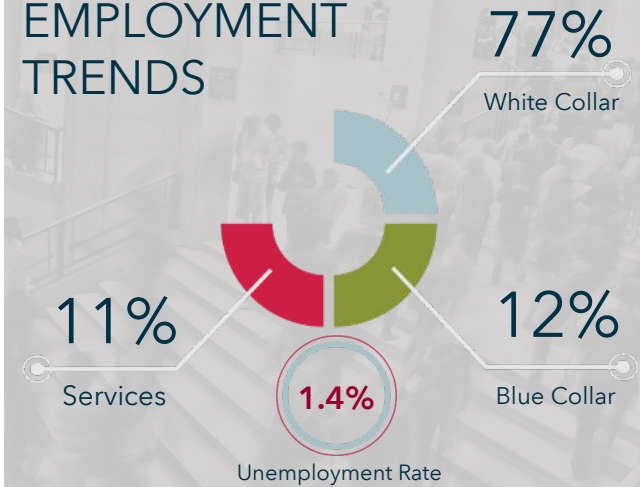


\$9,225
Groceries



\$9,582
Health Care

EMPLOYMENT TRENDS



BUSINESS



9,215
Total Businesses



80,139
Total Employees



12,622,897,590
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



352,952
Total Population



\$124,458
Average Household Income

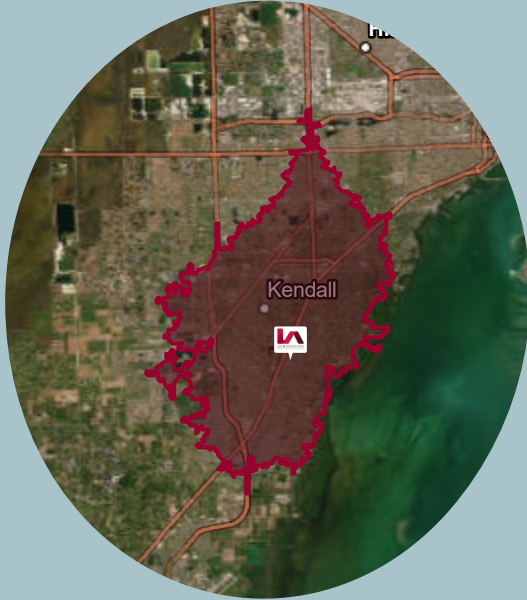


41.7
Median Age



2.7
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$2,573
Apparel



\$4,187
Dining Out

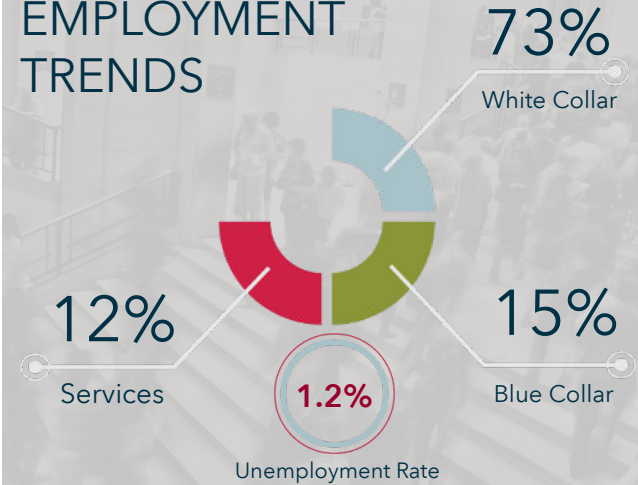


\$7,828
Groceries



\$8,112
Health Care

EMPLOYMENT TRENDS



BUSINESS



26,074
Total Businesses



192,484
Total Employees



30,802,333,476
Total Sales

HOUSING UNITS



DAYTIME POPULATION

