

# RESTAURANT SPACE ON HIGH-TRAFFIC S DIXIE HIGHWAY

19325 SOUTH DIXIE HIGHWAY  
CUTLER BAY, FL 33157



**FOR LEASE**

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

**Bert Checa**  
*Principal*

M:786.473.9227

[bcheca@lee-associates.com](mailto:bcheca@lee-associates.com)

**Matthew Katzen**  
*Senior Vice President*

M:215.416.2671

[mkatzen@lee-associates.com](mailto:mkatzen@lee-associates.com)

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents an outstanding restaurant space available for lease in the bustling Cutler Bay commercial district. This location offers 2,200 SF of prime space with over 200 linear feet of frontage along S Dixie Highway (US 1), providing excellent visibility and access. With a daily traffic count of approximately 55,000 vehicles, the property is ideal for a restaurant seeking high exposure in a busy area. Planned facade renovations in 2025 will enhance the exterior appeal, while the property's pylon signage and ample parking, including 102 surface spaces and 3 marked handicapped spots, ensure ease of access for customers.

Located in a thriving retail corridor, this restaurant space benefits from high visibility and proximity to an upcoming Costco development just north of the site, which is expected to draw even more foot and vehicle traffic to the area. The property is easily accessible from major highways, including the Florida Turnpike, and offers convenient ingress and egress along S Dixie Highway, making it a prime location for a restaurant looking to attract a diverse customer base.



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

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

### MATTHEW KATZEN

Senior Vice President  
215.416.2671  
mkatzen@lee-associates.com

## PROPERTY HIGHLIGHTS

- Facade renovations planned for 2025
- Prominent pylon signage for excellent visibility
- Located near the soon-to-open Costco development
- Convenient ingress/egress along a major commercial corridor



### Restaurant Space:

2,200 SF  
Over 200 linear feet of frontage along S Dixie Highway



### Prime Location:

73 surface parking spaces  
Approximately 55,000 vehicles per day for high exposure



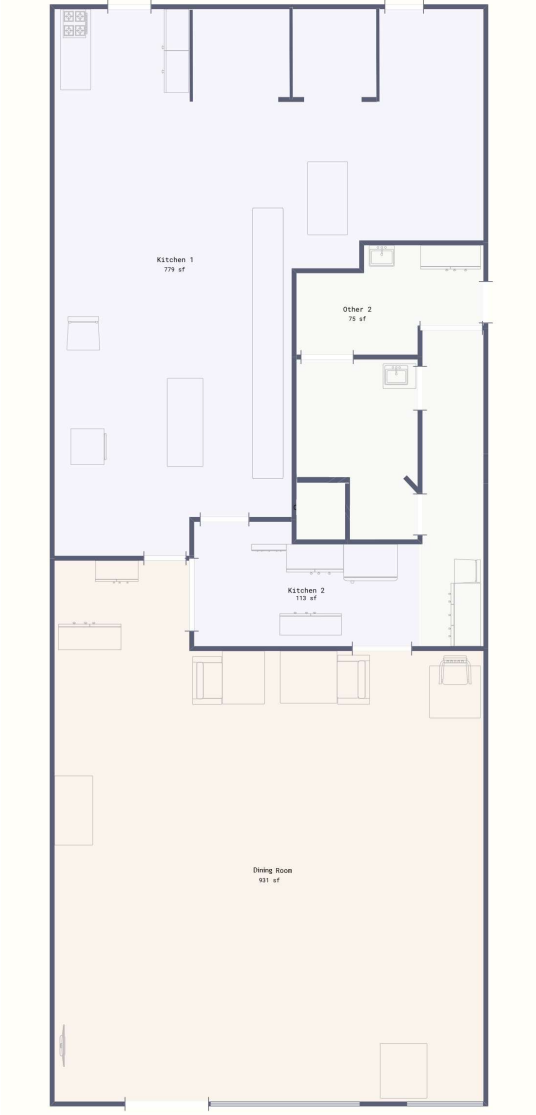
### Exceptional Freeway Access:

US-1  
Florida Turnpike

# LEASE SPACES

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 19349	Available	2,200 SF	NNN	\$25.00 SF/yr	CAM \$14.25



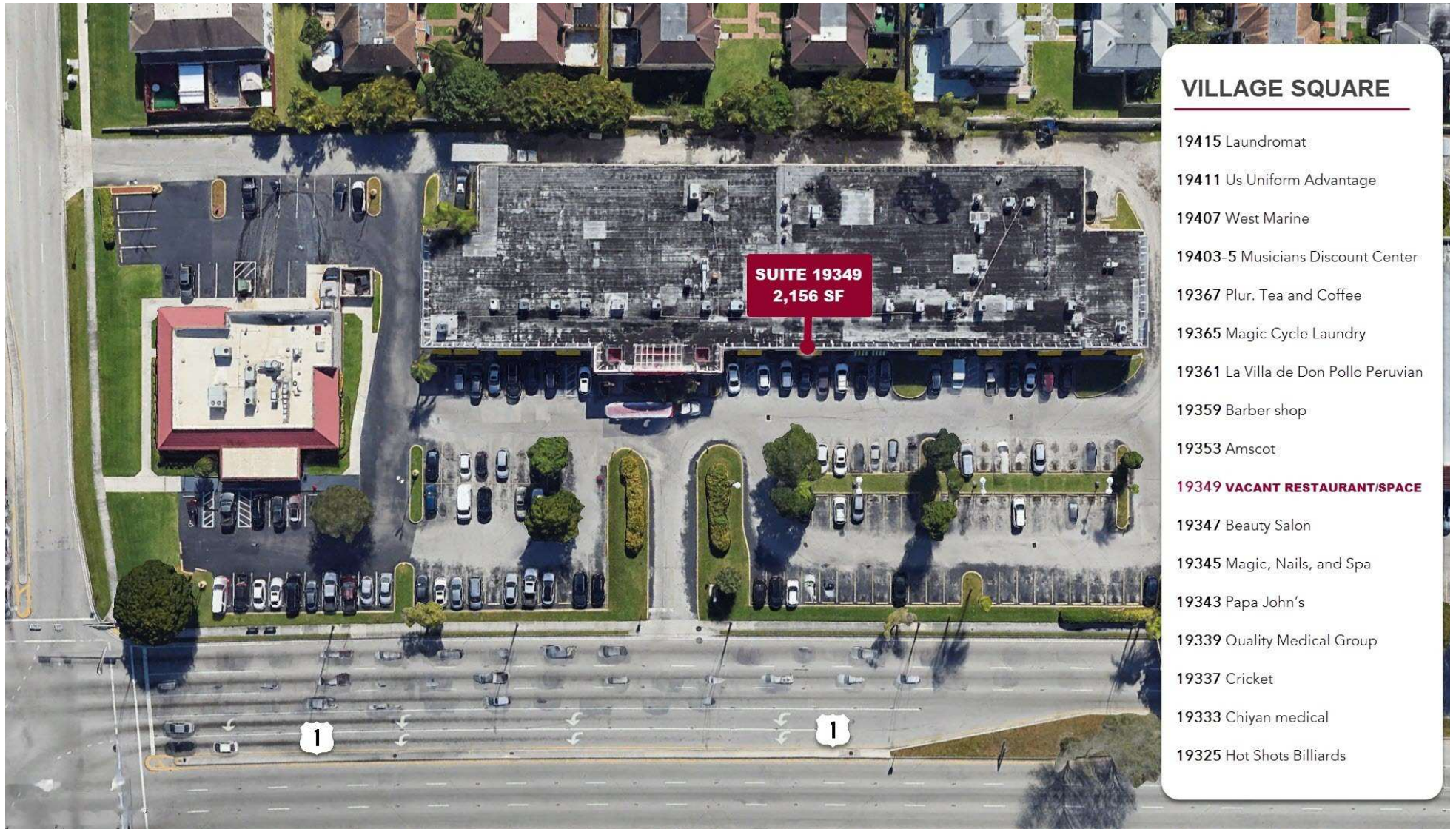


# ADDITIONAL PHOTOS



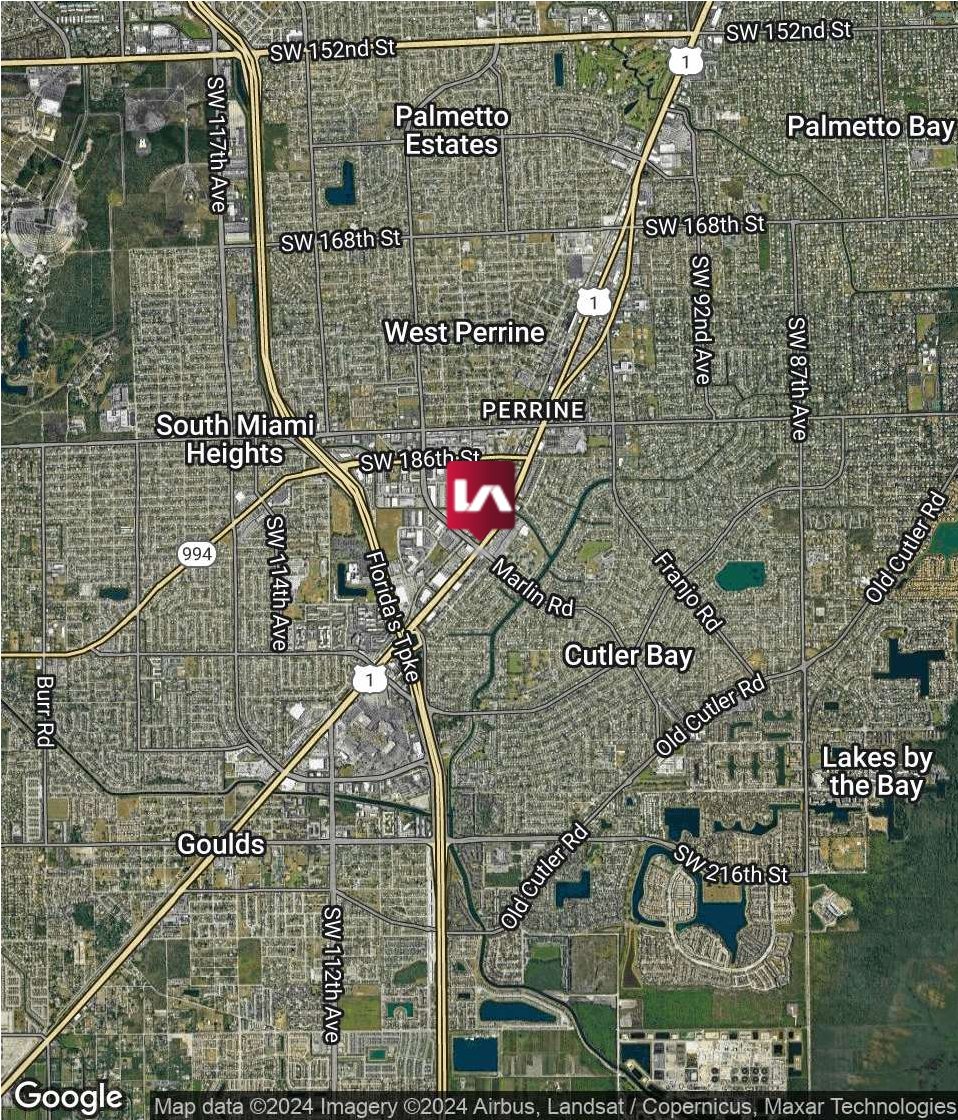


# VILLAGE SQUARE





# REGIONAL MAP



## LOCATION OVERVIEW

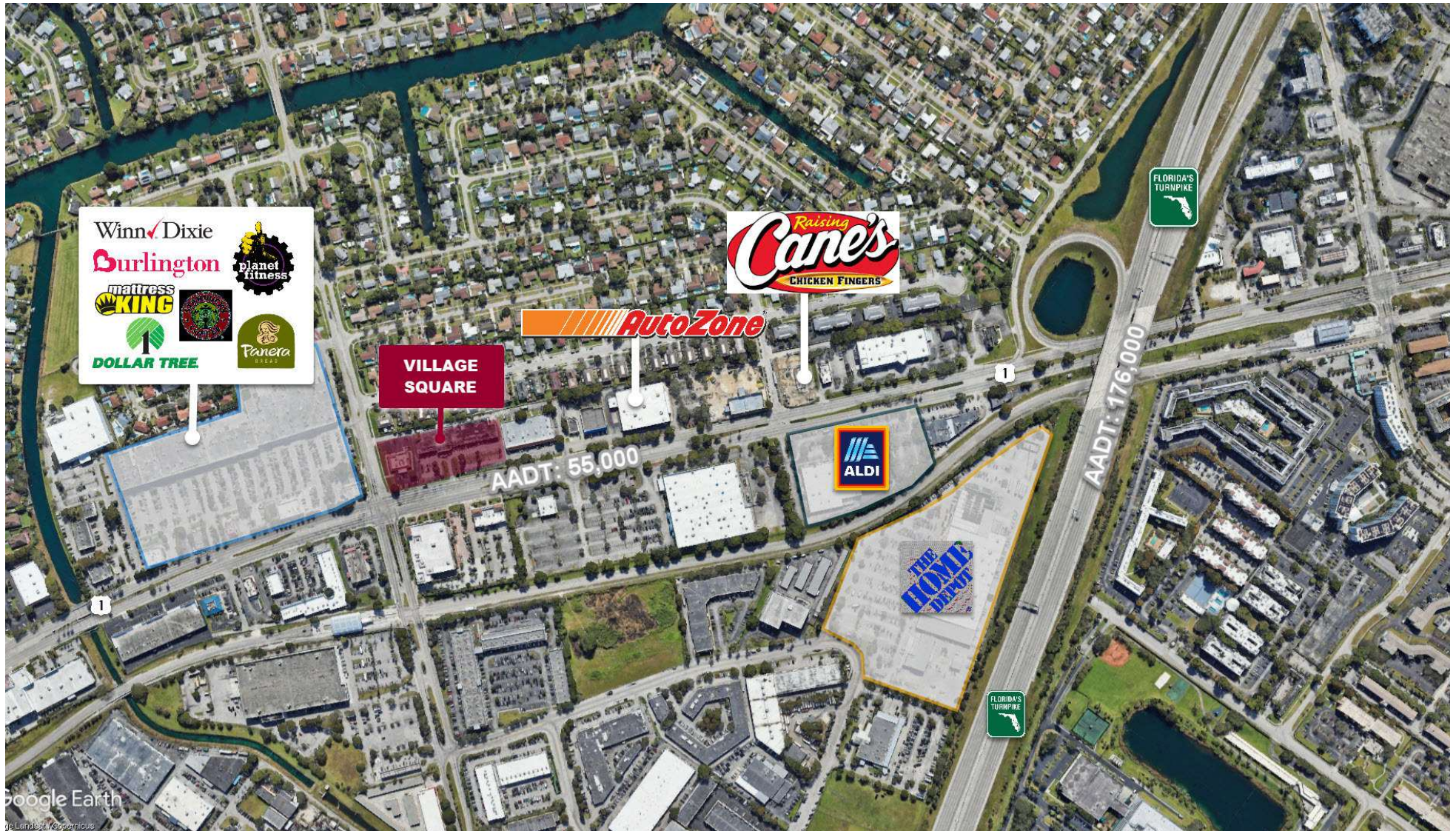
Situated in the dynamic Cutler Bay area along S Dixie Highway, the property enjoys high exposure with approximately 55,000 vehicles passing by daily. Its proximity to major highways and a growing retail landscape, including a new Costco nearby, enhances its visibility and accessibility.

## CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	55,000
SUBMARKET:	South Dade
CROSS STREETS:	SW 19500 Blk NW



# AREA OVERVIEW





# DEMOGRAPHIC PROFILE

## KEY FACTS



**135,909**  
Total Population



**\$97,112**  
Average Household Income

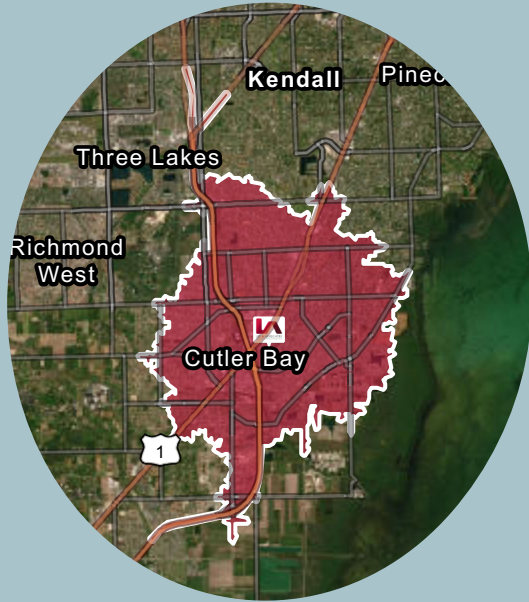


**41.3**  
Median Age



**3.0**  
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



**\$2,089**  
Apparel



**\$3,367**  
Dining Out

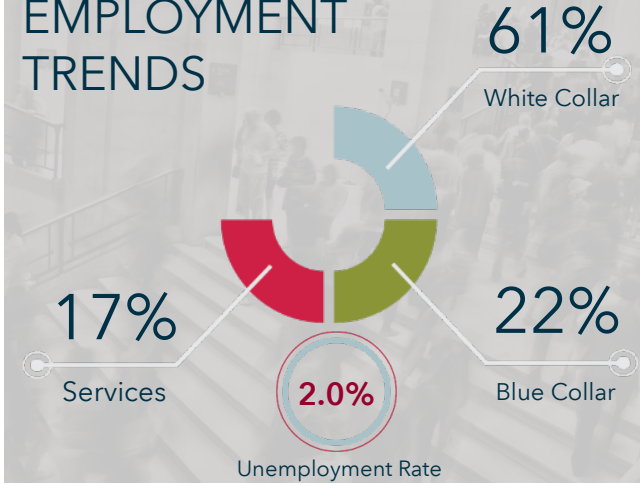


**\$6,348**  
Groceries



**\$6,104**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**4,803**  
Total Businesses



**31,622**  
Total Employees



**4,819,465,556**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION





# DEMOGRAPHIC PROFILE

## KEY FACTS



**327,313**  
Total Population



**\$112,113**  
Average Household Income

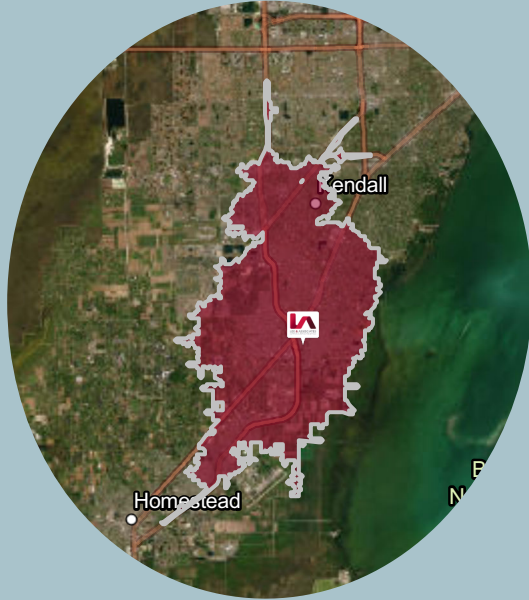


**40.5**  
Median Age



**3.0**  
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



**\$2,389**  
Apparel



**\$3,856**  
Dining Out

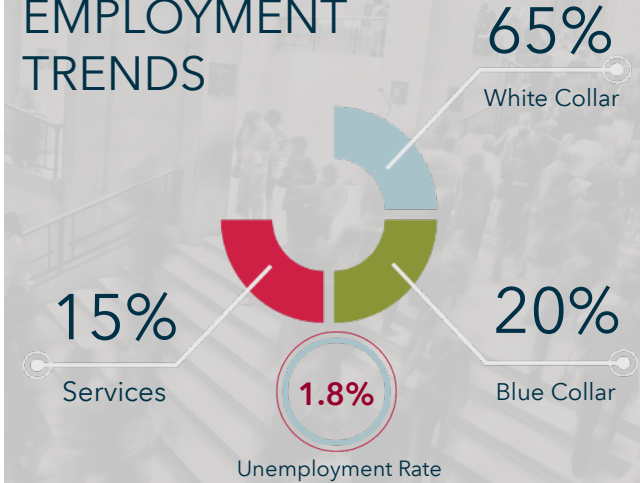


**\$7,257**  
Groceries



**\$7,029**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**12,314**  
Total Businesses



**87,916**  
Total Employees



**13,206,642,497**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION





# DEMOGRAPHIC PROFILE

## KEY FACTS



**640,798**  
Total Population



**\$115,168**  
Average Household Income

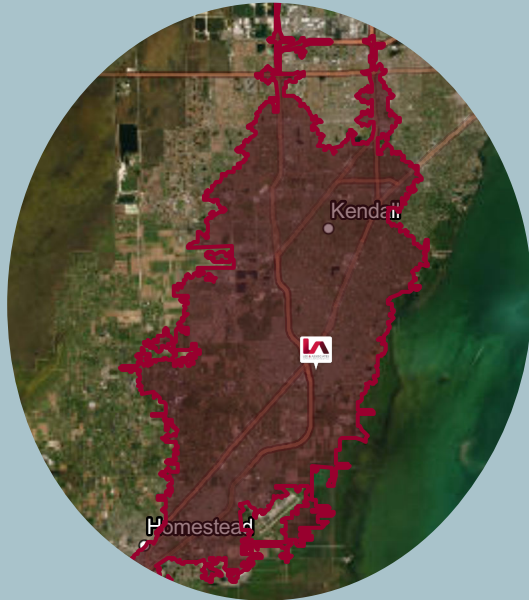


**41.0**  
Median Age



**2.9**  
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



**\$2,452**  
Apparel



**\$3,961**  
Dining Out

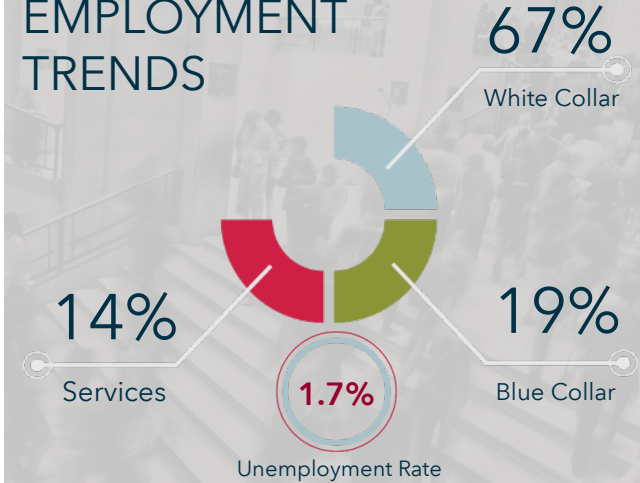


**\$7,446**  
Groceries



**\$7,189**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**32,116**  
Total Businesses



**242,462**  
Total Employees



**37,239,270,795**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION

