

**NEW CONSTRUCTION MIXED-USE RETAIL**

# RETAIL AT DADELAND

9300 South Dixie Highway

DADELAND MIAMI | FLORIDA

**±2,000 - 5,971 SF**  
FOR LEASE



ARTIST'S RENDERING

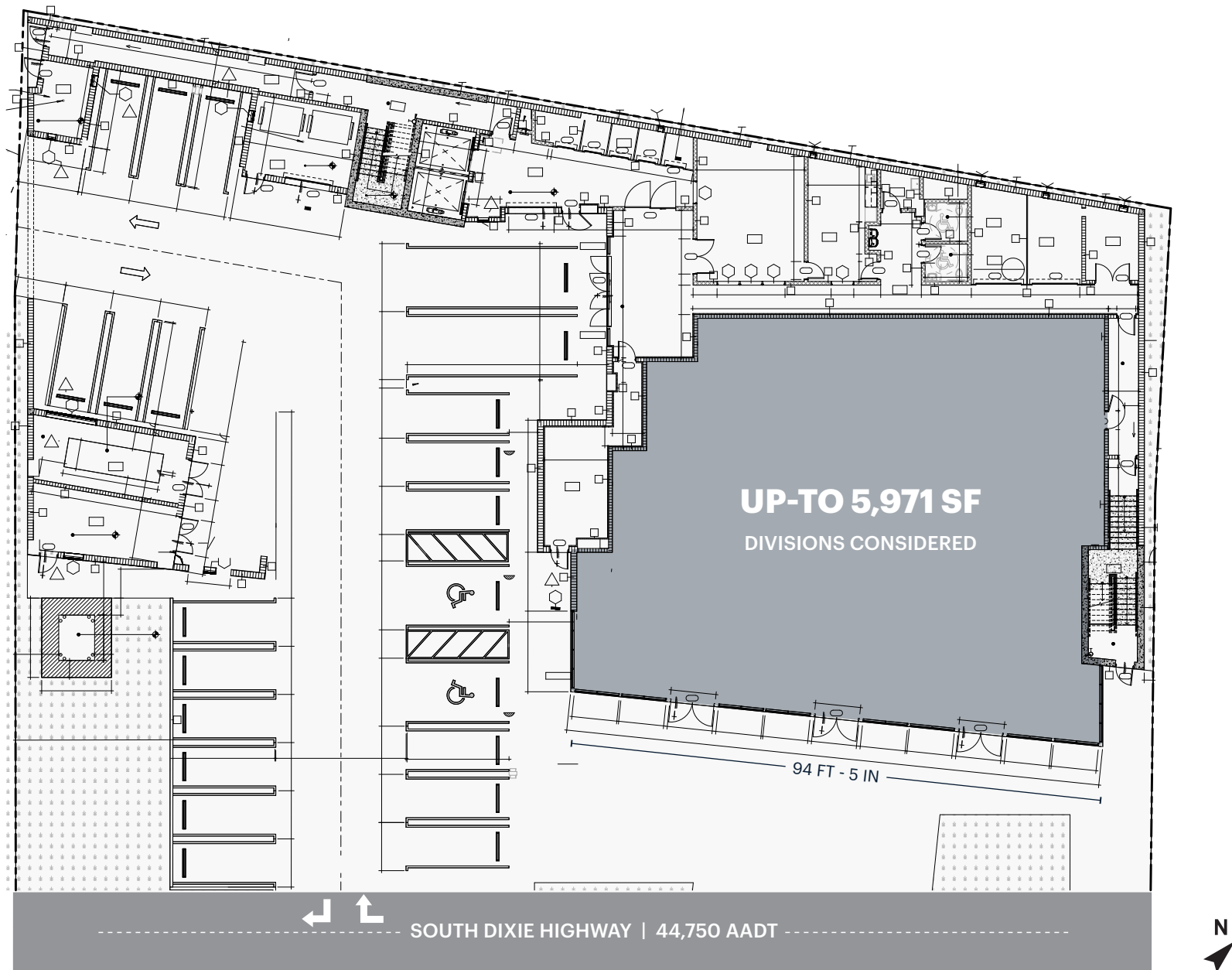
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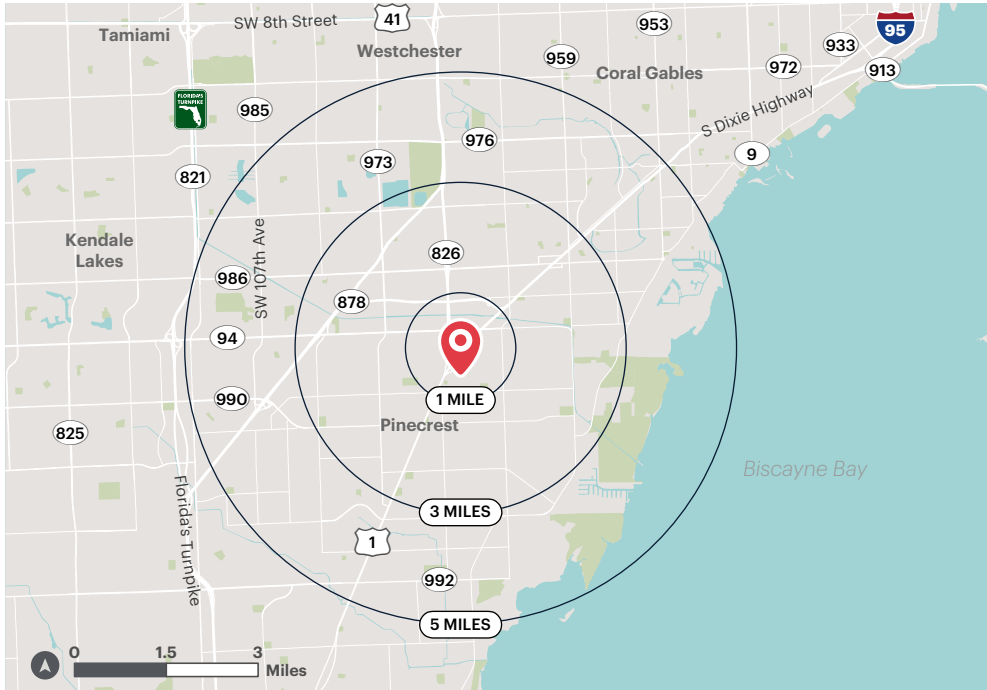
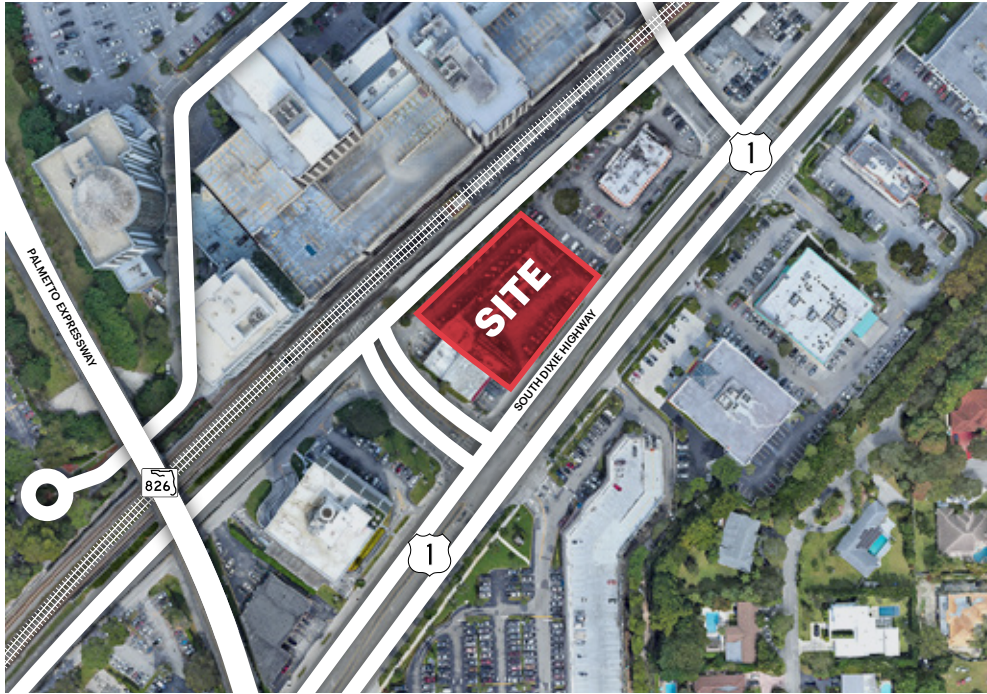
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## FLOOR PLAN







## SPACE DETAILS

### SIZE

5,971 SF (divisible)

### FRONTAGE

Approx. 94 FT on S Dixie Highway

### RENT

\$60.00 PSF NNN

### TERM

10 years

### POSSESSION

September 2026

### CEILING HEIGHTS

17 FT

### DELIVERY CONDITION

Vanilla Shell

### PARKING

Dedicated, adjacent to space

### COMMENTS

Located at the base of a newly developed self storage facility  
Fronting S. Dixie Highway which has 44,750 AADT

## DEMOGRAPHICS

### TOTAL POPULATION

1 mile	24,545
3 mile	97,746
5 mile	287,207

### TOTAL HOUSEHOLDS

1 mile	12,284
3 mile	38,827
5 mile	106,483

### MEDIAN HH INCOME

1 mile	\$77,224
3 mile	\$111,091
5 mile	\$104,838

### MEDIAN HOME VALUE

1 mile	\$625,446
3 mile	\$761,935
5 mile	\$644,752

### MEDIAN AGE

1 mile	39.4
3 mile	42.2
5 mile	44.0

### TOTAL BUSINESSES

1 mile	2,649
3 mile	9,534
5 mile	19,906

### DAYTIME POPULATION

1 mile	32,451
3 mile	143,029
5 mile	333,604

### UNEMPLOYMENT RATE

1 mile	1.1%
3 mile	1.1%
5 mile	1.2%



## MARKET AERIAL

