

Retail



# Premium Location for Home & Furniture Retailers

## FOR LEASE

9855 South Dixie Highway | Pinecrest, FL 33156

Total Available: **13,001 SF**

Lease Rate & Type: **\$34.00 PSF, NNN**

For More Information

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For more listings visit: [naimia-ftl.com/properties](http://naimia-ftl.com/properties)

**NAI** Miami  
Fort Lauderdale

# Premium Location for Home & Furniture Retailers

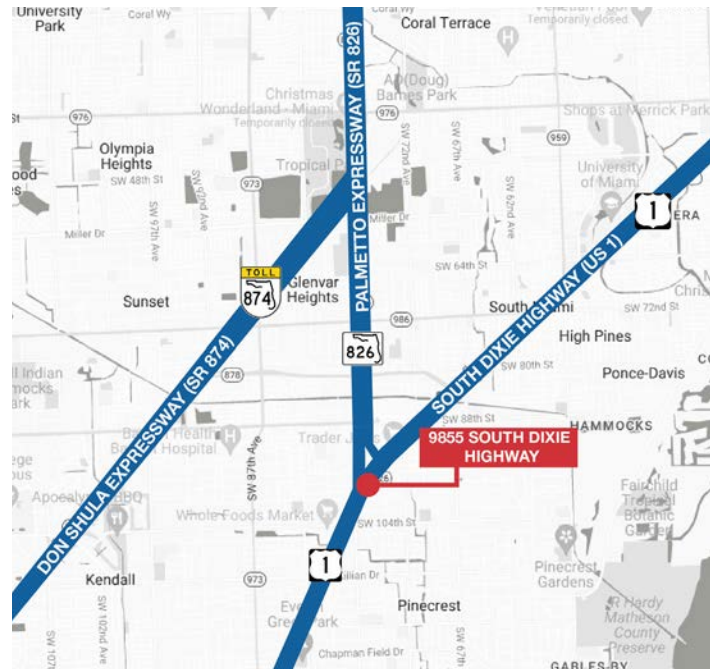
9855 South Dixie Highway | Pinecrest, FL 33156

## Property Features

- 13,001 SF of retail space available
- \$34.00 PSF, NNN
- Two-story retail/showroom
- Prominent pylon and façade signage

## Location Features

- **High Traffic Visibility:** Positioned on one of Southeast Florida's busiest corridors, ensuring maximum exposure for any business.
- **Strategic Proximity to Affluent Neighborhoods:** Located near affluent residential areas, providing access to a high-income customer base.
- **Surrounded by Commercial Activity:** Located in a vibrant commercial area, benefiting from the synergy with nearby businesses and consumer traffic.

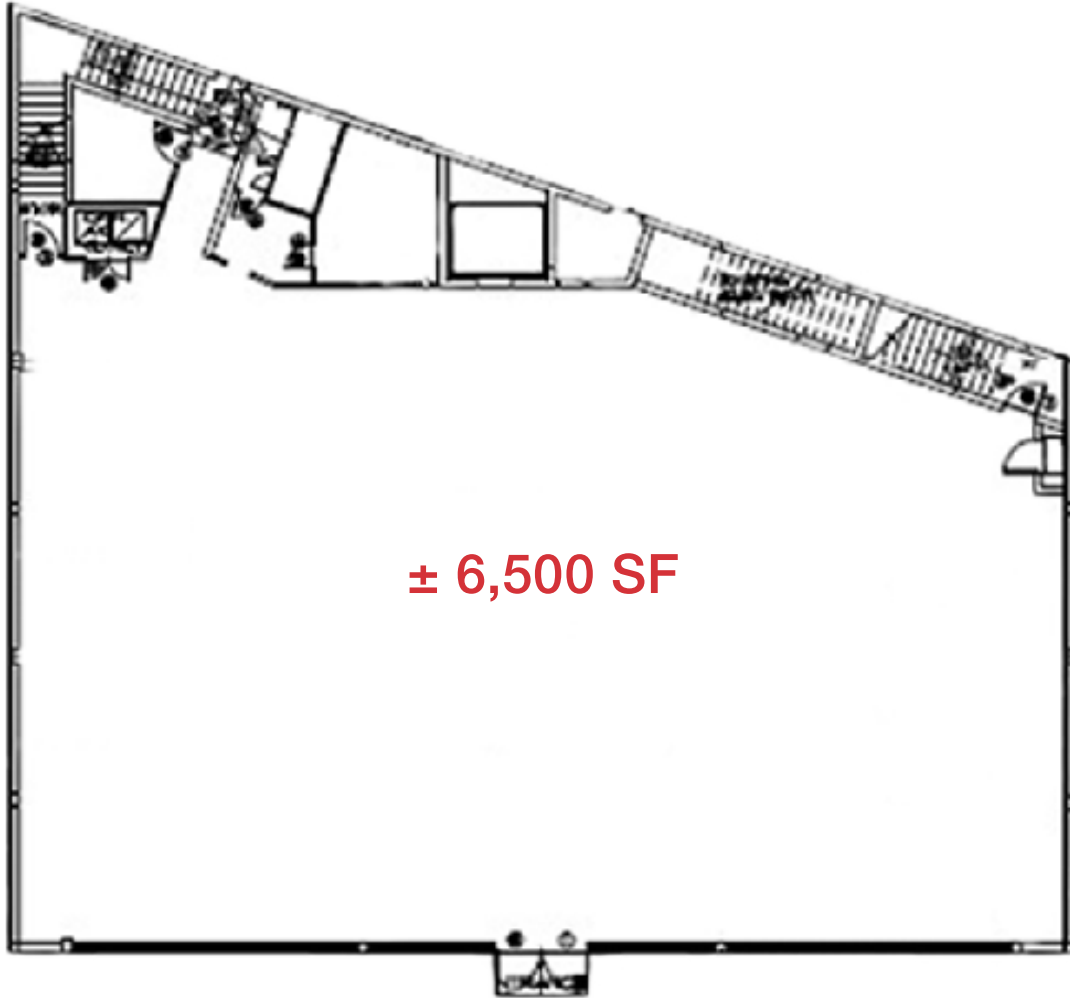


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# Floor Plan

9855 South Dixie Highway | Pinecrest, FL 33156

## Ground Floor



$\pm 6,500$  SF

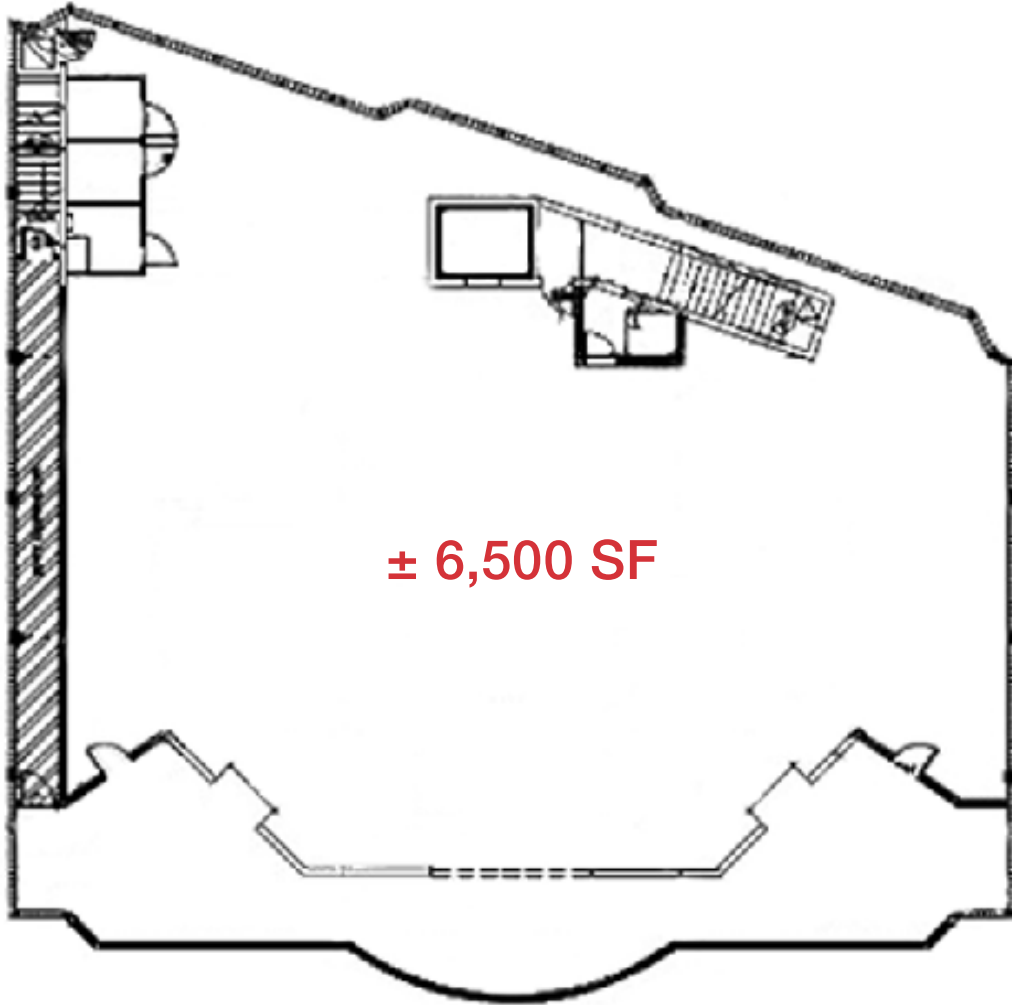
**FRONT**

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# Floor Plan

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## Second Floor

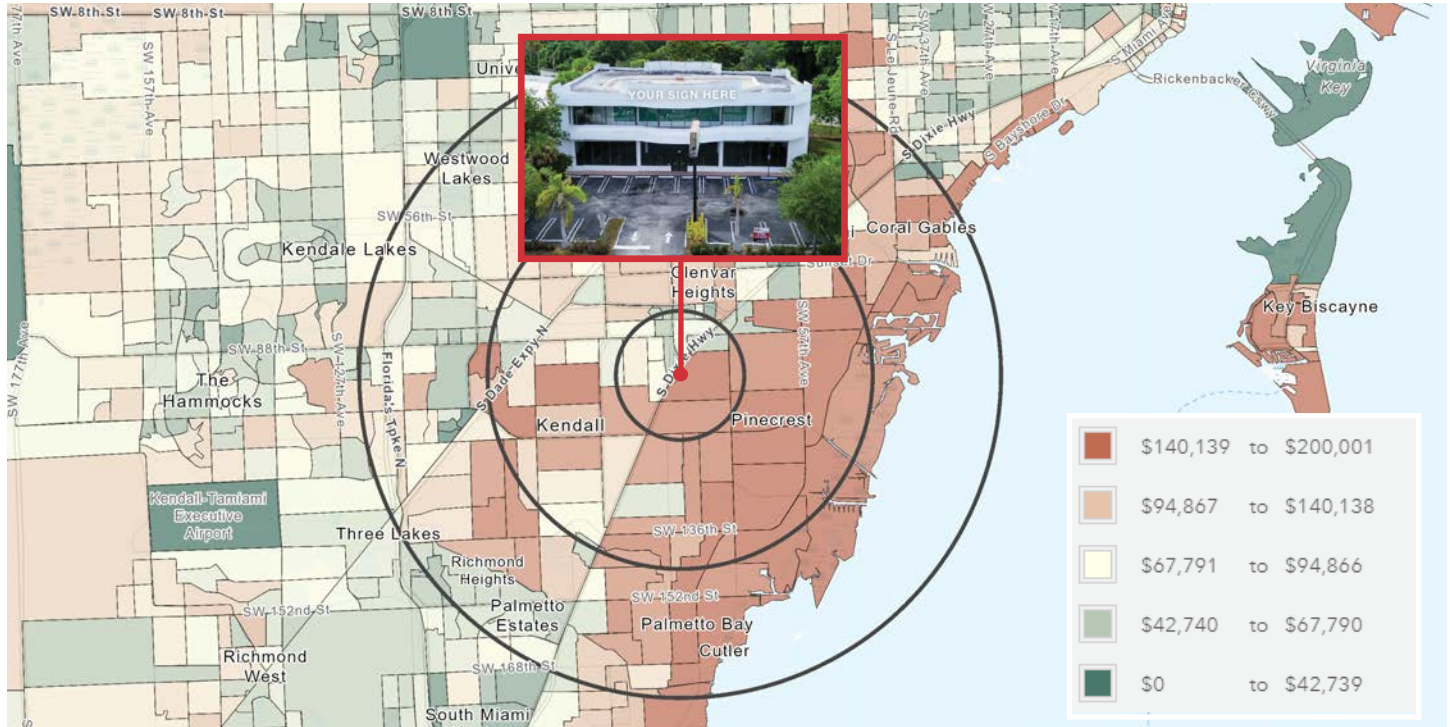


**± 6,500 SF**

**FRONT**

# Demographics and Traffic Counts

9855 South Dixie Highway | Pinecrest, FL 33156



## Demographic Summary



RADIUS

1 Mile    3 Miles    5 Miles

Population	17,895	95,062	277,345
Households	8,166	37,693	101,747
Families	4,711	24,868	72,345
Average Household Size	2.19	2.5	2.66
Median Age	40.9	42.4	43.1
Median Household Income	\$79,476	\$95,961	\$89,250
Average Household Income	\$132,768	\$159,455	\$144,718



**Walkability Score**  
81  
(Very Walkable)



**Transit Score**  
61  
(Good Transit)



## Traffic Counts

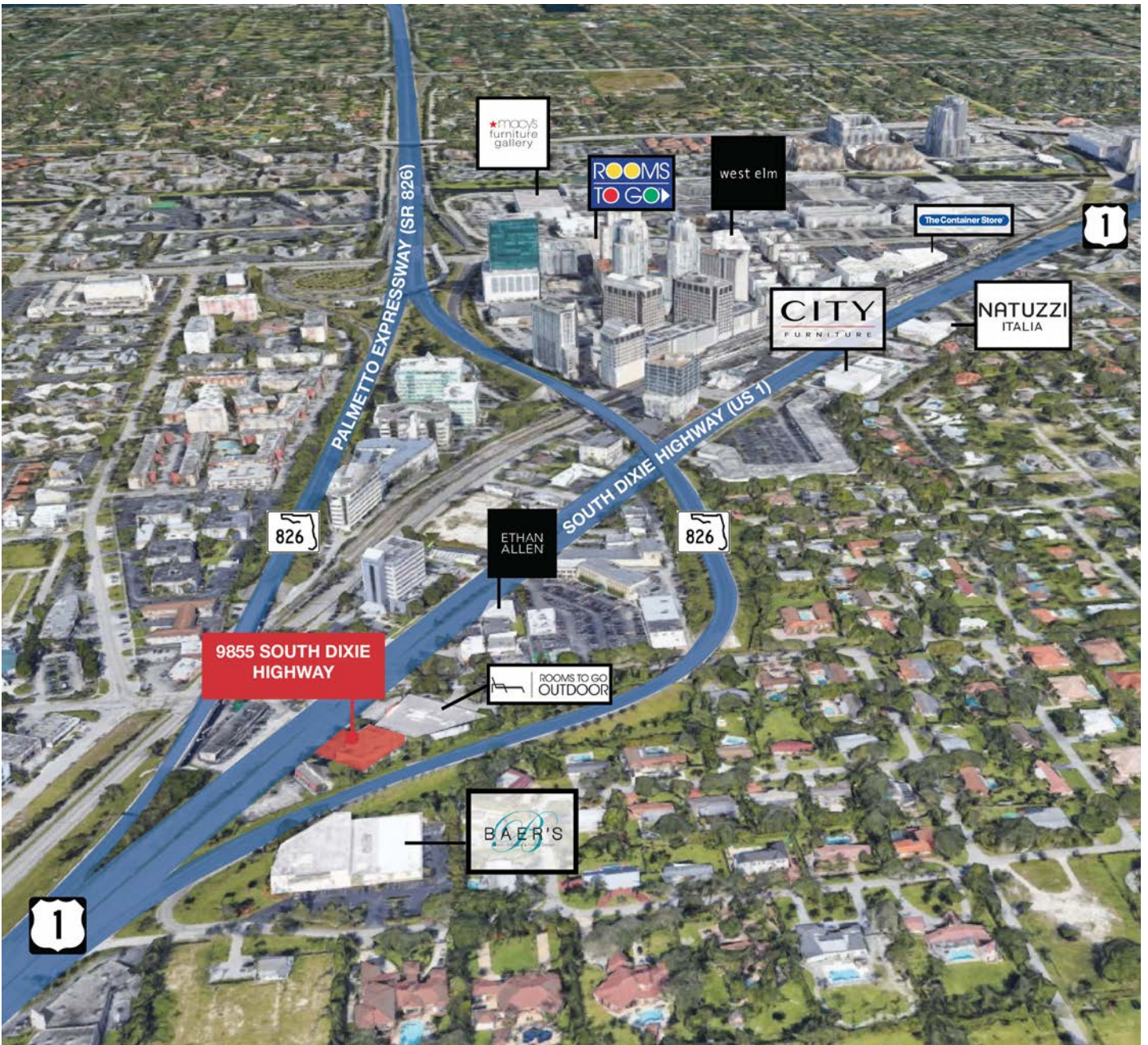


CARS PER DAY

South Dixie Highway (US 1)	43,500
SR-826	62,000
<b>Total</b>	<b>105,500</b>

# Retail Map

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