

GROUND FLOOR FRONTING W DIXIE HIGHWAY
RETAIL FOR LEASE
 1,399 SF – 4,500 SF | 20' CEILINGS
 RESTAURANT READY SPACES
 LARGE OUTDOOR SEATING FIELDS
DELIVERING MARCH 2025

A PROJECT BY



16955 – 17071 WEST DIXIE HIGHWAY NORTH MIAMI BEACH, FL 33160

PROPERTY DETAILS

533,835-square-foot, nine-story mixed-use development with **375 luxury rental units and 17,000 square feet of retail space.**

Delivering March 2025.

Situated in the **Aventura area** directly on the West Dixie Corridor.

Located on West Dixie alongside **Lettuce and Tomato, Krudo, Yakko Bistro and Mazzi Cucina.**

Located adjacent to high-performing restaurants, **Morton's, P.F. Chang's and Houston's.**

±9,000 SF outdoor terrace.

Valet station, ample covered parking & additional surface parking.



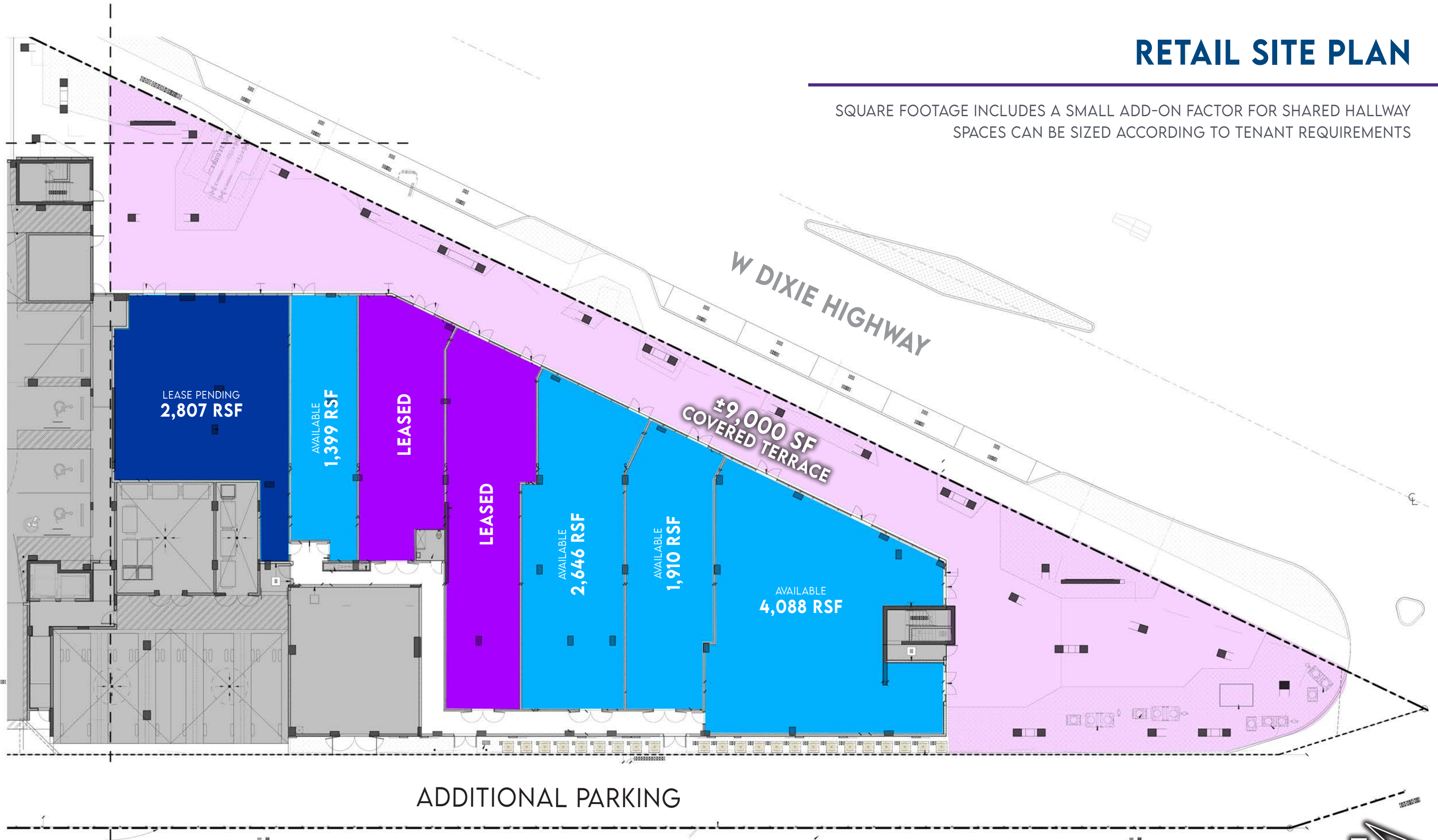
SUNNY ISLES BEACH



JUDGE ARTHUR
SNYDER
TENNIS CENTER

RETAIL SITE PLAN

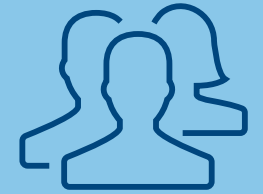
SQUARE FOOTAGE INCLUDES A SMALL ADD-ON FACTOR FOR SHARED HALLWAY
SPACES CAN BE SIZED ACCORDING TO TENANT REQUIREMENTS



LOCATION AERIAL

DEMOGRAPHICS

Greater Aventura and Sunny Isles areas
East of W Dixie Highway



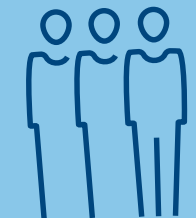
71,009

Total Population
(2023)



\$110,974

Average Household Income
(2023)

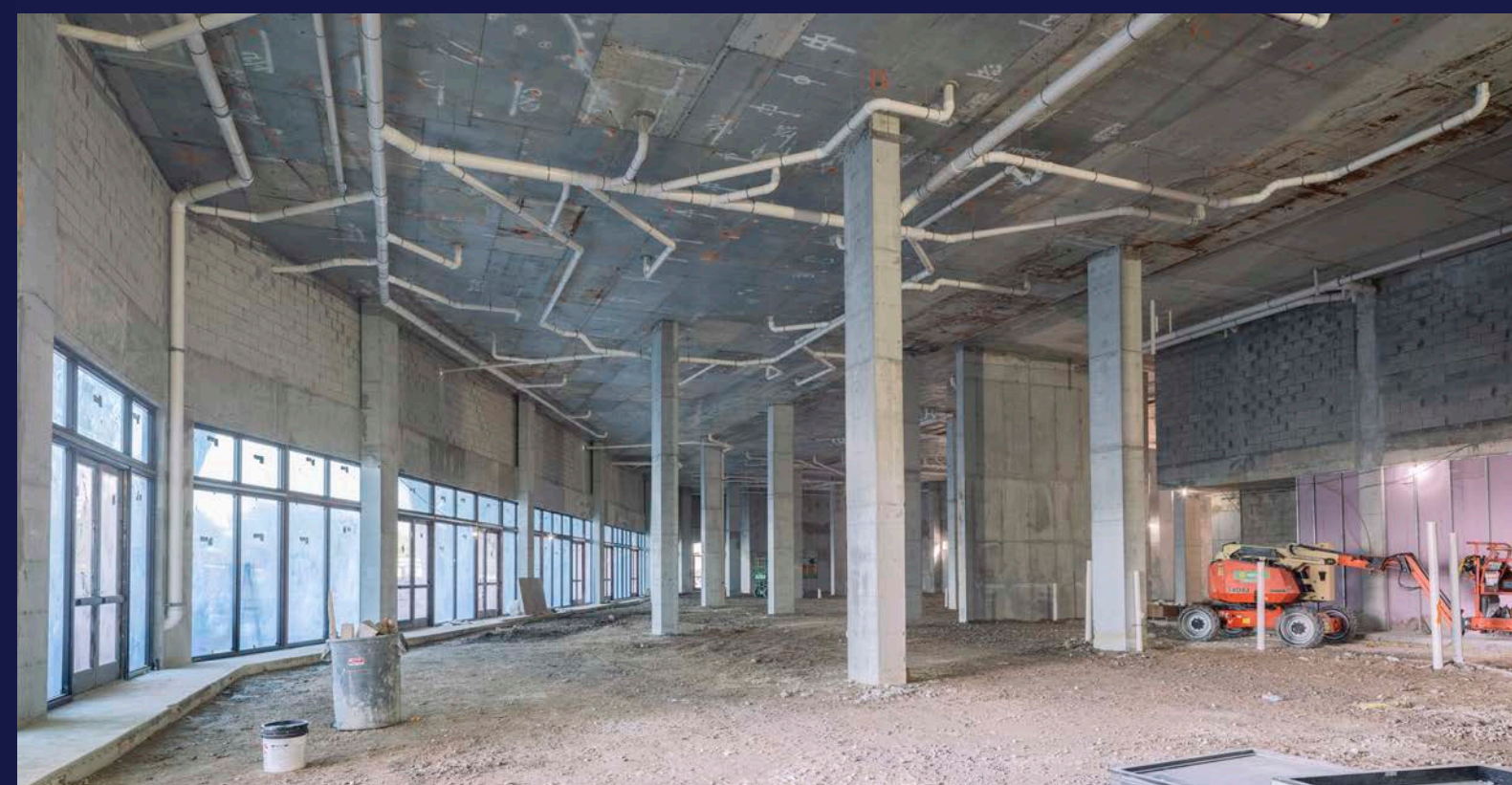


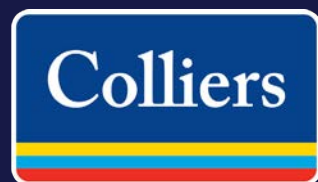
43,000

Total Employees
(2023)



PROGRESS PHOTOS
RETAIL SPACES ON GROUND FLOOR





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*The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted, or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction.

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