

FOR SALE

10175 S. DIXIE HIGHWAY - PINECREST, FLORIDA

+/- 14,000 SF Freestanding Building



About this Unique Property

Located directly on South Dixie Highway (US-1) at the entrance ramp to the Palmetto Expressway and where the Palmetto merges in adjoining all traffic onto S bound US-1 with over 100k vpd. This +/-14,000 sf building has tremendous exposure and unbelievable signage. Ideal for Owner User with the opportunity to be Owner-Investor as this building can be subdivided into 1,200 – 3,600 sf Retail units that have 21' high ceilings with independent front & rear doors, signage above their storefront, independent restrooms and electrical panels. The rear elevated portion of the building is +/- 6,400 sf with a +/- 2,000 sf glass mezzanine overlooking the sales floor. Property has 45 dedicated parking spaces. Zoned Commercial – Lot Size: 35,640 SF

RETAIL – SHOWROOM - MEDICAL - OFFICE

Contact Listing Agent

Lawrence Suchman

Licensed Broker

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mobile: 305.632.1000

SUCHMAN
RETAIL GROUP

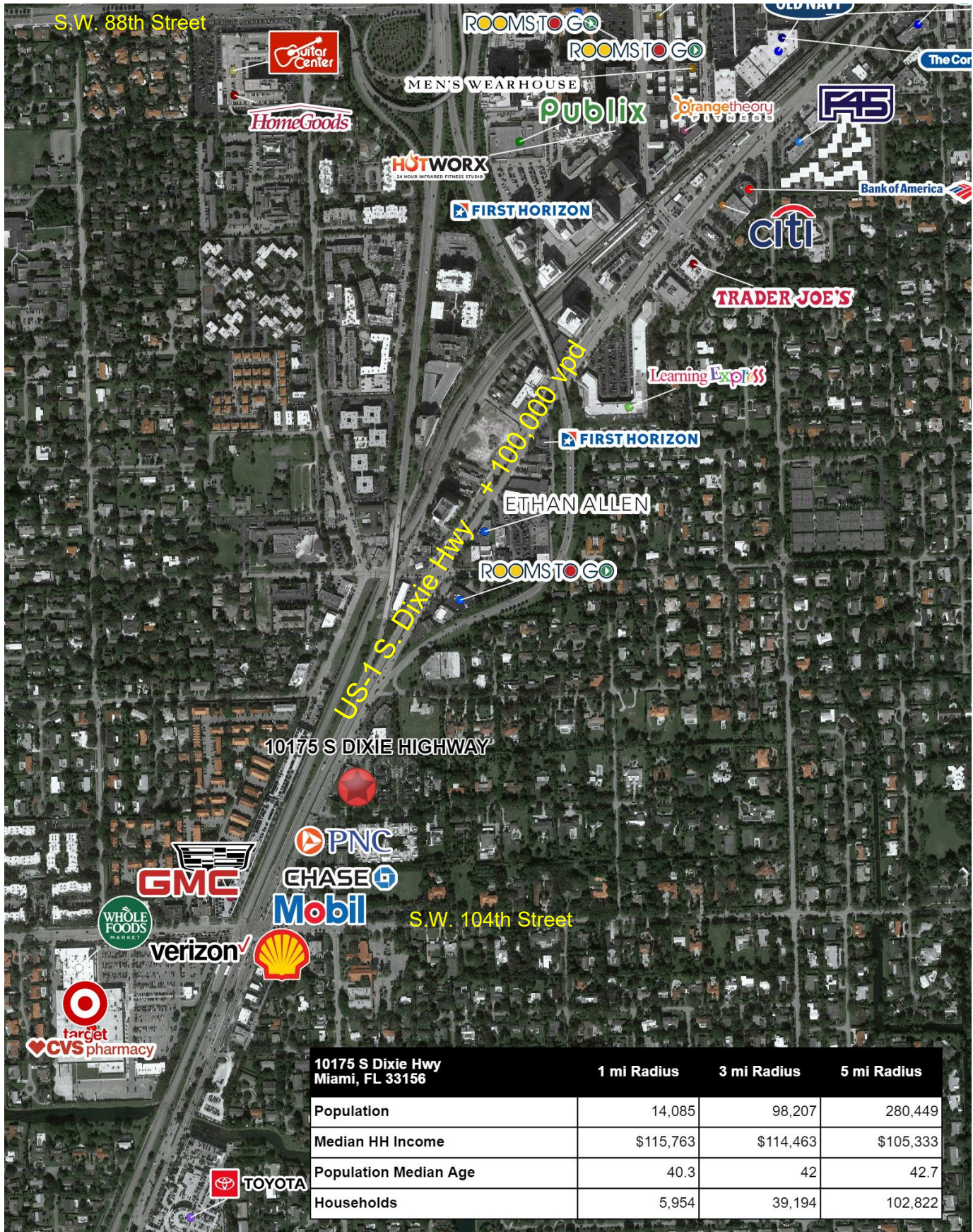
Ana Vega-Garcia

Broker Associate

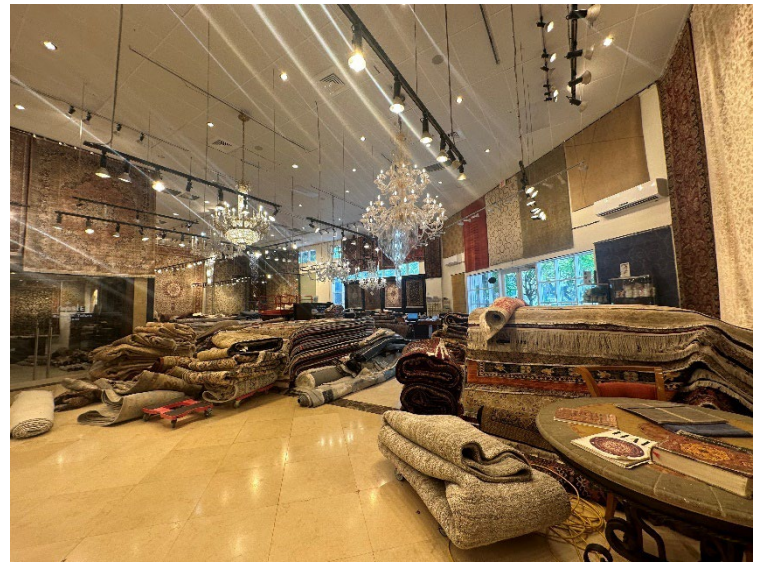
ana@suchmangroup.com

mobile: 305.345.6562

Aerial Map + Demos



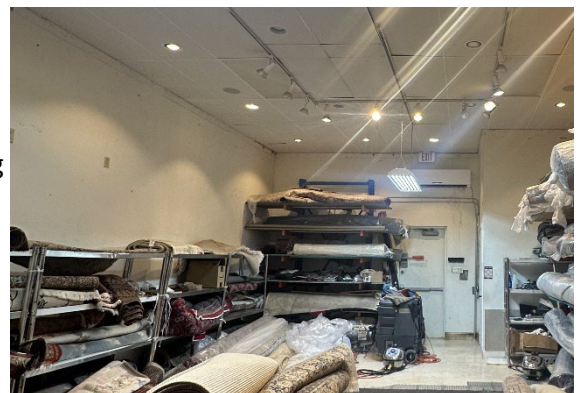
Images of Interior



Images Above: Large Retail Area, very high ceilings and windows for natural light, entrance double doors, large rear entry and receiving area, independent restrooms and glass mezzanine above overlooking retail floor.



Left Image: Opening between all 5 Bays
Interior walls are constructed only opening needs to be closed off.



Right Image: Rear Exit Door, Panel and Restrooms in place.



Site Plan

LOT SIZE: 35,640 SF

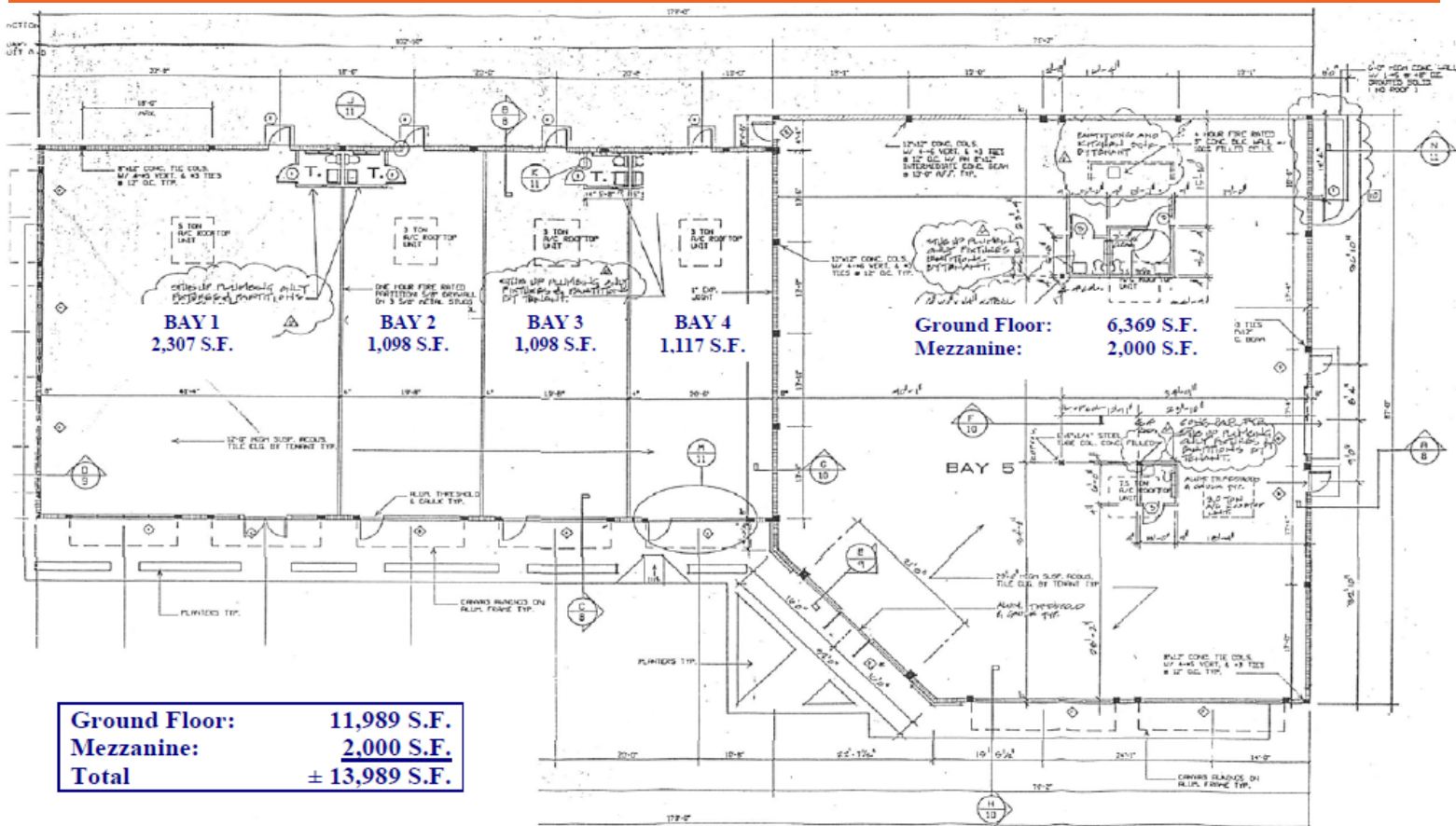
ZONED BU1-A Village of Pinecrest 6200 COMMERCIAL

Receiving Area with Large Gated Opening

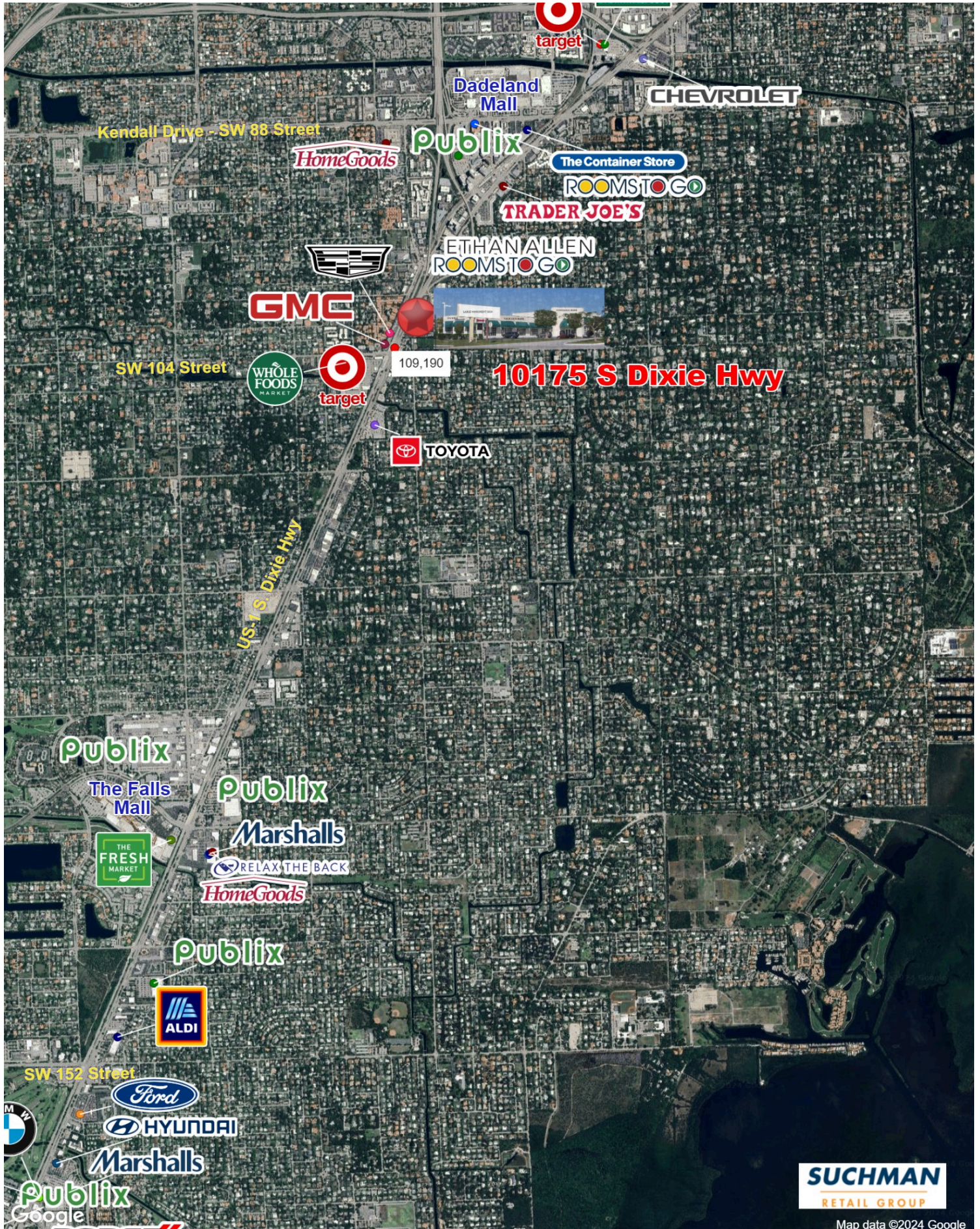


This property can be easily subdivided into 5 bays all infrastructure in place with small openings that need to be closed off. Immediate Income.

Floor Plan



Aerial Map with Merchants



Demographics

10175 S Dixie Hwy
Miami, FL 33156

1 mi radius

3 mi radius

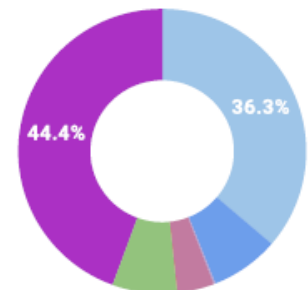
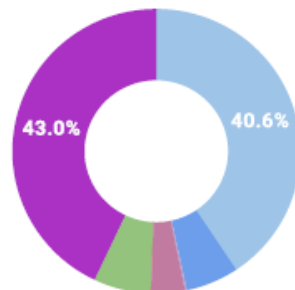
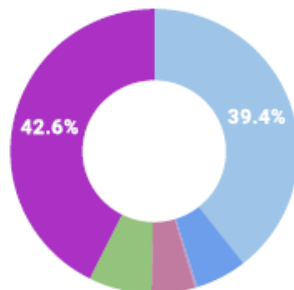
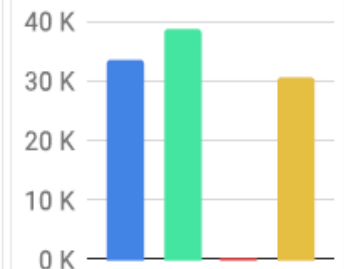
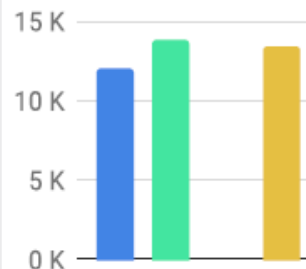
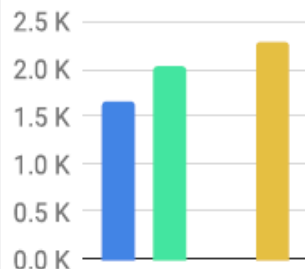
5 mi radius

Population

Estimated Population (2023)	14,085	98,207	280,449
Projected Population (2028)	14,327	104,285	301,766
Census Population (2020)	14,443	98,677	280,887
Census Population (2010)	13,345	91,741	272,430
Projected Annual Growth (2023-2028)	242 0.3%	6,078 1.2%	21,317 1.5%
Historical Annual Growth (2020-2023)	-358 -0.8%	-470 -0.2%	-438 -
Historical Annual Growth (2010-2020)	1,098 0.8%	6,937 0.8%	8,457 0.3%
Estimated Population Density (2023)	4,486 psm	3,475 psm	3,572 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Household Income (2023)

Estimated Average Household Income	\$172,056	\$177,602	\$156,655
Estimated Median Household Income	\$115,763	\$114,463	\$105,333
HH Income Under \$10,000	400 6.7%	2,198 5.6%	5,727 5.6%
HH Income \$10,000 to \$34,999	825 13.8%	5,689 14.5%	16,106 15.7%
HH Income \$35,000 to \$49,999	415 7.0%	3,121 8.0%	8,601 8.4%
HH Income \$50,000 to \$74,999	646 10.8%	5,135 13.1%	14,137 13.7%
HH Income \$75,000 to \$99,999	622 10.4%	3,518 9.0%	10,060 9.8%
HH Income \$100,000 to \$149,999	967 16.2%	5,747 14.7%	16,407 16.0%
HH Income \$150,000 or More	2,081 34.9%	13,785 35.2%	31,783 30.9%



White

Black or African American

American Indian or Alaskan Native

Asian

Hawaiian or Pacific Islander

Other Race

2+ Races