



Retail

DADELAND MALL

DOWNTOWN DADELAND

DOWNTOWN MIAMI

PALMETTO EXPRESSWAY

826

BUSWAY

S MIAMI-DADE

S. DIXIE HIGHWAY (US 1)

1



9799 S Dixie Hwy

826

Freestanding Retail Opportunity on S. Dixie Highway (US 1)

FOR SALE

9799 South Dixie Highway | Pinecrest, FL 33156

Lot Size: 16,091 SF
Building Size: 3,604 SF
Sale Price: \$4,500,000.00

For More Information

Jeremy S. Larkin
+1 786 260 0402
jlarkin@naimiami.com

Valentina Tawil
+1 786 973 9046
vtawil@naimiami.com

James M. Schiff
+1 305 803 3031
jim@jmschiffllaw.com



naimia-ftl.com/properties



Freestanding Retail Opportunity

9799 South Dixie Highway | Pinecrest, FL 33156

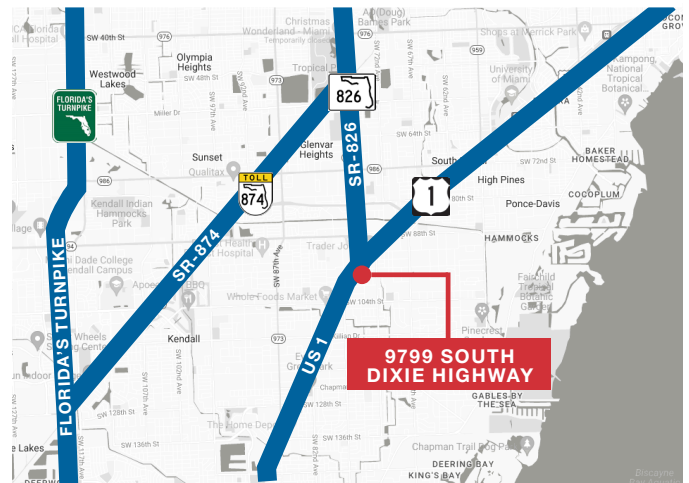


Property Features

- South Dixie Highway (US 1) frontage
- Well-maintained building
- Rare opportunity in Pinecrest, FL
- Ample free parking
- BU-1 zoning, Restricted Commercial Development, Village of Pinecrest, FL

Location Features

- Strategically located business hub with high exposure
- Immediate access to major transportation arteries (South Dixie Highway, SR-826)
- Walk to Metrorail, shopping and eateries



Traffic Count



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



Jeremy S. Larkin
+1 786 260 0402
jlarkin@naimiami.com

Valentina Tawil
+1 786 973 9046
vtawil@naimiami.com

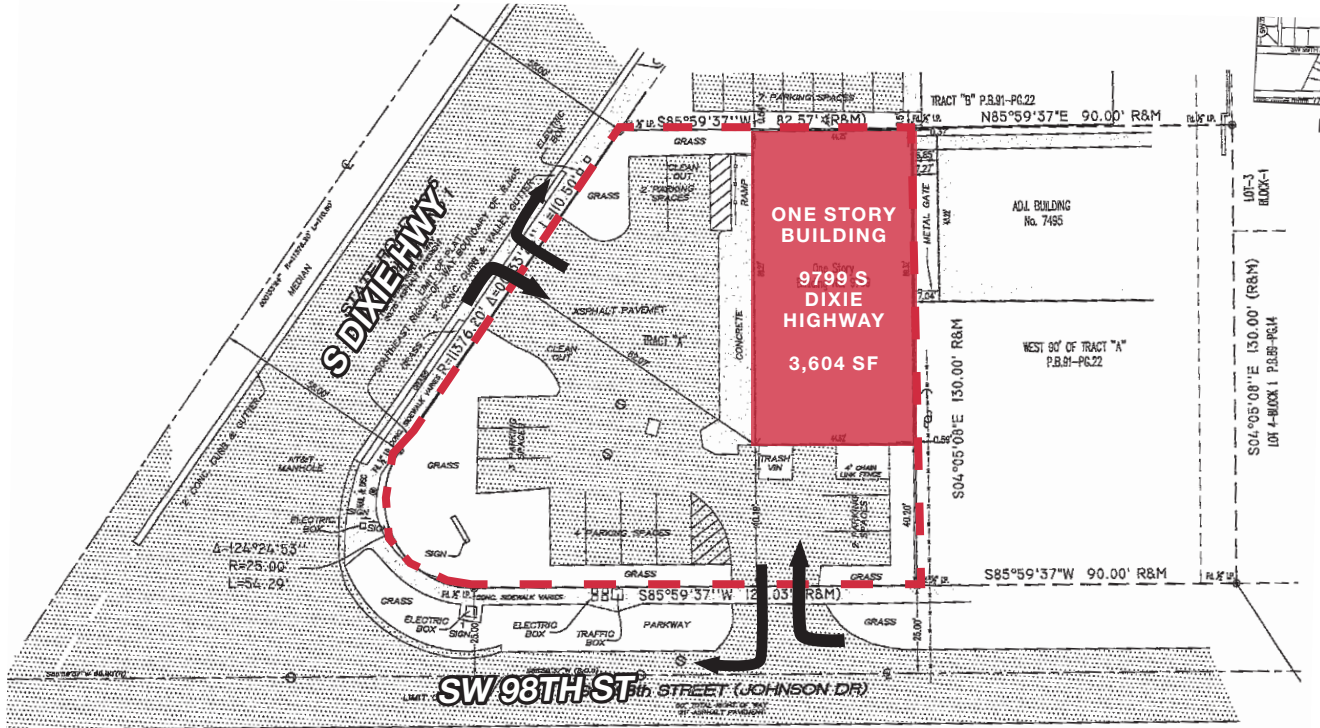


James M. Schiff
+1 305 803 3031
jim@jmschiffllaw.com

Survey

9799 South Dixie Highway | Pinecrest, FL 33156

16,091 SF AVAILABLE



NAI Miami
Fort Lauderdale

Jeremy S. Larkin
+1 786 260 0402
jlarkin@naimiami.com

Valentina Tawil
+1 786 973 9046
vtawil@naimiami.com

KIRILAUSCAS
& ASSOCIATES
REALTY

James M. Schiff
+1 305 803 3031
jim@jmschiffllaw.com

Retail Map

9799 South Dixie Highway | Pinecrest, FL 33156



DADELAND MALL
 A SIMON MALL

CANTINA **CATRINA** **The Cheesecake Factory** **Chick-fil-A**

CVI.CHE 105 **SHAKE SHACK**

PURA VIDA **Earls NORTH** **ITALIA**
 KITCHEN • BAR

TEXAS de BRAZIL **POPEYES** **PEI WEI**
 CHURRASCARIA STEAKHOUSE **LOUISIANA** **ASIAN EXPRESS**

SUSHI
Panera BREAD **LIME**
 FRESH MEXICAN GRILL

Bank of America

AMERANT

Dr. JIM'S **NOTHING bundt CAKES**
 Cakes & Bars

Jersey Mike's **Miyako**
 SINCE 1976 SUBS JAPANESE STEAK, SEAFOOD & SUSHI BAR

PHO 79 **ROASTERS & TOASTERS**
 New York Deli

FIVE GUYS
 BURGERS and FRIES

TARGET

BOLAY **BURGERFI**

WHOLE FOODS MARKET

ANTHONY'S
 COAL FIRED PIZZA

PNC

NAI Miami
 Fort Lauderdale

Jeremy S. Larkin
 +1 786 260 0402
 jlarkin@naimiami.com

Valentina Tawil
 +1 786 973 9046
 vtawil@naimiami.com

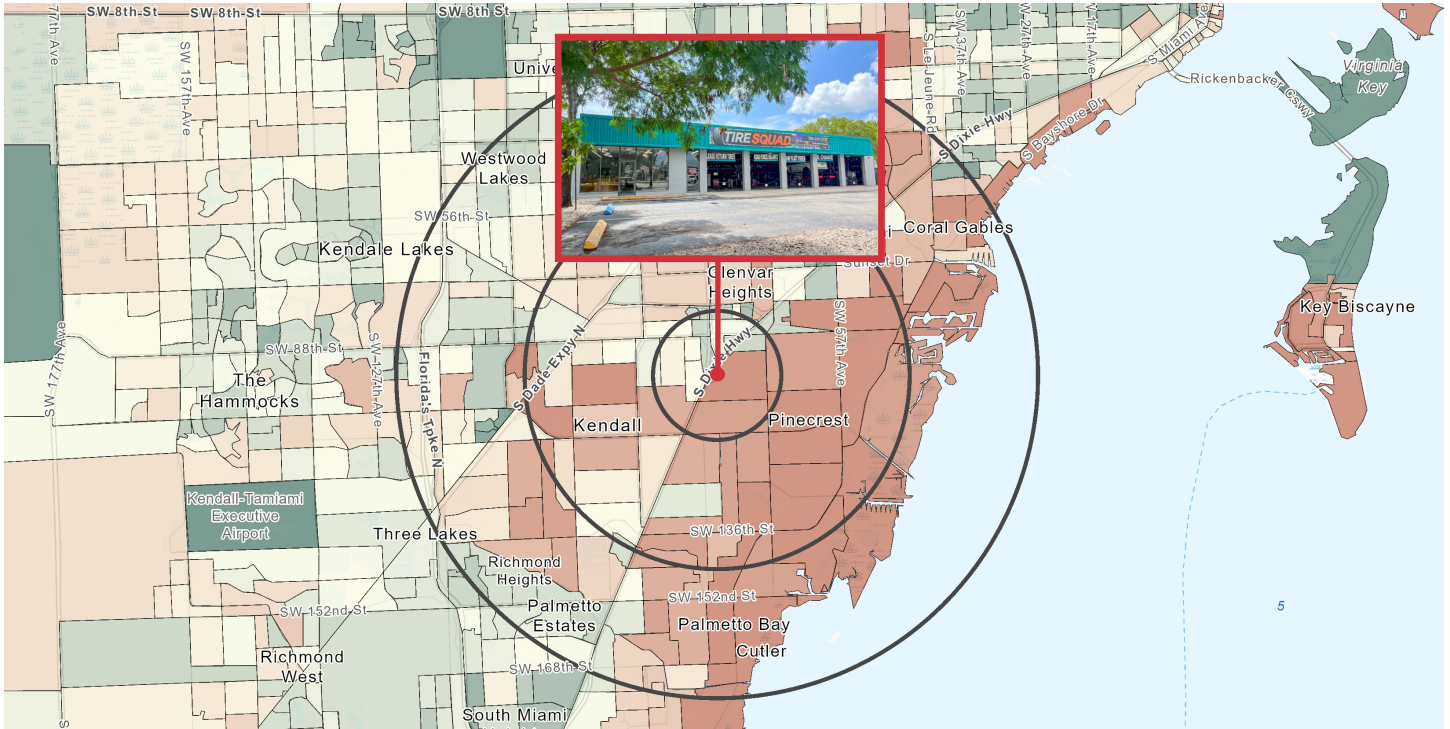
KIRILAUSCAS & ASSOCIATES
 REALTY

James M. Schiff
 +1 305 803 3031
 jim@jmschiffllaw.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Demographics

9799 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)

Average Household Income



Traffic Count



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



Jeremy S. Larkin
+1 786 260 0402
jlarkin@naimiami.com

Valentina Tawil
+1 786 973 9046
vtawil@naimiami.com



James M. Schiff
+1 305 803 3031
jim@jmschiffllaw.com