



Office/  
Retail

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# Coral Reef Plaza

For More Information

Sherry Halstead

+1 305 775 6953

shalstead@naimiami.com

## RETAIL AND OFFICE SPACES FOR LEASE

15315 South Dixie Highway | Palmetto Bay, FL 33157

Lease Rate & Type: **\$30.00-\$42.00 PSF, Full Service & Modified Gross**

Total Traffic Count: **95,500 VPD**

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**NAI** Miami  
Fort Lauderdale

# Coral Reef Plaza

15315 South Dixie Highway | Palmetto Bay, FL 33157

## Property Features

- Immediately available
- Move-in ready
- Rooftop parking - covered walkway connects directly to available offices spaces

## Retail Availability

Suite 15315	1,040 SF	\$42.00 PSF, Modified Gross
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## Office Availability

Suite 300	634 SF	\$30.00 PSF, Full Service
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## Location Features

- South Dixie Highway (US 1) frontage
- Easy access to South Dixie Highway (US 1) and Florida's Turnpike
- New South Miami-Dade Busway right across street



## Traffic Count



Intersection of

South Dixie Highway (US 1) 60,500

SW 152nd Street 35,000

**Total 95,500**

# Aerial Map

15315 South Dixie Highway | Palmetto Bay, FL 33157



## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	12,741	95,821	295,100
Households	4,819	31,929	105,229
Average Household Income	\$153,390	\$162,011	\$130,844
Employees	6,339	40,936	140,934

## Walkability Score



**83**

Very Walkable

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9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

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