



Office/
Retail

Coral Reef Plaza

For More Information

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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

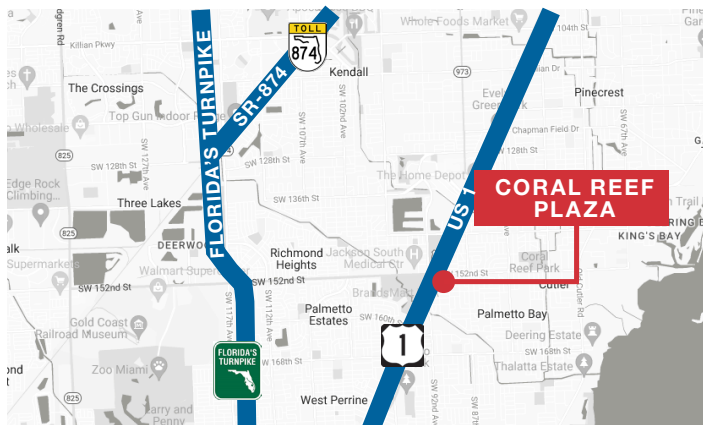
Suite 15305	5,482 SF	\$42.00 PSF, Modified Gross
Suite 15315	1,040 SF	\$42.00 PSF, Modified Gross

Office Availability

Suite 203	251 SF	\$32.00 PSF, Modified Gross
Suite 204	546 SF	\$32.00 PSF, Modified Gross
Suite 207	712 SF	\$32.00 PSF, Modified Gross
Suite 300	634 SF	\$30.00 PSF, Full Service

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



CARS PER DAY

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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