



9855 S DIXIE HWY PINECREST, FL 33156

PREMIUM COMMERCIAL PROPERTY WITH UNMATCHED VISIBILITY IN MIAMI'S PRIME CORRIDOR

9855 South Dixie Highway offers a prime leasing opportunity along the highly visible and heavily trafficked South Dixie Highway (US-1). Positioned in one of Miami-Dade's most established retail and business corridors, the property provides unmatched exposure and accessibility for a wide range of commercial uses. Just minutes from Dadeland Mall, Pinecrest, and major highways, this location ensures a steady flow of customers and convenient access for employees and clients alike.

Highlights:

High Traffic Counts: Frontage on US-1 with exposure to over 37,000 vehicles per day
Prime Visibility & Access: Excellent signage opportunity.

Versatile Use Potential: Ideal for retail, showroom.
Strong Demographics: Surrounded by affluent neighborhoods including Pinecrest, South Miami, and Coral Gables

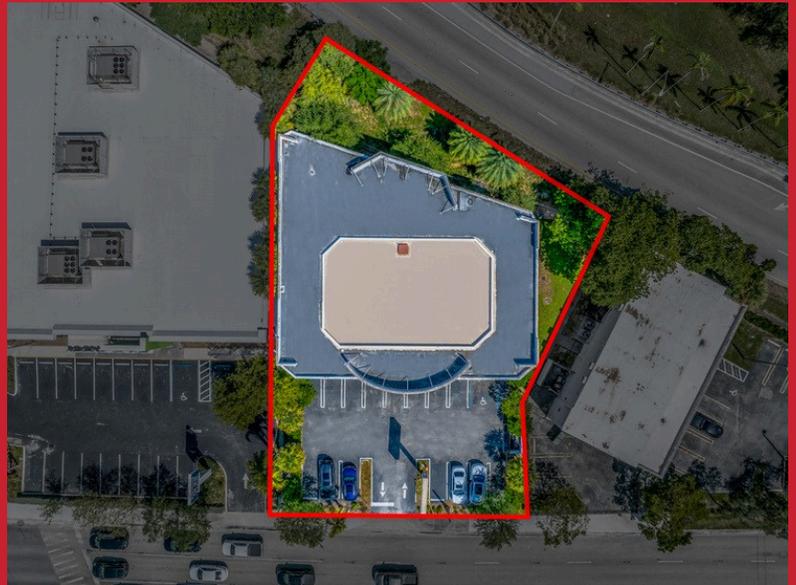
Public Transit & Connectivity: Close proximity to Metrorail and major roadways including the Palmetto Expressway (SR 826) and Snapper Creek Expressway (SR 878)

Whether you're looking to establish your business in the existing space or customize it to meet your needs, 9855 South Dixie Highway offers a strategic location in one of South Florida's most resilient submarkets. Prime spaces with this level of visibility and flexibility are rarely available for lease.

FOR LEASE: \$41 PSF

Building Size: 13,001 SF

Lot Size: 14,810 SF



ASHLEEN CRUZ
C: 305.794.1945
E: AAC@FAUSTOCOMMERCIAL.COM

GIOVANNI BERLOTTI
C: 786.229.2419
E: GB@FAUSTOCOMMERCIAL.COM

LUCIA VILLA
C: 786.202.6163
E: LV@FAUSTOCOMMERCIAL.COM