



# Madison Point

26215 S. Dixie Highway | Miami, Florida 33032

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**HORIZON**  
PROPERTIES

CoStar  
**POWER BROKER**

Member of  
International  
Council of  
Shopping Centers

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## AVAILABILITIES

- 825 SF and up

## PROPERTY HIGHLIGHTS

- 825 SF to 6,743 SF of contiguous, brand new retail space
- Available Immediately, Apartments Buildings 1,2,3 Fully Leased. Building 4 Available
- Direct retail frontage to South Dixie Highway (US-1)
- Signage opportunities available for every retail space
- Ample surface parking spaces
- Opportunity to fill large retail void in immediate trade area
- Limited businesses currently operating to serve almost 5,000 households within a one-mile radius
- Total traffic count: 42,183 VPD

## DEMOGRAPHICS



Total Population:

1 mile

16,835

3 mile

87,089

5 mile

189,277



Average Income:

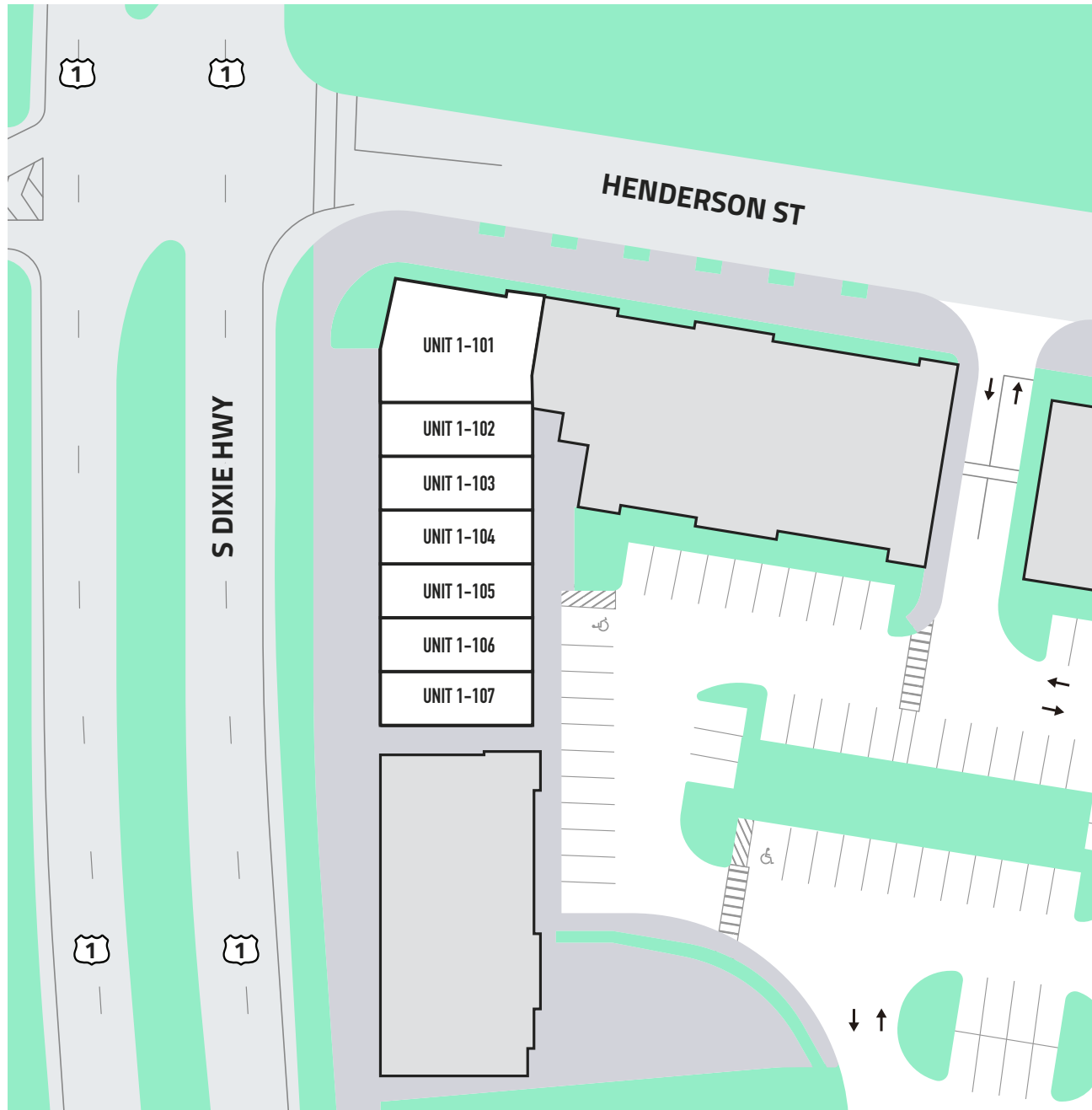
\$54,644

\$65,565

\$68,704



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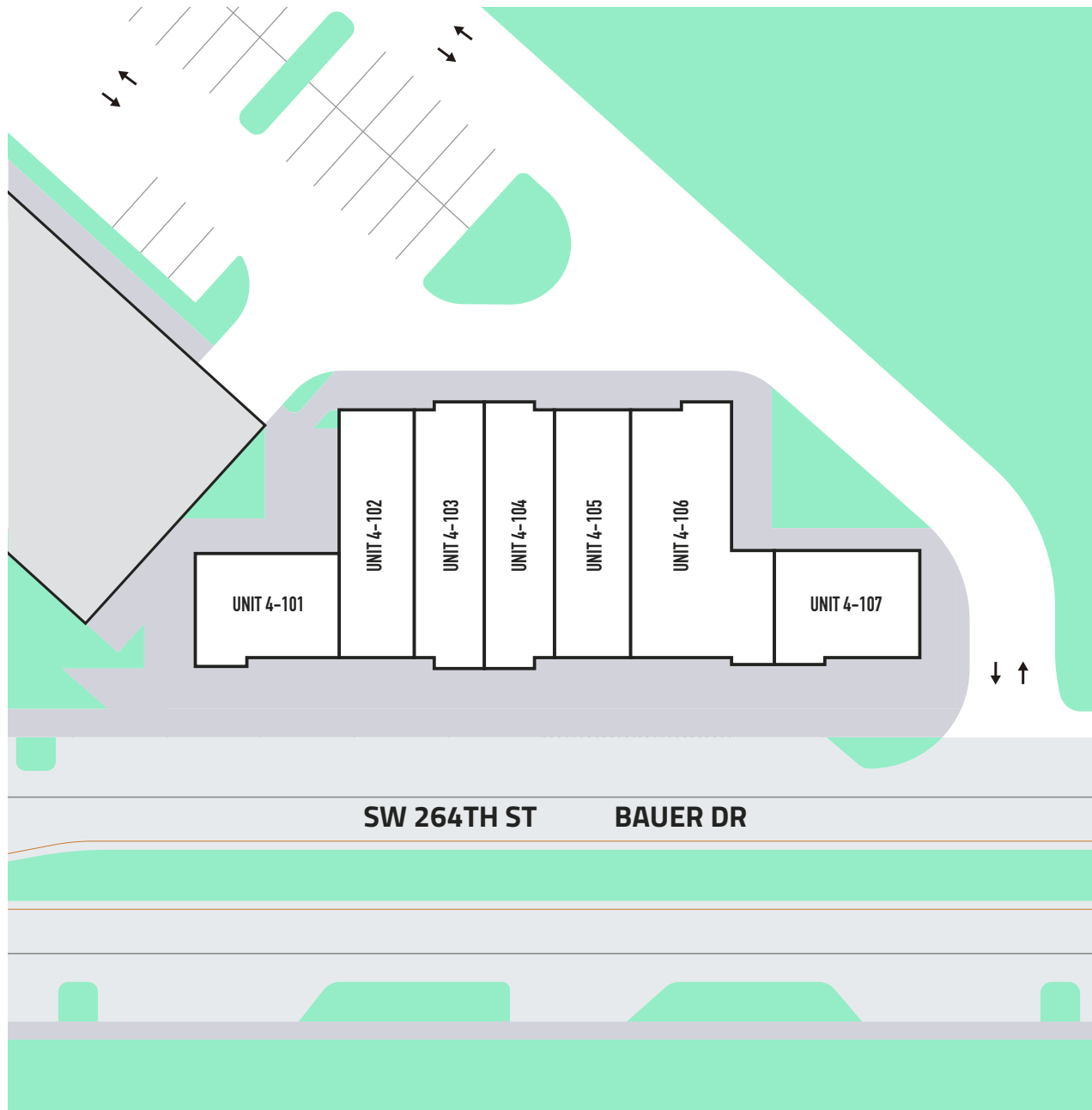


## Building One

UNIT	TENANT	SF
1-101	Available	1,698
1-102	Available	825
1-103	Available	850
1-104	Available	850
1-105	Available	825
1-106	Available	825
1-107	Candles	870

\*Units can be combined to make larger spaces.

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## Building Four

UNIT	TENANT	SF
4-101	Available	897
4-102	Available	1,005
4-103	Available	1,045
4-104	Available	1,043
4-105	Available	1,004
4-106	Available	1,725
4-107	Available	893

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