

NEW CONSTRUCTION MIXED-USE RETAIL

RETAIL AT DADELAND

9300 South Dixie Highway

DADELAND MIAMI | FLORIDA

±2,000 - 5,971 SF

FOR LEASE

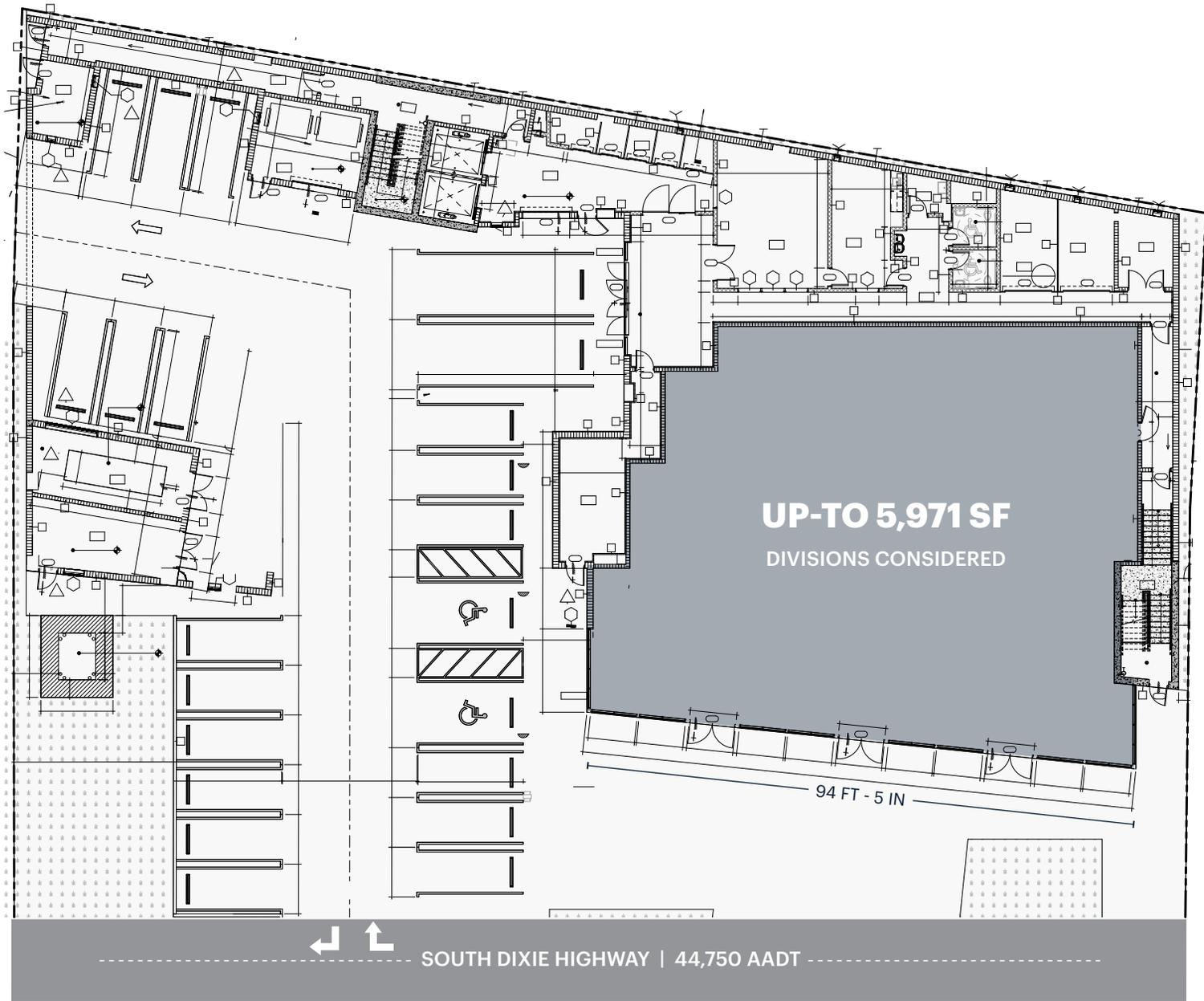


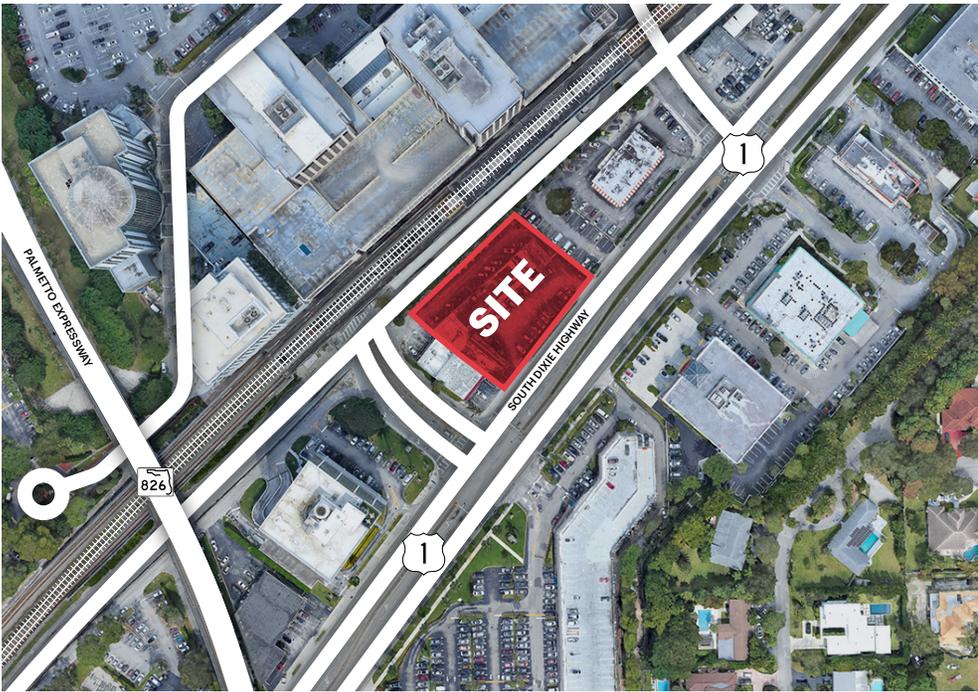
RIPCO
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN





SPACE DETAILS

SIZE

5,971 SF (divisible)

FRONTAGE

Approx. 94 FT on S Dixie Highway

RENT

\$60.00 PSF NNN

TERM

10 years

POSSESSION

September 2026

CEILING HEIGHTS

17 FT

DELIVERY CONDITION

Vanilla Shell

PARKING

Dedicated, adjacent to space

COMMENTS

Located at the base of a newly developed self storage facility fronting S. Dixie Highway which has 44,750 AADT

DEMOGRAPHICS

TOTAL POPULATION

1 mile	24,545
3 mile	97,746
5 mile	287,207

MEDIAN AGE

1 mile	39.4
3 mile	42.2
5 mile	44.0

TOTAL HOUSEHOLDS

1 mile	12,284
3 mile	38,827
5 mile	106,483

TOTAL BUSINESSES

1 mile	2,649
3 mile	9,534
5 mile	19,906

MEDIAN HH INCOME

1 mile	\$77,224
3 mile	\$111,091
5 mile	\$104,838

DAYTIME POPULATION

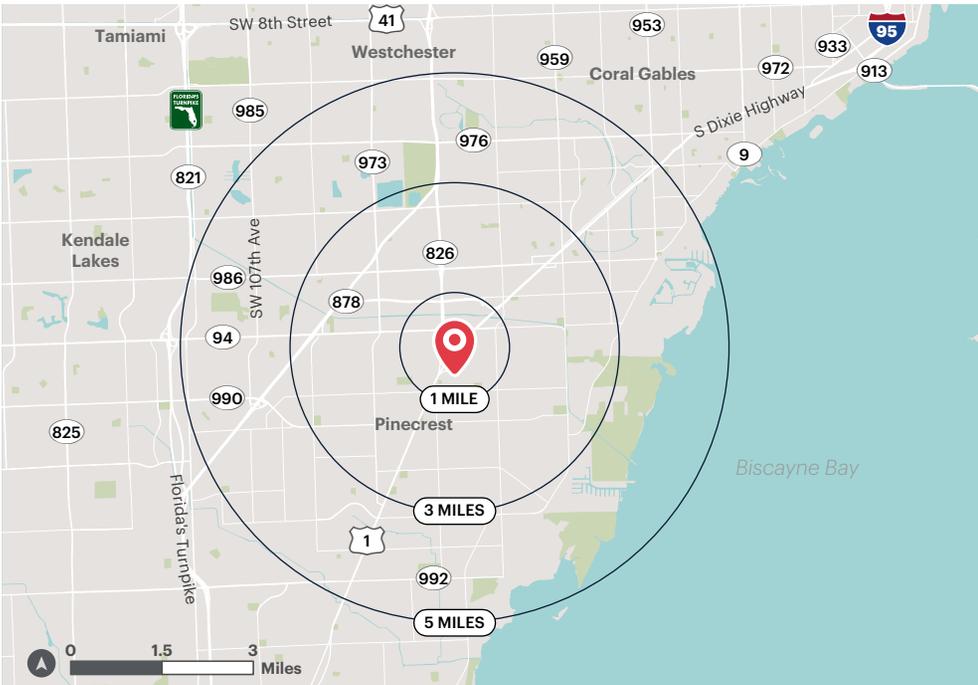
1 mile	32,451
3 mile	143,029
5 mile	333,604

MEDIAN HOME VALUE

1 mile	\$625,446
3 mile	\$761,935
5 mile	\$644,752

UNEMPLOYMENT RATE

1 mile	1.1%
3 mile	1.1%
5 mile	1.2%



MARKET AERIAL

