



# Dixie Belle Shoppes

12151 Dixie South Highway | Pinecrest, FL 33156

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**HORIZON**  
PROPERTIES

CoStar  
**POWERBROKER**

Member of  
International  
Council of  
Shopping Centers

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## PROPERTY HIGHLIGHTS

- 2,040 SF – Built Out Spa/Therapy Space – Ready for Immediate Occupancy
- 2,966 SF - Built Out 2nd Generation Restaurant Space – Former Pei Wei – Pylon Signage Available
- Highly Desirable Pinecrest Location
- Ideally suited for Spa, Medical, Physical Therapy, Professional Services and multiple restaurant concepts



## DEMOGRAPHICS

	3 mile	5 mile
Total Population:	100,691	262,546
Average Income:	\$101,000	\$90,047
Median Housing Val:	\$435,485	\$303,952
Total Businesses	6,317	16,895
Daytime Population	64,328	147,334

## PARKING AND TRAFFIC



- Parking: 5.88 / 1,000 SF
- Total Parking Spaces: 165
- Average Daily Traffic: 76,000 VPD

## Site Plan and Availabilities



2,966 SF  
AVAILABLE

**KUMON**  
MATH. READING. SUCCESS.

2,040 SF  
AVAILABLE

**Banfield**  
PET HOSPITAL  
Together for the life of your pet.



**SUPERCUTS**

sleep number

**BankUnited**

PYLON SIGN



**SOUTH DIXIE HIGHWAY**  
70,000 VPD



**PINCREST PKWY**

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