



MIAMI, FLORIDA

South Dade Shopping Center

18403 - 18579 S. Dixie Highway & 9822 - 9828 SW 184th Street, Miami, Florida 33157

LAT: 25.597305 | **LONG:** -80.352212

GLA: 225,468 SQ. FT

TRAFFIC COUNTS: 62,400 DAILY



Prime Retail Location

- ▶ Frontage on S. Dixie Hwy (US-1)
- ▶ 62,400+ vehicles daily
- ▶ 1 mile north of Southland Mall

Area Demographics

- ▶ Dense South Miami-Dade population base
- ▶ \$127K Average Household income (5-mile)
- ▶ Strong workforce and commuter traffic

Anchor Tenant

- ▶ Anchored by Publix, Ross Dress for Less, Petco, Five Below, Harbor Freight Tools and Chuck E. Cheese

Tenant Mix

- ▶ Strong national tenant lineup
- ▶ Includes fitness, dining & service uses
- ▶ Tenants include Orangetheory, Crumbl Cookies, Massage Envy, Macitas Latin Restaurant and Tropical Smoothie Cafe

Residential Growth

- ▶ Rapidly growing South Dade submarket
- ▶ Strong multicultural family demographics
- ▶ Continued income growth in trade area

NOW LEASING!



Sandi Rogacki / SENIOR ASSOCIATE

(954) 821-4222 | srogacki@woolbright.net

Miami, FL

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	1-Mile	3-Mile	5-Mile
Population	16,166	143,265	270,104
Households	5,357	47,324	87,046
Average HH Income	\$93K	\$111K	\$127K
Median Age	38	41	40
Daytime Employment	11,579	49,017	101,226
Traffic Counts	62,400 Cars Daily		

Sandi Rogacki
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WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net