

Colliers



16051 S Dixie Highway, Miami, FL

# Rare Big Box space available

## Highlights:

- Available April 1, 2026
- 42,719 sf former Marshalls adjacent to Brandsmart in Palmetto Bay
- Located on US -1 & W 160th Street with a traffic count of 64,500 cars per day
- In high density area with a population of **105,729** with a Median household income of **\$134,385** within 3 miles of the property.
- Monument sign on US-1

For  
Lease



Close to  
FL Turnpike



Parking  
on site



Next door to  
anchor tenants,  
Brandsmart,  
USA and LA  
Fitness



High Density  
Area

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# Property Overview

**Property Address** 16051 S Dixie Highway, Miami, FL 33157

<b>Location</b>	The Property is located on SW 160th Street & S Dixie Highway (US-1)	
<b>Zoning</b>	6200 Commercial - Arterial	
<b>Year Built</b>	1972	
<b>Site Area</b>	+/- 42,719 SF	
<b>Rentable Area</b>	Main Floor	+/- 39,500 SF
	Second Floor	+/- 3,219 SF
<b>Base Rent</b>	\$32.50 PSF	
<b>Additional Rent</b>	\$10.56 PSF	
<b>Available</b>	April 1, 2026	
<b>Term</b>	10 years	





Co-tenant Brandsmart USA



Co-tenant LA Fitness



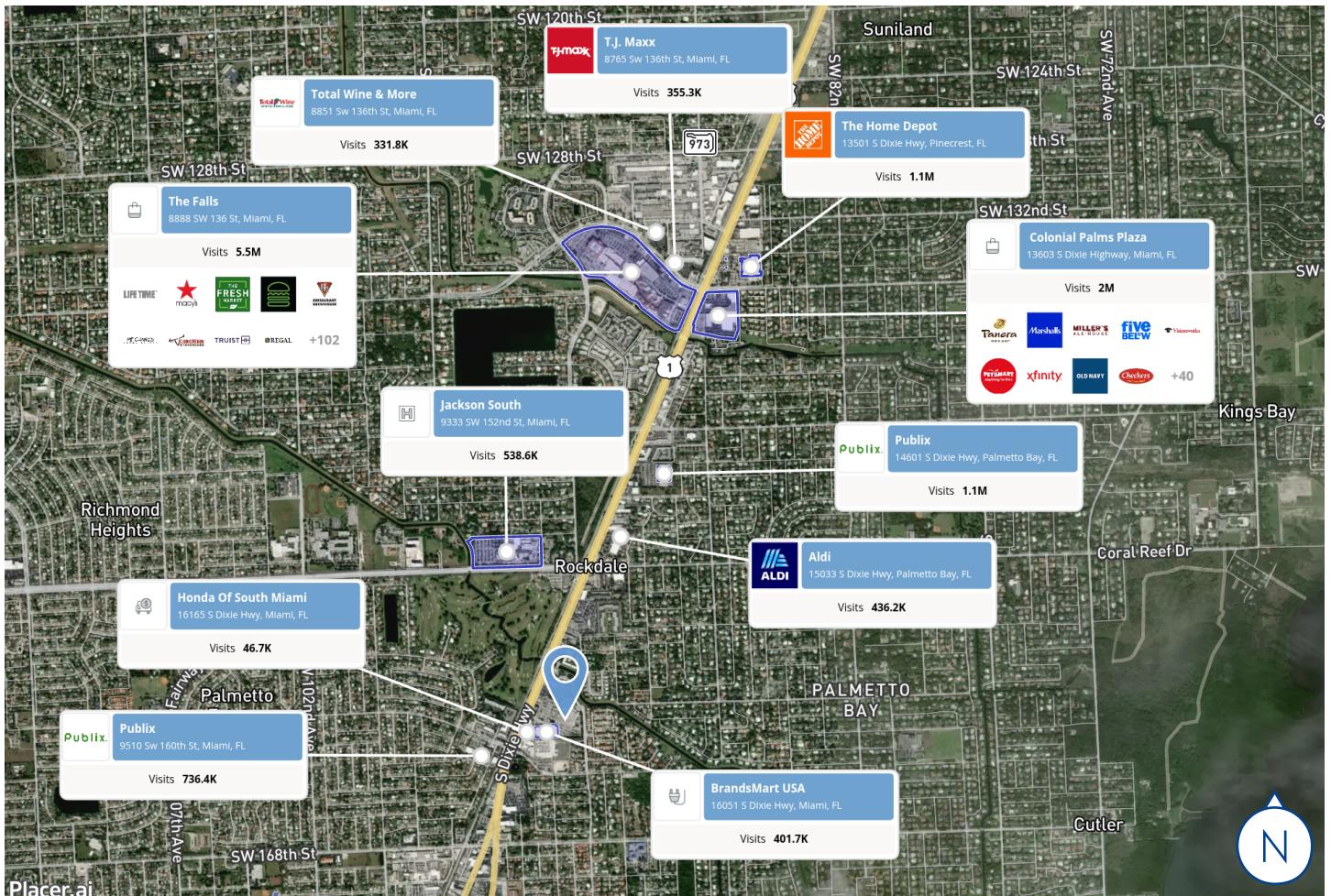
Pylon along Dixie Highway



Interior of Marshalls



Exterior



## Features

- Excellent parking and access
- At a lighted intersection adjacent to Brandsmart
- Close to The Falls - regional mall
- New Roof

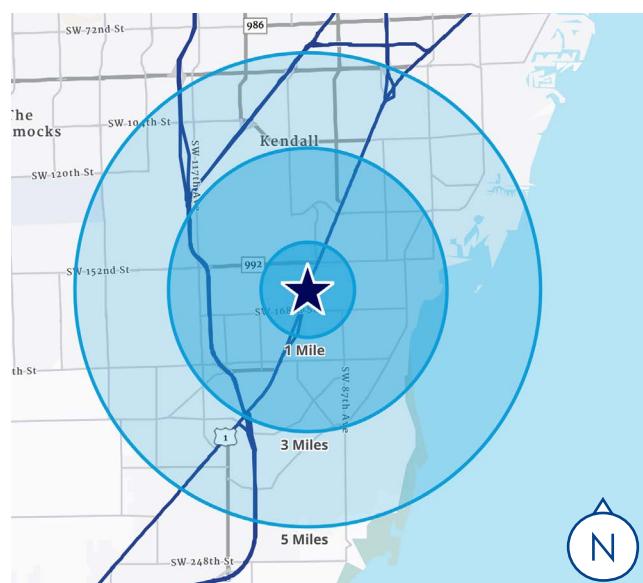
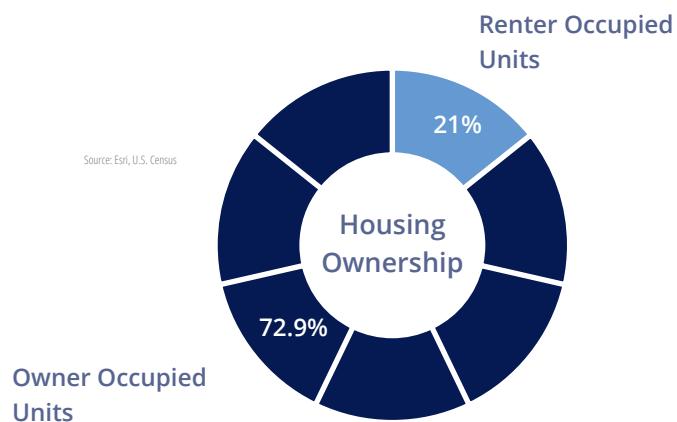
+/-42,719 SF  
available

# Property Location



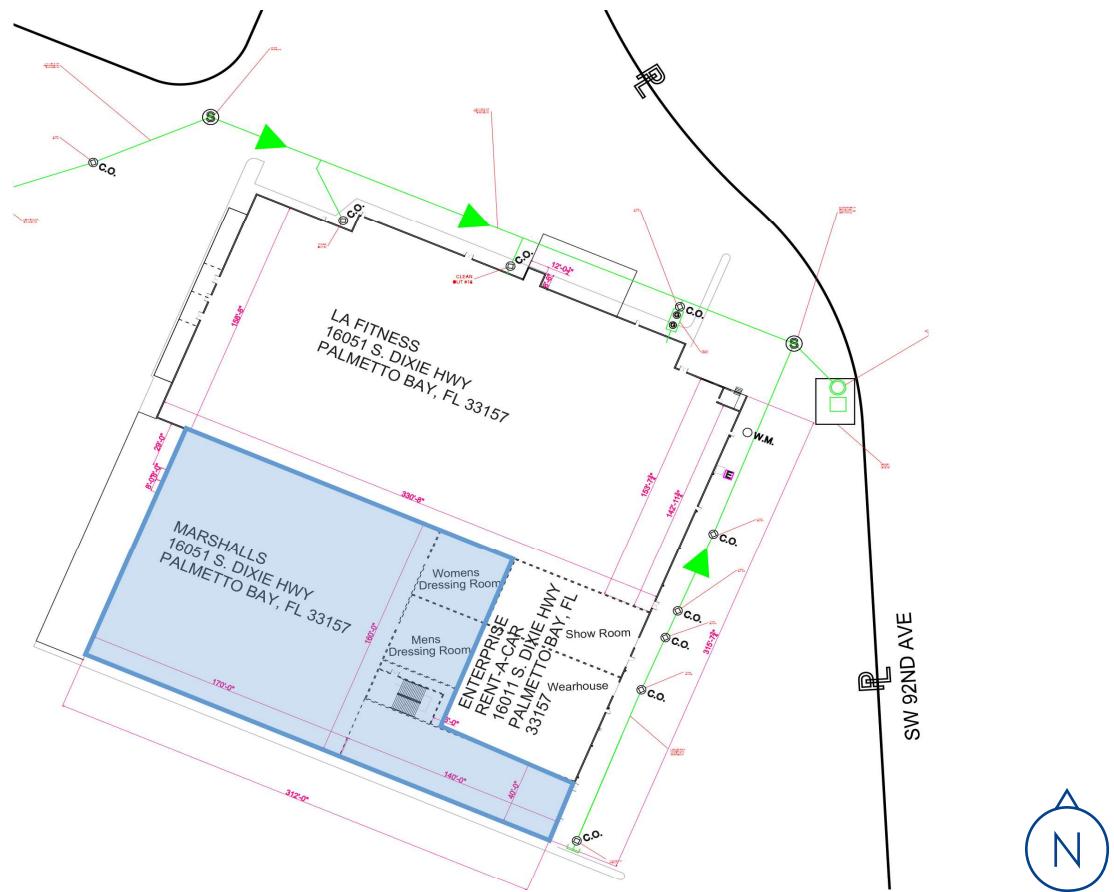
# Market Update and Demographics

Category	1 Mile radius	3 Mile radius	5 Mile radius
2024 Population	13,769	105,729	282,304
Median Household Income	\$92,259	\$99,141	\$90,592
Average Household Income	\$130,966	\$144,385	\$130,435
Daytime Population	14,541	98,172	279,067
Median Home Value	\$527,843	\$568,245	\$517,796



# Site Plan

## Ground Floor | Bldg 1



## Building Features

+/- 42,719 SF available

- Excellent parking and access
- At a lighted intersection adjacent to Brandsmart
- Close to The Falls - regional mall
- New Roof



# Location Overview

Palmetto Bay is a suburban village in Miami-Dade County, Florida, located southwest of downtown Miami, along Biscayne Bay. It's about 15 miles (24 km) southwest of downtown Miami. The village is bordered by Pinecrest to the north and Cutler Bay to the south.

Referred to as the "Village of Parks," Palmetto Bay is a vibrant and historic community in the heart of Miami-Dade County. With its origins dating back to early pioneers and farmland, Palmetto Bay has evolved into a picturesque neighborhood known for its lush landscapes, stunning waterfront views, and abundant green spaces. Since its incorporation in 2002, the village has maintained its rich heritage while embracing modern amenities and a thriving local economy. Enjoy top-rated schools, diverse dining experiences, and a wealth of recreational activities.



Bike Score



Walk Score

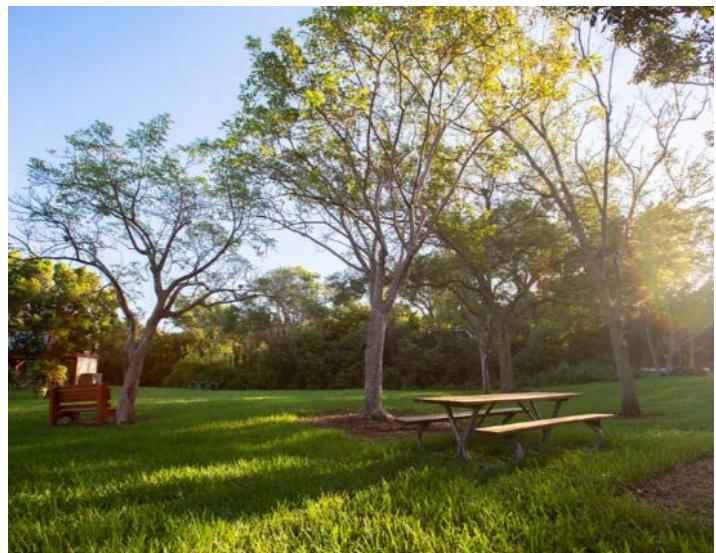


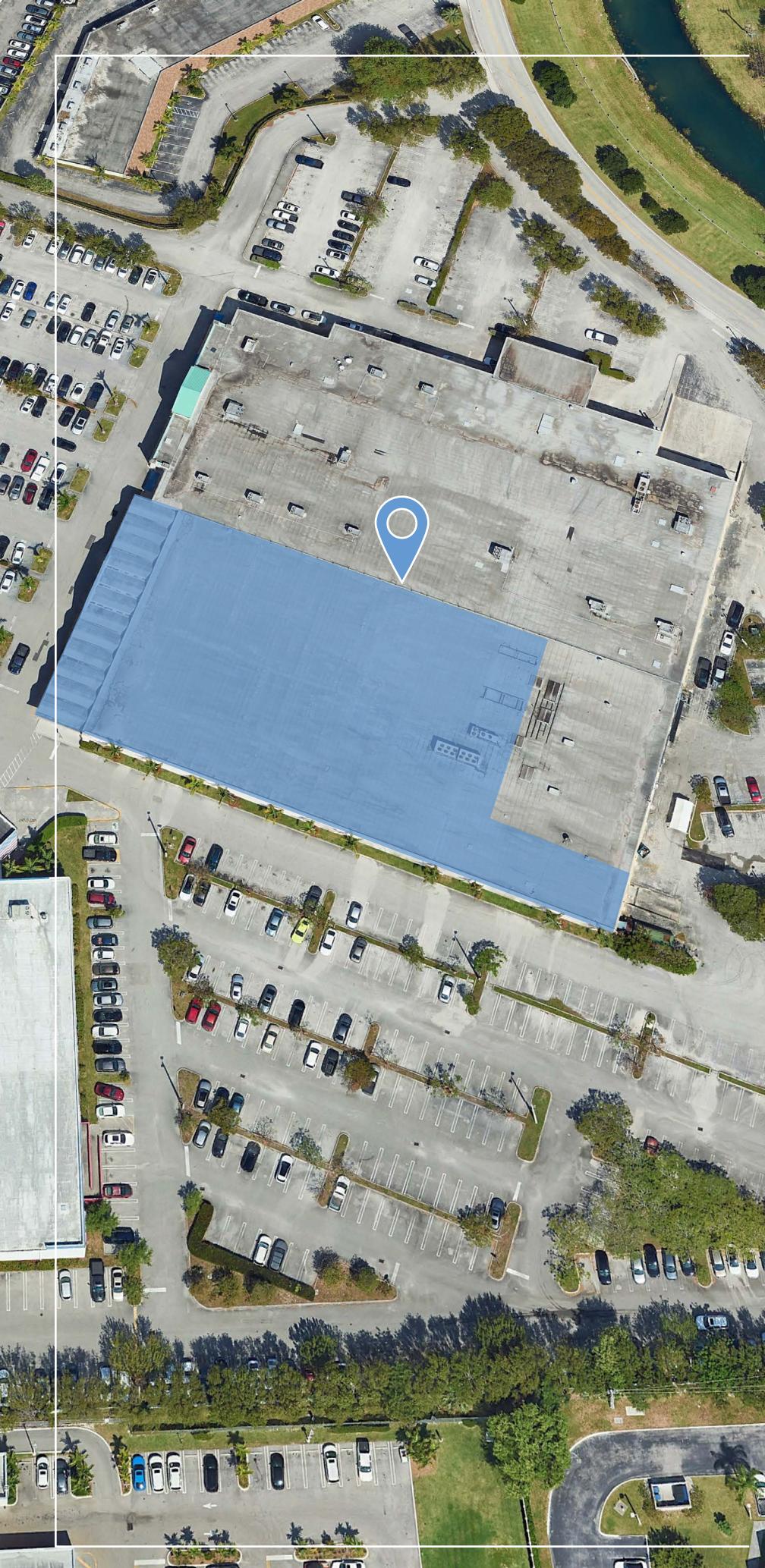
Transit Score

**66**

**58**

**44**





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