



FOR SALE

**20462-20500 S DIXIE HWY
CUTLER BAY, FL 33189**

Fully-Leased Retail Strip & Freestanding Restaurant / Covered Land Development



PROPERTY OVERVIEW

APEX Capital Realty is pleased to present an exceptional investment opportunity at **20462-20500 S Dixie Hwy, Cutler Bay, FL 33189**. This fully-leased retail site offers immediate income stability and significant potential for future redevelopment in a thriving commercial corridor.

OFFERING SUMMARY

20462-20500 S DIXIE HWY CUTLER BAY, FL

Property Type:

Two commercial retail buildings on adjacent parcels

-Retail Strip:

8,584 sq. ft.

-Freestanding Restaurant:

2,192 sq. ft.

Lot Size:

26,004 sq. ft.

Zoning:

TC- TOWN CENTER

Current NOI:

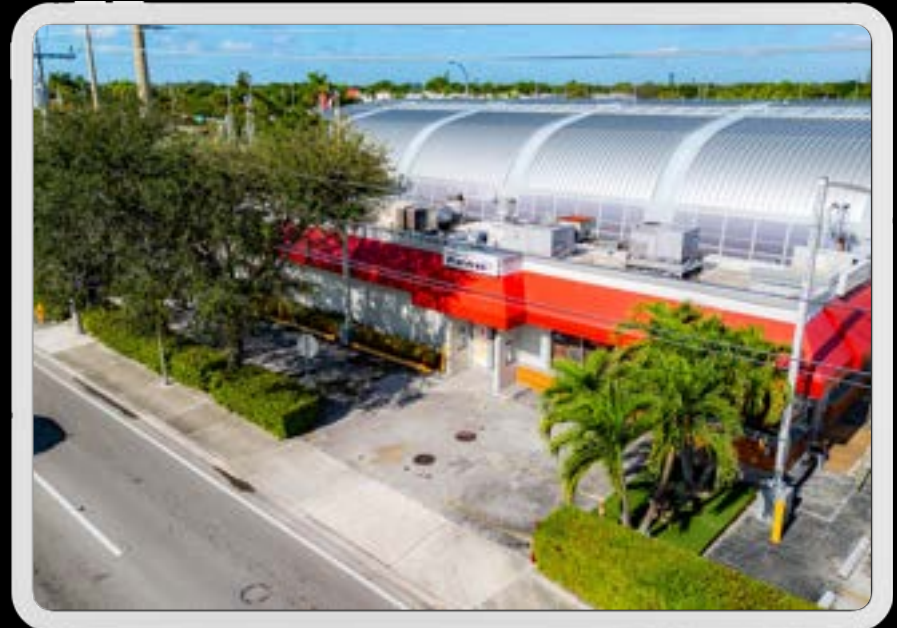
\$210,000 annually

Cap Rate:

6.0%

Asking Price:

\$3,500,000



INVESTMENT - LOCATION HIGHLIGHTS



- **Fully-Leased Asset:** The property is 100% leased, providing a stable and immediate income stream with short-term leases offering flexibility for future repositioning.
- **Prime Location:** Strategically positioned on US-1 (S Dixie Hwy), one of Miami-Dade County's most trafficked corridors, the site benefits from excellent visibility and accessibility.
- **Surrounding Synergies:** Located directly across from Southplace City Center, the transformative redevelopment of Southland Mall into a vibrant mixed-use community with residential, retail, and entertainment options, creating a significant demand driver for nearby properties.
- **Future Growth Potential:** Enhanced by direct proximity to South Dade TransitWay, Miami-Dade County's first-ever Bus Rapid Transit (BRT) project, which is set to revolutionize connectivity across South Miami-Dade. The improved transit accessibility is expected to increase foot traffic and property value in the area.
- **Value-Add Opportunity:** Short-term leases and the property's zoning allow for future rent increases, tenant upgrades, or a complete redevelopment tailored to market demands.

This property represents a rare opportunity for investors seeking stable income, strategic location, and long-term growth in one of South Florida's rapidly developing markets.

RENT ROLL - PROFORMA

Current Rent Roll								
Unit #	Tenant	GLA	GLA %	Monthly Rent	Annual Rent	\$PSF (Annual)	Lease Type	Lease Expiration Dates
1a-1b	Italian Men's Suits Inc	926	8.50%	\$2,670.00	\$32,040.00	\$34.60	Gross	10/1/2025
2 (20450)	Divine Duo Salen	463	4.25%	\$1,150.00	\$13,800.00	\$29.81	Gross	5/1/2025
3	Creating Styles Barbershop	650	5.97%	\$1,577.00	\$18,924.00	\$29.11	Gross	8/1/2025
4	Caribbean Bay Inc	417	3.83%	\$1,450.00	\$17,400.00	\$41.73	Gross	3/1/2025
5 (20456)	Bright Minds	640	5.88%	\$1,400.00	\$16,800.00	\$26.25	Gross	4/1/2025
6 (20458)	Yenya Envios	628	5.77%	\$1,450.00	\$17,400.00	\$27.71	Gross	2/1/2027
7	88 Dragon Spa	680	6.24%	\$2,400.00	\$28,800.00	\$42.35	Gross	1/1/2026
8	Pridelines Youth Services	1,100	10.10%	\$1,800.00	\$21,600.00	\$19.64	Gross	9/1/2025
9	Otaku Comics and Games	1,334	12.25%	\$1,950.00	\$23,400.00	\$17.54	Gross	10/1/2025
10a-10b	My Act Dance Studio	1,863	17.10%	\$1,850.00	\$22,200.00	\$11.92	Gross	9/1/2025
11	Punto Peru Restaurant	2,192	20.12%	\$6,100.00	\$73,200.00	\$33.39	NNN	8/1/2025
TOTAL \$:		10,893	100.00%	\$23,797.00	\$285,564.00			

Total Gross Income	\$285,564.00
Operating expenses Total	\$75,564.00
NOI	\$210,000.00
CAP RATE	6%

Pro-Forma							
Unit #	GLA	GLA %	Monthly Rent	Annual Rent	\$PSF (Annual)	Lease Type	
1a-1b	926	8.50%	\$3,086.67	\$37,040.00	\$40.00	NNN	
2	463	4.25%	\$1,543.33	\$18,520.00	\$40.00	NNN	
3	650	5.97%	\$2,166.67	\$26,000.00	\$40.00	NNN	
4	417	3.83%	\$1,390.00	\$16,680.00	\$40.00	NNN	
5	640	5.88%	\$2,133.33	\$25,600.00	\$40.00	NNN	
6	628	5.77%	\$2,093.33	\$25,120.00	\$40.00	NNN	
7	680	6.24%	\$2,366.67	\$28,400.00	\$40.00	NNN	
8	1,100	10.10%	\$2,291.67	\$27,500.00	\$25.00	NNN	
9	1,334	12.25%	\$2,779.17	\$33,350.00	\$25.00	NNN	
10a-10b	1,863	17.10%	\$3,881.25	\$46,575.00	\$25.00	NNN	
11	2,192	20.12%	\$5,480.00	\$65,760.00	\$30.00	NNN	
TOTAL \$:		10,893	100.00%	\$29,112.00	\$349,345.00		

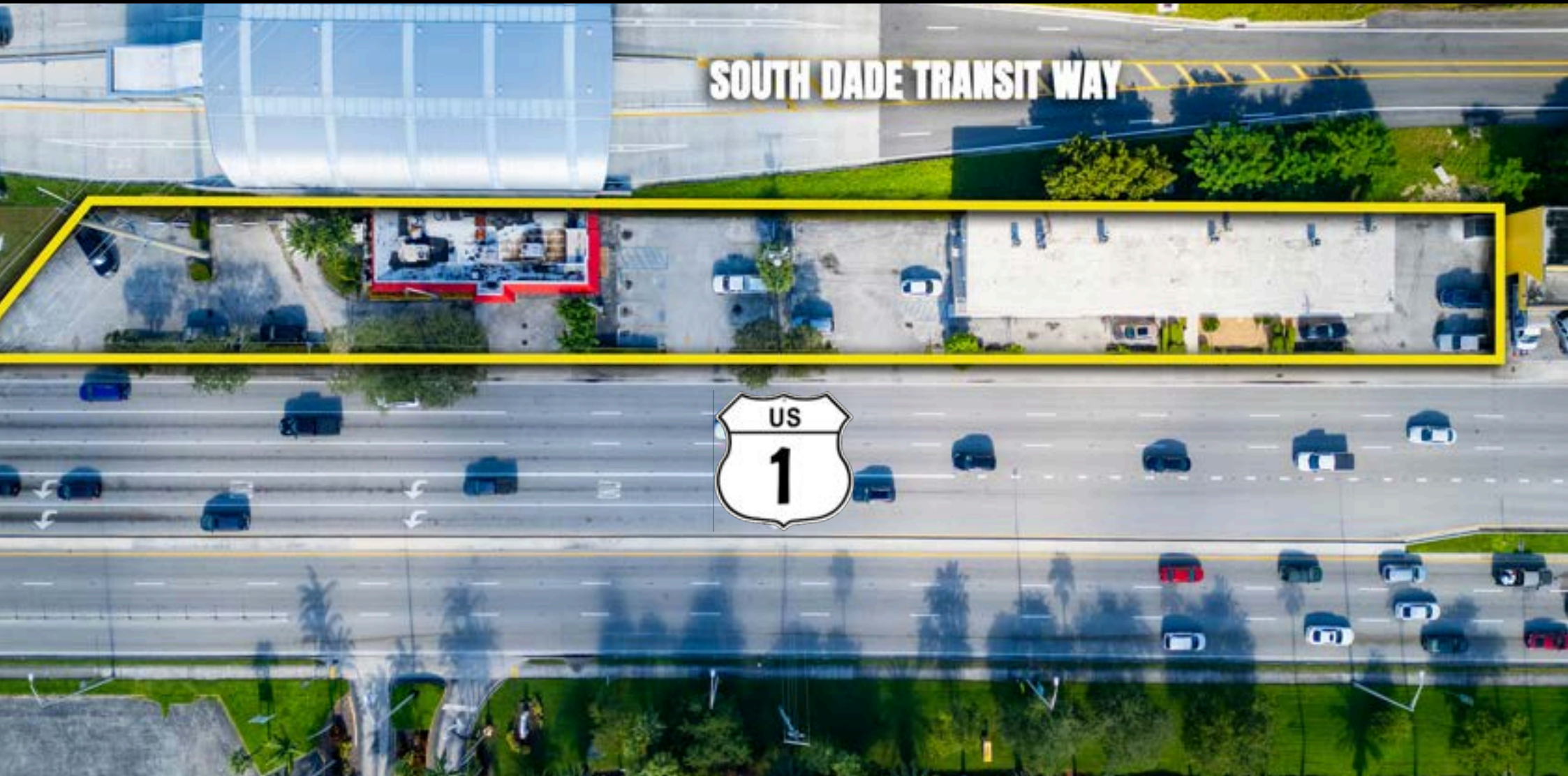
PROFORMA NOI	\$349,345.00
6% CAP	\$5,822,816.67
6.5% CAP	\$5,374,538.46
7% CAP	\$4,990,642.86
7.5% CAP	\$4,657,933.33
8% CAP	\$4,366,812.50



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ALEXANDER REYES | COMMERCIAL ADVISOR | 786-755-1105
ADRIANO SALUCCI | SENIOR COMMERCIAL ADVISOR | 305-340-3584

BIRDS EYE VIEW



NORTH VIEW



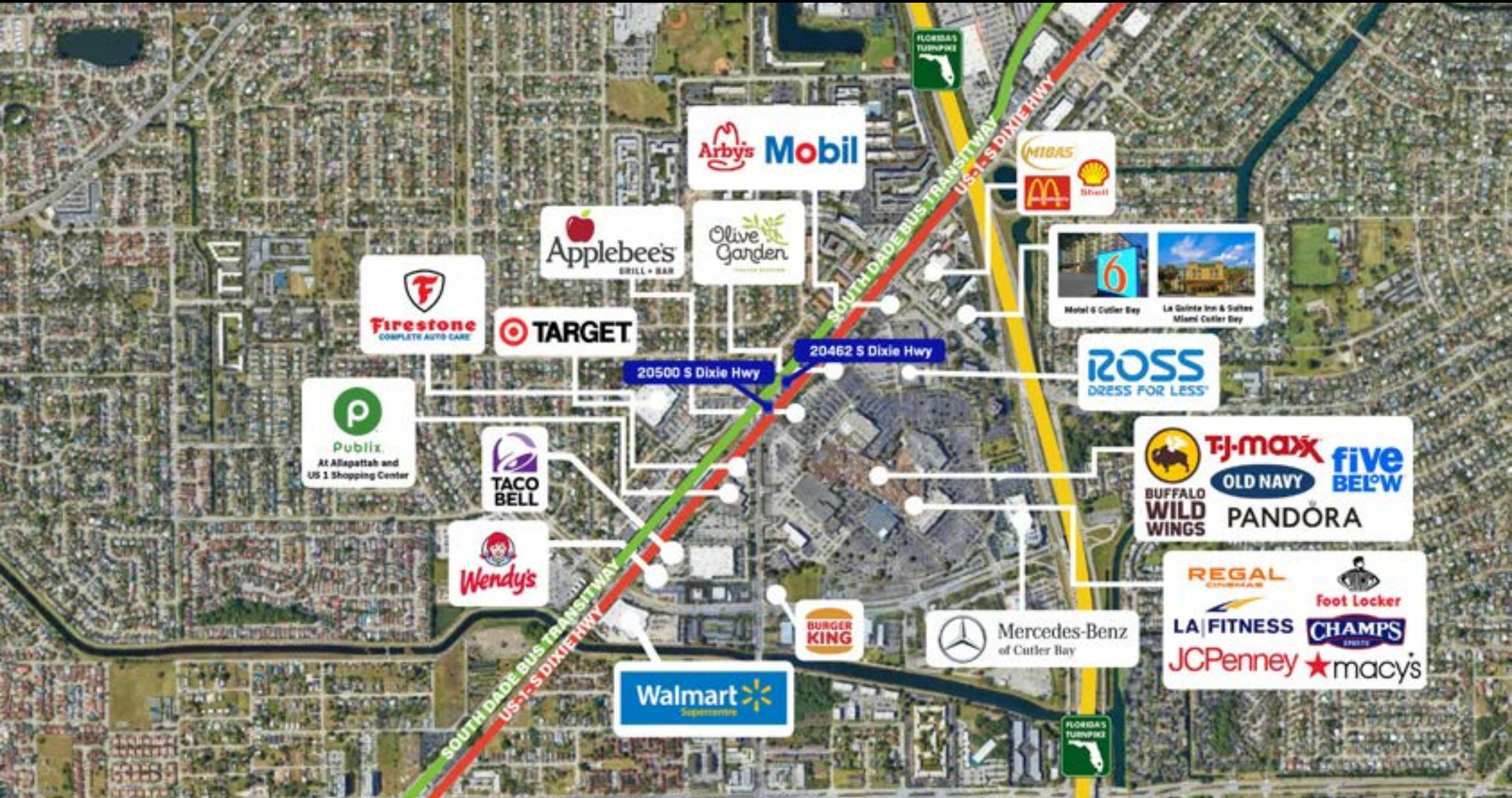
FLORIDA TURNPIKE - 176,000 AADT

**SOUTHLAND MALL
SOUTHPLACE CITY CENTER**

SUBJECT PROPERTY

42,000 AADT

RETAIL MAP



DEVELOPMENT ANALYSIS & PLANS



NOTE: FULL SITE PLANS AVAILABLE UPON REQUEST

SOUTHPLACE CITY CENTER

A TRANSFORMATIVE MIXED USE DEVELOPMENT IN CUTLER BAY

Southplace City Center is a groundbreaking redevelopment project, transforming the former Southland Mall into a vibrant, mixed-use community. Located directly across from 20462-20500 S Dixie Hwy, this project will serve as a catalyst for growth, enhancing the surrounding area's economic vitality.

KEY PROJECT FEATURES:

- **Size:** 98 acres with over 4.7 million square feet of Gross Leasable Area (GLA).
- **Retail and Entertainment:** 500,000 square feet dedicated to retail, dining, and entertainment venues.
- **Residential Units:** Approximately 5,000 modern apartments catering to diverse budgets.
- **Lifestyle Focus:** Includes a central green space designed for community events such as concerts, art festivals, farmers markets, and car shows.
- **Green Design:** Includes bike and golf cart trails, walking paths, and abundant green spaces.

ANCHOR TENANTS

Southplace City Center will feature prominent anchor tenants, including:

- Macy's
- JCPenney
- LA Fitness
- Regal Cinema
- DSW
- Old Navy



SOUTH DADE TRANSITWAY

CONNECTING COMMUNITIES, ENHANCING MOBILITY

The South Dade TransitWay, a key component of Miami-Dade County's Strategic Miami Area Rapid Transit (SMART) Program, is revolutionizing public transportation in South Florida. This transformative project introduces a state-of-the-art Bus Rapid Transit (BRT) system, connecting communities and fueling economic growth across the region. This 20-mile corridor is set to provide faster, more reliable, and sustainable transit options for South Florida residents.

KEY FEATURES

Gold-Standard BRT System:

- Rail-like travel times for commuters.
- Iconic, modern stations with amenities for enhanced user experience.
- Level boarding through all doors for improved accessibility.
- Pre-paid fare system to minimize delays.

Route: Spanning from Dadeland South Metrorail Station to SW 344th Street Park-and-Ride/Transit Terminal.

Located adjacent to the South Dade TransitWay, 20462-20500 S Dixie Hwy directly benefits from the improved transit infrastructure. The enhanced accessibility is expected to increase foot traffic and visibility, making it a prime location for retail and service-based businesses.

The South Dade TransitWay is not just a transit improvement; it is a pivotal driver of growth and accessibility in South Miami-Dade, making adjacent properties prime locations for investment.





ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.





ALEXANDER REYES

Commercial Advisor

786-755-1105

alexander@apexcapitalrealty.com

ADRIANO SALUCCI

Senior Commercial Advisor

305-340-3584

adriano@apexcapitalrealty.com



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www.apexcapitalrealty.com