



14951 S DIXIE HWY
PALMETTO BAY, FL 33176

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Property Description

A well-positioned retail offering on South Dixie Highway, this 10,954-square-foot asset features street-level frontage, a logical tenancy layout, and excellent visibility designed to attract daily vehicle traffic. The property's efficient rectangular floorplate allows for flexible build-outs, while large display windows highlight merchandise and services. Strong curb appeal includes a refreshed facade and ample parking, supporting smooth customer access. Strategically framed for retail investors seeking a stabilized income opportunity, the space delivers durable construction and straightforward unit demising, ensuring rapid absorption and long-term appeal within Palmetto Bay's thriving retail corridor.

Property Highlights

- 10954 square feet of contiguous retail space
- Located directly on South Dixie Highway frontage
- Flexible floorplan easily adapts to multiple tenants
- Large storefront windows maximize tenant visibility
- Ample customer parking for convenience

Offering Summary

Lease Rate:	\$45 SF/yr (MG)
Number of Units:	1
Available SF:	7,300 - 10,954 SF
Lot Size:	0.57 Acres
Building Size:	10,954 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	338	1,177	4,635
Total Population	665	2,824	12,883
Average HH Income	\$142,025	\$142,838	\$153,341



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Location Description

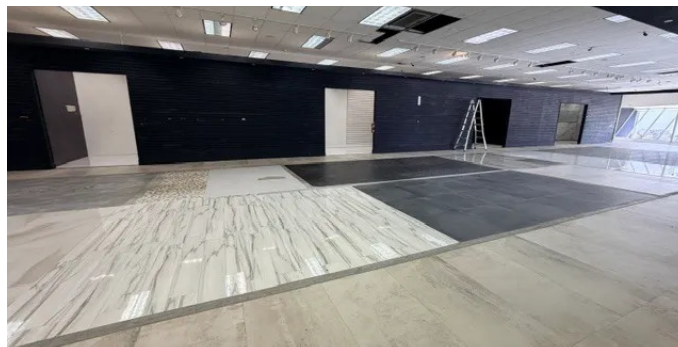
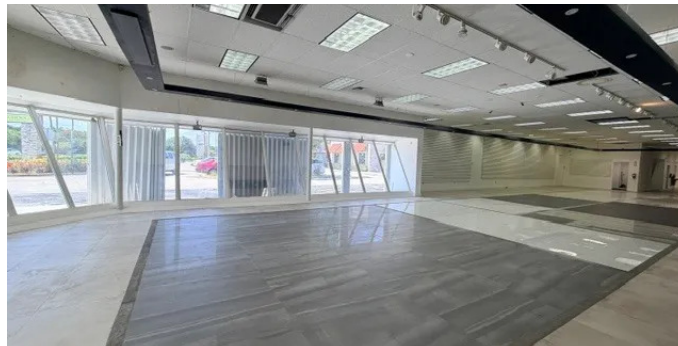
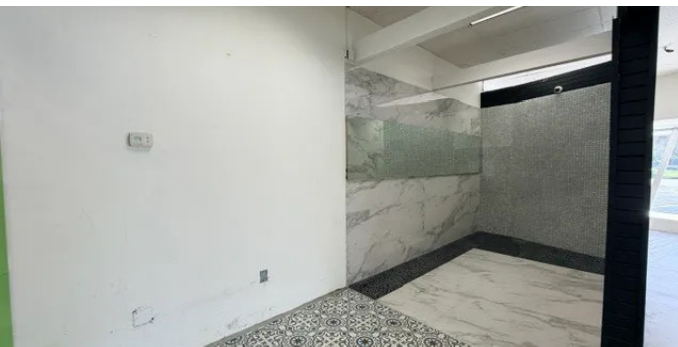
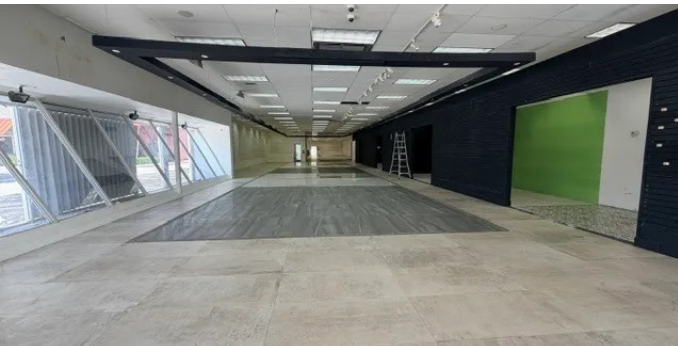
Located on South Dixie Highway in Palmetto Bay, the property is situated in a neighborhood retail corridor within Miami-Dade County.



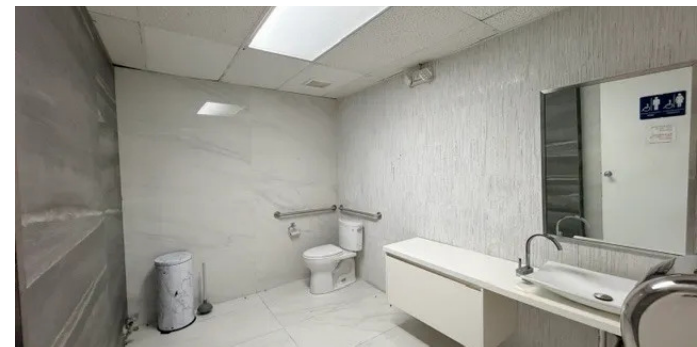
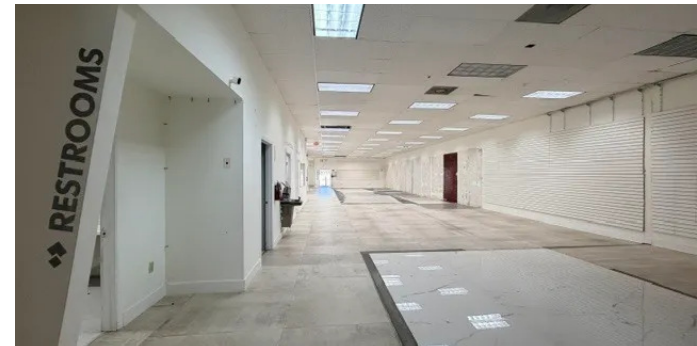
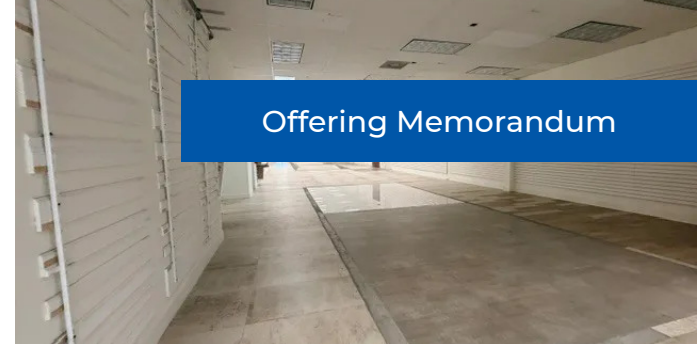
Property Highlights

- 10954 square feet of contiguous retail space
- Located directly on South Dixie Highway frontage
- Flexible floorplan easily adapts to multiple tenants
- Large storefront windows maximize tenant visibility
- Ample customer parking for convenience
- Fresh exterior facade enhances curb appeal
- Logical demising for quick tenant build-out
- Ideal for neighborhood retail, services, or medical

Additional Photos



Offering Memorandum





Location Information

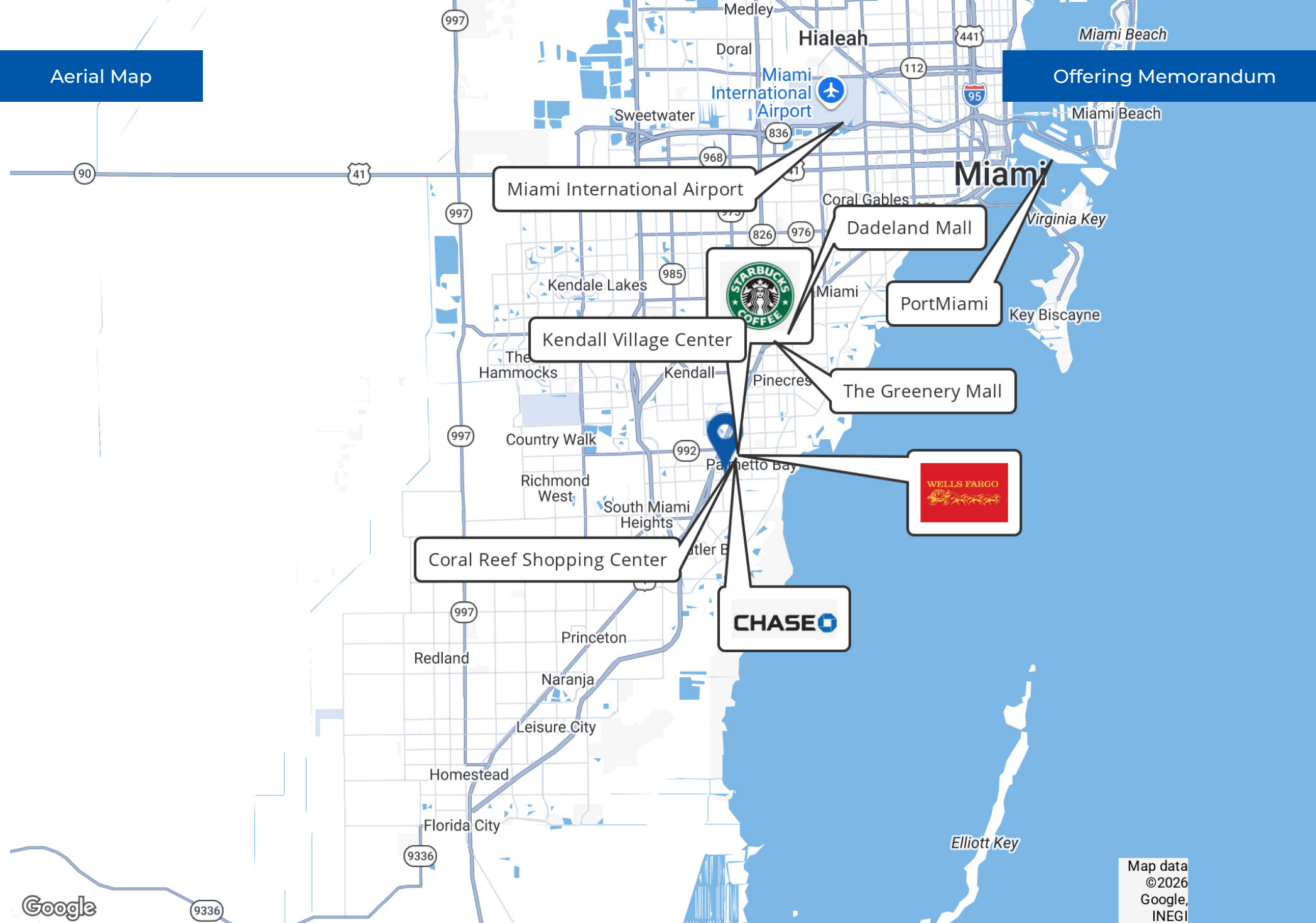
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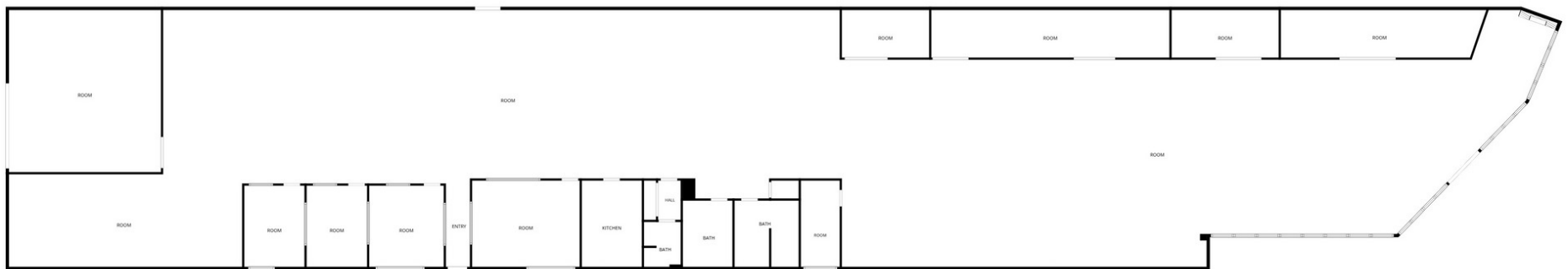
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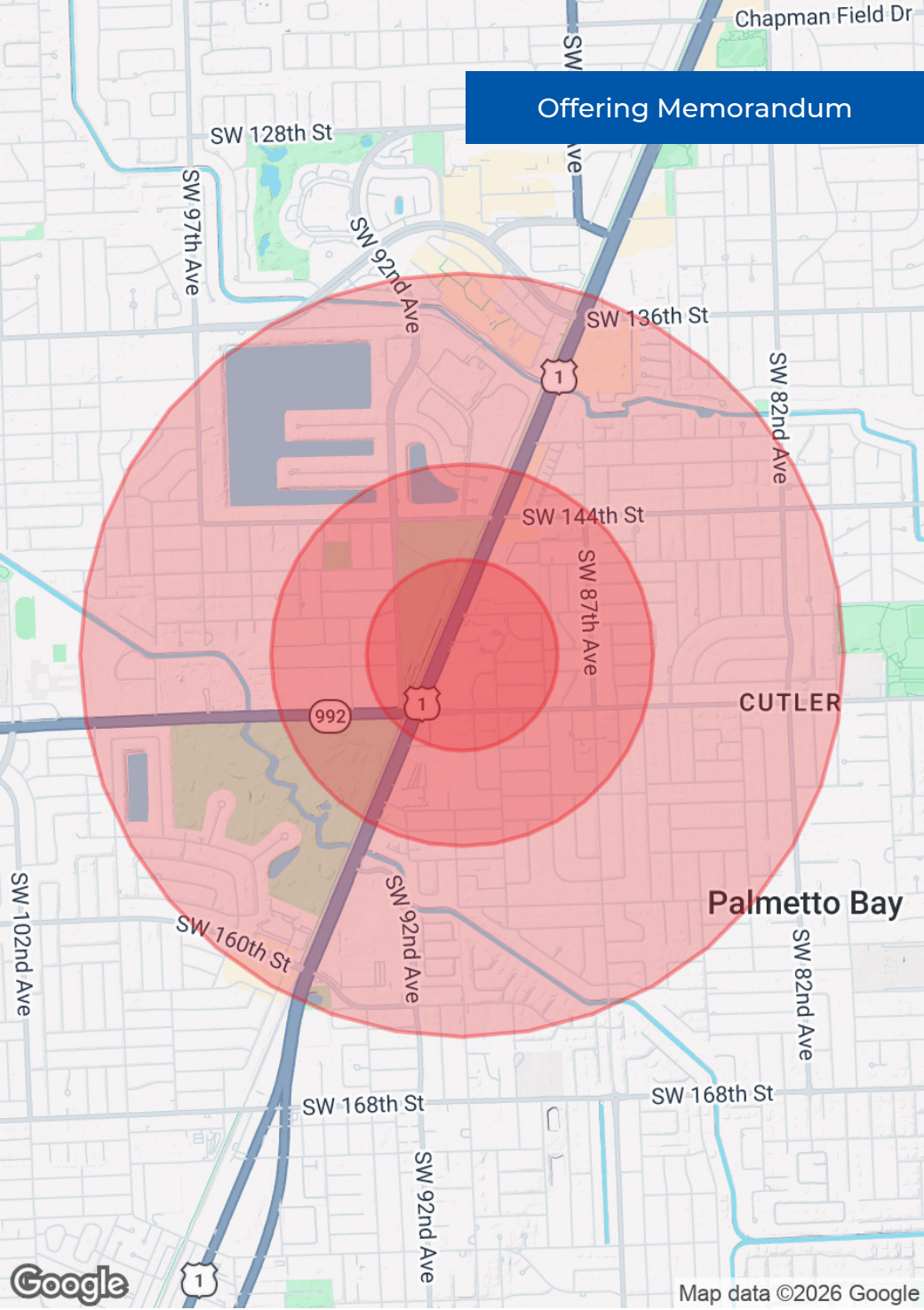
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	665	2,824	12,883
Average Age	51.2	43.9	41.5
Average Age (Male)	41.9	38.2	39.6
Average Age (Female)	52.9	46.2	43.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	338	1,177	4,635
# of Persons per HH	2.0	2.4	2.8
Average HH Income	\$142,025	\$142,838	\$153,341
Average House Value	\$774,697	\$712,400	\$696,130

2023 American Community Survey (ACS)



**Kayla Williams**

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Professional Background

Kayla Williams is a powerhouse in the Florida commercial real estate market, recognized across the industry for her elite production, sharp strategic execution, and relentless drive. As a LoopNet Power Broker Award winner, a recipient of the prestigious Top Gun Award, and an exclusive member of the Executive Pro Club, Kayla has closed over \$50 million in career sales volume. Her accolades place her among the top-producing elite, trusted by landlords, tenants, and institutional investors to navigate high-stakes transactions.

While deeply rooted in her home market of Volusia County and Central Florida, Kayla's footprint spans the state's most dynamic commercial hubs. Her proven track record includes successfully representing clients and closing high-value deals in Orlando, Jacksonville, Miami, and Sarasota. Specializing in commercial leasing, acquisition sales, asset investments, and land development, she possesses an acute understanding of market drivers, asset valuation, and demographic trends, allowing her to position her clients' properties for maximum market premium.

The Power of Partnership: The Ultimate Commercial Advantage

To provide an unparalleled level of full-service representation, Kayla operates alongside her partner, Ron Frederick. Ron brings more than 25 years of heavy development expertise to the table, specializing in warehouse and industrial flex spaces.

Together, they offer a formidable, end-to-end commercial advantage. While Kayla drives the marketing, client advisory, lease negotiations, and transactional strategy, Ron provides hands-on, expert insight into:

Site Planning & Engineering

Zoning, Land Use, & Municipal Approvals

Commercial Construction & Structural Viability

Realty Pros Commercial

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