



Pinecrest Retail Plaza

9171 S. Dixie Highway | Pinecrest, FL 33156

Darian Rodriguez

BROKER ASSOCIATE / BUSINESS BROKERAGE DIRECTOR
drodriguez@horizonpropertiesfl.com
(305) 364-9945

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PROPERTIES

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GROSS LEASABLE

- 21,765 SF

AVAILABILITIES

- 7,980 SF Available 2/1/2026

HIGHLIGHTS

- Strong Demographics with over 93,000 persons within 3-miles
- Prominent US1 Exposure
- Traffic Count 55,314 VPD on US1 (2025)
- Pylon Signage Available
- Median HH Income exceeding \$135,000

MAJOR TENANTS

- Citibank
- MMG Equity Partners

DEMOGRAPHICS



Total Population:

1 mile

25,887

3 mile

100,595



Average Income:

\$86,660

\$113,236



Households:

12,471

37,135



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PINECREST RETAIL PLAZA - FLORIDA

Welcome to Pinecrest Retail Plaza, a landmark retail property perfectly positioned along one of South Florida's busiest and most prestigious commercial corridors. This freestanding, two-story retail center offers exceptional visibility with 230 feet of U.S. 1 frontage, surrounded by a dense concentration of luxury retailers, restaurants, and residential communities.

Strategically located just minutes from Dadeland Mall, The Falls, and South Miami, this property provides a rare opportunity to lease in an area where retail availability is extremely limited. With a daily traffic count exceeding 55,314 vehicles, high walkability (Walk Score 91), and direct access to Metrorail, Pinecrest Retail Plaza stands as one of the most accessible and visible retail destinations in the market.

Originally built with reinforced concrete and completely renovated in 2016, the building features modern architecture, glass-front façades, and flexible open layouts suited for flagship retail, luxury showrooms, or experiential concepts.

LOCATION ADVANTAGES

Pinecrest is one of Miami-Dade County's most affluent suburbs, boasting a median household income over \$135,000 and a population exceeding 93,000 within a 3-mile radius. The property benefits from strong residential density, nearby office users, and year-round tourist activity, creating a consistent customer base seven days a week.

The surrounding retail landscape includes top-performing national and regional brands such as Trader Joe's, Whole Foods, Best Buy, Rooms To Go, and CVS, alongside numerous local boutiques and dining destinations that attract a diverse, high-spending clientele.

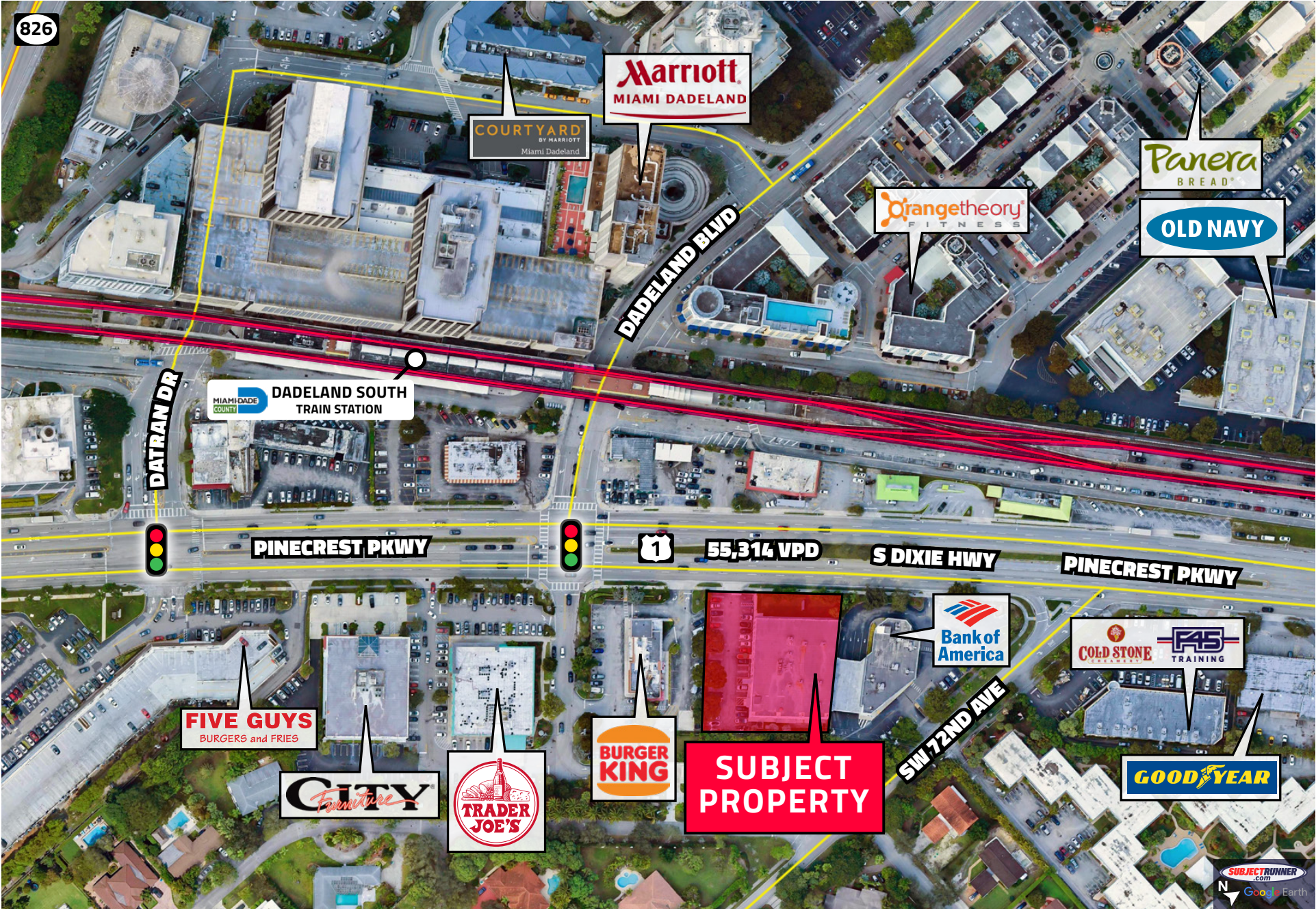
Additionally, Pinecrest's retail vacancy rate remains below 3%, signaling strong demand and limited supply for quality spaces in this trade area — a rare advantage for tenants seeking premium exposure and sustained foot traffic.

IDEAL FOR

- Luxury and lifestyle retailers
- Furniture and home design showrooms
- Medical and aesthetic centers
- Wellness operators
- Flagship brand seeking a South Florida presence



CLOSEUP AERIAL



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